

Hartpury Parish Council

Minutes of the meeting held on Wednesday 27th August 2025 at Hartpury Village Hall at 7.00pm

Present: Cllr R Gregory (Chair) (RG), Cllr M Clark (Vice Chair) (MC), Cllr R Pett (RP), Cllr K Freeman (KF) and Cllr R Pett (RP)

The meeting was chaired by RG and the minutes were taken by the Clerk.

Members of the public attended the meeting to discuss the Local Plan.

1. Apologies for Absence:

Apologies for absence were received from Cllr R Hunt (RH), Cllr R Watson (RW) and Cllr C Davies (CD).

2. Declarations of Interest

No declarations of interest were received.

3. Public Consultation

Cllr R Gregory explained to the meeting the increased number of houses needing to be provided and the 5 options that have been suggested by FoDDC to achieve this:

Option 1 Selective planned expansion of existing settlement(s)

Option 2 General distribution of housing around all existing settlements

Option 3 Maximum incremental change to the extent of absolute constraints

Option 4 Planned new settlement(s)

Option 5 Negotiated agreement that some development will be passed to adjoining authorities

The suggested most sustainable combination of the options from FoDDC is Option 1 and Option 4.

Questions were taken from parishioners:

Q - What about the infrastructure that is needed for the new housing such as Drs, Shops, public transport and road travel routes that are not always provided?

A - District Council would have to insist that the infrastructure is put in place during the building process.

Q - It's important to understand what is being assessed and how? What is the process? It must ensure sustainability.

A - There is a process that is followed to ensure sustainability, it is important that members of the public complete the questionnaire and send into the FoDDC.

Q - An additional settlement would surely relieve pressure on infrastructure in other places.

A - Infrastructure is paid for by the developers therefore in a new settlement the affordable/shared ownership properties could be less or even zero for money to be made on the development after building and infrastructure has been put into place.

Q - A new settlement would have to have infrastructure – what is your preference?

A - Could only provide a personal opinion which would be a preference for FoDDC to write to the Govt. to advise that 38% growth will not be met but 10% growth will be.

Q - What happens if housing quota not met?

A - Developers can then develop anywhere and Govt. may also step in to allocate sites which will not take any public feeling into account

It was noted that it feels like a *fait accompli* regarding the housing in Hartpury as comments were submitted during the last consultation but it seems like they were ignored with no feedback to parishioners or the Parish Council.

It was also noted that the traffic along the A417 is a disaster especially when flooded as local transport is not suitable.

Q - How can adding to existing create all the housing needed without creating a new settlement.

A - larger towns should also be added to, regarding the A417 this was previously raised but not by enough.

Q - Can this be delayed until after the Unitary Council is in place as this could then take into account other areas within the Unitary Council.

A - There would be larger/mayoral areas which would decide the housing numbers not the unitary council. There will always be growth in villages the problem is that the additional council tax should be spent on infrastructure but this has not happened for many years. Water and sewerage companies can be enforced to improve provision but again this has not happened for many years.

Q - Parishioners were not aware of the agreed housing behind Broad street.

A - Not agreed currently but was in the plan and consultation from last year and will most likely be included in this plan and even more numbers need to be found.

Q - is there any land in FoDDC owned by developers that has not been built on and if so is it included in the Local Plan?

A - Yes there is and yes it is included.

A - It was advised that developers cannot be legally enforced to build on their owned land which means that even if they were included they may not provide additional housing, it was previously considered to introduce a law that they must build within a time limit but this did not take place.

It was also noted that land with permission for multiple houses that has had one dwelling built creates permission for forever so that may not help with numbers either.

Q - If there were to be a single settlement how long would it take to build

A - It would take many years and could be anything up to approx. 40 years

Q - If there is a lack of homes why are new houses standing empty for so long after being built.

A - 750,000 homes are empty both new homes not sold and older properties that need refurbishment for people to live in.

It was noted that land should not be being sold for building that could be and should be used for growing food.

At the end of questions it was agreed that the Parish Council will add the link to the questionnaire to the website and noticeboard and that information would be sent out on Facebook.

The questionnaire can be completed online or by paper copy that is then submitted to FoDDC, the deadline for either format for parishioners is the 11th September.

4. Local Plan

It was resolved to postpone the discussion and agreement of the Parish Council comments to be submitted regarding the Local Plan until the Parish Council meeting on the 1st of September.

The Clerk will apply for an extension to the 30th September to allow for the comments to be agreed, compiled and submitted.

The meeting closed at 8.40 pm