

West Berkshire Council

**THE WEST BERKSHIRE HOUSING SITE
ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT
(part of the West Berkshire Local Plan)**

ISSUES AND QUESTIONS

- including draft timetable

29th April 2016

INDEPENDENT EXAMINATION OF THE WEST BERKSHIRE HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (HSADPP)

Venue: The hearing sessions will start on **Tuesday 21st June 2016 at 10.00am**. Over the course of the Examination the Hearings will be held at **THREE** venues: **Newbury Rugby Football Club, Monks Lane, Newbury RG14 7RW**; Pincents Manor Hotel, Pincents Lane, Calcot RG31 4UQ; and Shaw House, Church Road, Newbury RG14 2DR. If you are attending please ensure that you make a note of the correct venue, which is given next to the dates below.

Statement deadlines:

All Statements from representors, for both hearing & written representation matters, must be sent to the Programme Officer by **midday on Monday 23rd May**. This deadline relates to the receipt of the both **paper and electronic copies**.

Statements:

The Inspector requests written responses from the Council to all the matters raised.

Written Statements from Representors are not compulsory but if Representors feel a Statement is warranted they should seek only to answer the Inspector's Questions as far as they relate to their original representations.

The examination starts from the assumption that the Council has submitted what it considers to be a sound Plan and that the Council has fulfilled its legal duty with regard to the Duty to Co-operate. The hearings will be concerned only with considerations relating to the soundness of the document and the legality of the process followed, and all submissions should address those issues as appropriate.

The Guidance Note provided sets out the requirements for the presentation of all Statements. Its provisions should be thoroughly read and implemented as otherwise Statements could be returned. Please note the 3,000 word limit.

In the Statements from respondents it would be very helpful for the Inspector to have a brief concluding section stating:

- what part of the HSADPD is unsound;
- which soundness criterion it fails;
- why it fails (point to the key parts of your original representations);
- how the HSADPD can be made sound; and
- the precise change and/or wording that you are seeking.

The Inspector will give equal weight to views put orally or in writing.

ISSUES AND QUESTIONS

Preamble

If the Inspector is satisfied that an Issue or question has been satisfactorily addressed in the submitted Statements it is possible that it may not be included in the final Agenda. Consequently the timetable and lists of participants may be subject to change, so please contact the Programme Officer at Katharine.makant@westberks.gov.uk or view the programme on the Examination page of the Council's web-site at www.westberks.gov.uk/hsaexamination

Tuesday 21st June - 10.00 (Newbury Rugby Club, Newbury)

Introduction by the Inspector

Opening Statement by the Council

Issue 1 : The Duty to Co-operate, Legal Requirements and Overall Housing Numbers

Participants

West Berkshire Council

A2 Dominion Housing Group Ltd (*Barton Willmore*)
Bewley Homes (*Carter Planning*)
Berfeld Ltd (*Porta Planning*)
Bloor Homes (*Woolf Bond Planning*)
Bovis Homes & Pye Homes (*GL Hearn*)
Capital Corporation Projects Ltd (*Bell Cornwell*)
CEG Land Promotions Ltd Mrs GE Mather & BGL Reads Trust Ltd (*Turley*)
Charlesgate Homes Limited
Croudace Homes Ltd (*Nexus Planning*)
Donnington New Homes (*Barton Willmore*)
Endurance Estates (*McLoughlin Planning*)
Turley (representing Alexander Charles Real Estate Consultants Ltd & Westbuild Homes Ltd)

Gladman
Guide Dogs For the Blind Association (*DNS Planning and Design*)
Hallam Land Management (*Barton Willmore*)
Homes and Communities Agency (*AECOM*)
HDDL and the TA Saunders Trust (*Pegasus Planning*)
Kennet Properties Limited (*Savills*)
Mr Peter Cundell (*Freeths LLP*)
Persimmon Homes plc
The Chilton Estates (*Savills*)
W. Cumber and Sons (*Savills*)
Wilson Enterprise Ltd & Hallam Land Management Ltd (*Barton Willmore*)

Questions

Duty to Co-operate

- 1.1 What evidence is there of effective co-operation (NPPF paragraph 181) and of joint working on areas of common interest being diligently undertaken for the mutual benefit of neighbouring authorities (NPPF paragraph 178)? Is there a long-term commitment to co-operation?

