### Monday 3rd December 2018

#### 5.30 – 7.00 pm

#### Hesters Way Resource Centre

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| **Present** |  |  |  |
| Lloyd Kilford (HWP)  | Resident,  | T. Wheat | Resident |
| Andy Hayes, | HWP | Frank Austin | Resident |
| Georgie Austin | Volunteer | Nikki Kear | Resident |
| Wendy Flynn (Cllr) | Resident, Chair | Colin Prottey | Resident |
| Macdara Nidh | AECOM  | Maureen Dolan | Resident |
| Michael Dolan | Resident |  |  |

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| **Agenda Item 1 – Welcome** Wendy welcomed everyone to the meeting. Each attendee introduced themselves to the group**Apologies received from:** Charmian Sheppard, Suzanne Williams  |  |
| **Agenda Item 1** Explanation of mapsAH gave a summary of the Neighbourhood Planning process for the new attendees including the primacy of the Joint Core Strategy (JCS) and the process by which the Hesters Way Forum and designated area (Hesters Way ward) had come about. More information can be found on the website ([www.hesterswayforum.co.uk](http://www.hesterswayforum.co.uk) )Wendy described how the JCS has earmarked an area west of Fiddlers Green Lane for a new Cyber Hub (a light industrial park planned to attract high tech business) This site sits within the boundary of the Hesters Way ward, which is the Forum’s designated area. The steering group had invited Macdara Nidh of AECOM (sponsored by Locality) to provide the Hesters Way Forum with technical support develop a masterplan for the area to reflect community opinion.The aim of the today’s workshop is to offer an opportunity for the community to express views about the draft design provided by Macdara informed initially by an analysis of the street audit conducted earlier in the year. (<http://hesterswayforum.co.uk/wp-content/uploads/2018/11/Hesters-Way-Masterplan_Draft.pdf> )MN explained that he was over half way through the 6-week technical support project. He described the process by which he had developed the masterplan and the research that he had conducted This included consideration of the following policies;* National planning policies.
* Design character policies
* Local planning policies
* JCS design polices
	+ Protection of the current landscape including trees and hedgerows
	+ Protections of key vistas /views
	+ Transport connectivity
	+ Green infrastructure
	+ West Cheltenham policy
		- Sustainable
		- New development to enhance the area
		- A connected green and transport networks
		- Amenities to benefit all

MN described how he had studied the plan initially presented by developers for the area and had several criticisms including;* Friendliness to the local community
* An unsatisfactory green barrier
* Unattractive site gateways
* Poor connectivity
* Unsustainable / not useful bus corridor
* Lack of response to landscape / views
* No plan to conserve trees or hedgerows

This critique of the initial plan and relevant elements of the listed policies along with discussions with the Forum steering group has informed the draft masterplan presented today. Copies of the draft masterplan were shared amongst the group and MN described the 7 priorities he had used to develop the first draft.Priorities1. Key factors on site to be retained;
	1. Views
	2. Trees
	3. hedgerows
2. A community park and centre
	1. Focal point
	2. Gateway
	3. Recreational space
	4. Astro pitches
	5. A self-sustainable centre with shops and café
	6. hiring to the community to generate an income
3. Fiddlers Green Lane park edge positive interface with existing residences
	1. Park edge
	2. Low hedgerow
	3. Positive environment
	4. Shared road / cycle / footpath
	5. Visual permeability to parks and recreational spaces
	6. Screens to buildings
4. Gateways
	1. Multiple site access
	2. Access at Pheasant Lane
	3. Green routes for cyclists and pedestrians
	4. As connected as possible
	5. Artistic gateways
5. Green Parks
	1. Accessible to both new and existing communities
	2. Responding to landscape
6. Transport
	1. Accessibility for all
	2. Led by and encouraging cycling and walking
7. Shelter and screening
	1. Screen housing from industrial building

The general consensus was that the priorities described by MN are correct and that the draft masterplan presented is very good. Comments were made as follows;* How high would Cyber buildings be / would properties be overlooked?
* Could higher buildings be placed at the rear of the site?
* Could potential profiles be drawn to show building heights and screening proposals?
* Community Centre should offer community spaces for leisure and healthy fun activities in the evenings and at weekends
* How would the wildlife seen on site be best protected (deer / sparrow hawks / red kites etc)
* How would excess traffic and speeding be reduced on Fiddlers Green Lane (FGL)
* Could access to the site be made via Pheasant Lane to reducing impact on FGL
* Could there be more traffic access points?
* Reduce height of FGL hedgerows to improve visibility and allow site access
* Could housing face the FGL?
* New development should enhance current local offer not challenge it
* Transport links to encourage Cyber workers to visit town centre
* Quality transport routes which embrace natural aspects of the area (wildlife / green spaces)
* Central community centre with parkland and pitches is great
* Farmers market / food trucks

**Agenda Item 2 Cheltenham Borough Council / Borough Homes Drop In** AH informed the group about a drop in to be held at Hesters Way CRC on Thursday 13th December from 2pm – 7pm. The drop in would include more information about new proposals included in the West Cheltenham Vision including the Cyber Hub development. It was recommended that all Forum members attend to share their views with CBC and CBH teams.**AOB**Planning application for a self-build property on Pheasant Lane. AH informed the group that CBC planning had requested comments from the Forum regarding the aforementioned proposal. The group agreed to return comments once they had seen the details. AH to collate and return any objections to CBC. **The meeting closed at 7.10 pm** Next meeting:Monday 28th January 20195.30pm – 7pm**Hesters Way Community Resource Centre**Signed…………………………………………………………………………………………………Name…………………………………………………………………………………………………..Dated…………………………………………………………………………………………………..**Actions**

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|  | **Actions list** |  |
| 1 | Send any comments to AH by Thursday 7th December | All |
| 2 | AH to send comments to MN by Friday 7th December | AH |
| 3 | AH to collate responses re planning application and send to CBC | AH |
| 4 | AH to send out information re CBC CBH drop in on Dec 13th | AH |
| 5 | Future meetings 5.30pm on Monday 28th January, Hesters Way Community Centre5.30pm on Monday 25th February, Hesters Way Community Centre5.30pm on Monday 25th March, Hesters Way Community Centre5.30pm on Monday 23rd April, Hesters Way Community Centre |  |

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