Legal Requirements

- 1.2 Has the DPD been prepared in accordance with the Local Development Scheme?
- 1.3 Has the HSADPD been prepared in general accordance with the Council's Statement of Community Involvement?
- 1.4 Has the DPD had regard to national policy and guidance, for example as set out in the NPPF and the Planning Practice Guidance?
- 1.5 Has the HSADPD been prepared in accordance with the Habitats Directive?

Overall Housing Numbers

- 1.6 Has the DPD been positively prepared and is the Council's approach to the housing requirement justified (section 1.1 of the submitted Plan) particularly bearing in mind the conclusions of the Berkshire (including South Bucks) Strategic Housing Market Assessment Final Report dated February 2016?
- 1.7 What is the justification for the Council selecting the 'mid-point' figure of 595 dwellings a year (i.e. between the 525 figure in the Core Strategy and the 665 figure in the Strategic Housing Market Assessment)?
- 1.8 Is the Council's Housing Delivery and Trajectory (Appendix 1 of the submitted Plan) reasonable and justified?
- 1.9 Are sufficient sites identified in order to maintain flexibility and resilience?
- 1.10 How has the Council assessed the potential density of development on each of the allocated residential sites?
- 1.11 Is the relationship between the HSADPD and any future Neighbourhood Plans sufficiently clear?

Wednesday 22nd June - 10.00 (Newbury Rugby Club, Newbury)

Issue 2: The Spatial Strategy, the Site Selection Process, the Settlement Boundaries Review and the General Site Policy GS 1.

(detailed site specific issues will be considered at the relevant settlement hearing session)

Participants

West Berkshire Council

Alexander Charles Real Estate Consultants Ltd (<i>Turley</i>)	A2 Dominion Housing Group Ltd (<i>Barton Willmore</i>)
Bloor Homes (<i>Woolf Bond Planning</i>)	Gladman
Bovis Homes & Pye Homes (<i>GL Hearn</i>)	Endurance Estates (<i>McLoughlin Planning</i>)
Capital Corporation Projects Ltd (<i>Bell Cornwell</i>)	Homes and Communities Agency (<i>AECOM</i>)
CEG Land Promotions Ltd Mrs GE Mather & BGL Reads Trust Ltd (<i>Turley</i>)	Mr R.L.A. Jones (<i>Carter Planning</i>)
Darcliffe Homes Limited (<i>Roger Miles Planning</i>)	North Wessex Downs AONB
Donfield Homes Ltd (<i>Barton Willmore</i>)	Miss Siobhan McElhinney
Donnington New Homes (<i>Barton Willmore</i>)	

Questions

- 2.1 In broad terms is the HSADPD based on a sound process of sustainability appraisal and testing of reasonable alternatives, and does it represent the most appropriate strategy in the circumstances?
- 2.2 Is there clear evidence demonstrating how and why the preferred distribution of development across the District has been selected? Is there any evidence that the spatial strategy, as established in the adopted Core Strategy, is no longer appropriate?
- Newbury and Thatcham
 - Eastern Urban Area
 - East Kennet Valley
 - North Wessex Downs AONB
- 2.3 Has the Council placed sufficient weight on conserving the landscape and scenic beauty of the North Wessex Downs AONB?
- 2.4 Is the Council's approach to the development of brownfield sites reasonable and justified?
- 2.5 Is there any evidence that the Council's broad approach to the settlement boundary reviews is not sound?

2.6 Are the requirements of policy GS 1 reasonable and justified? In particular:

- Is the first bullet point overly prescriptive?
- Should the Glossary include a definition of a 'masterplan'? Should there be a cross-reference to the description of 'parking zones' on page 101?
- In the second bullet point would the word 'undertaken' be more appropriate than 'occupied'?
- Would a prospective developer know what the 'necessary infrastructure' (ninth bullet point) is and is it additional to the infrastructure that is referred to in the allocation policies themselves? What are 'the appropriate standards' referred to?

Thursday 23rd June (Reserve) (Newbury Rugby Club, Newbury)

Tuesday 5th July – 10.00 (Pincents Manor, Calcot)

Issue 3: Eastern Urban Area - Policies HSA 8 to HSA 13 (Tilehurst, Purley-on-Thames and Calcot)

Participants

West Berkshire Council

Blue Living (Pincents Hill) Limited (*Indigo Planning*)
W. Cumber and Sons (*Savills*)

Darcliffe Homes Limited (*Roger Miles Planning*)

North Wessex Downs AONB

Keep Tilehurst Green

Ms Jenny Allen
Cllr Anthony Chadley
Mr Stephen Flint
Mr Ian Germer
Mr Shaun Greenough

Mr John Letch
Cllr Tony Linden
Ms Rebecca Swainston
Mr Adrian Ruchpaul
Cllr Emma Webster

Questions

3.1 Is there any evidence that the proposed allocations at Tilehurst, Purley-on-Thames and Calcot are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?

- East of Sulham Hill, Tilehurst (HSA 8)

- Stonehams Farm, Long Lane, Tilehurst (HSA 9)
 - Stonehams Farm, Long Lane, Tilehurst (HSA 10)
 - Purley Rise, Purley-on-Thames (HSA 11)
 - Adjacent to Junction 12 of M4, Bath Road, Calcot (HSA 12)
 - Land adjacent to Bath Road and Dorking Way, Calcot (HSA 13)
- 3.2 If such evidence exists what alternative sustainable strategy should be considered?
- 3.3 Are the proposed amendments to the settlement boundaries in the Eastern Urban Area justified?

Wednesday 6th July - 10.00 (Pincents Manor, Calcot)

Issue 4: Theale – Policies HSA 14 and HSA 15

Participants

West Berkshire Council

Berfeld Ltd (*Porta Planning*)

Capital Corporation Projects Ltd (*Bell Cornwell*)

Kennet Properties Limited (*Savills*)

The Englefield Estate (*West Waddy ADP*)

W. Cumber and Sons (*Savills*)

North Wessex Downs AONB

Theale Parish Council

Cllr Alan Macro

Questions

- 4.1 Is there any evidence that the proposed allocations at Theale are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?
- North Lakeside (HSA 14)
 - Land between A340 and The Green (HSA 15)
- 4.2 If such evidence exists what alternative sustainable strategy should be considered?
- 4.3 Are the proposed amendments to the settlement boundary of Theale justified?

Wednesday 6th July - 14.00 (Pincents Manor, Calcot)

Issue 5: Burghfield Common – Policies HSA 16 and HSA 17

Participants

West Berkshire Council

Charlesgate Homes Ltd
The Englefield Estate (*West Waddy ADP*)
Gladman
Guide Dogs For the Blind Association (*DNS Planning and Design*)

HDDL and the TA Saunders Trust (*Pegasus Planning*)
Westscape (*Pro Vision Planning & Design*)

Mr Gary OR Mrs Andrea Hales
Dr Gail Johnston
Dr Mark Willis

Questions

- 5.1 Is there any evidence that the proposed allocations at Burghfield Common are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?
- Land adjoining Pondhouse Farm, Clayhill Road (HSA 16)
 - Land to the rear of The Hollies Nursing Home, Reading Road and land opposite 44, Lamden Way (HSA 17)
- 5.2 If such evidence exists what alternative sustainable strategy should be considered?
- 5.3 Are the proposed amendments to the settlement boundary of Burghfield Common justified?

Issue 6: Mortimer

Participants

West Berkshire Council

TA Fisher & Sons Ltd (*Pro Vision*)
Hallam Land Management (*Barton Willmore*)

Mr Geoffrey Mayes

Question

- 6.1 Is the Council's reliance on the Neighbourhood Plan, to secure development in Stratfield Mortimer, justified and reasonable? Is the Council's fall-back position, in the event that development is not forthcoming, sufficiently clear?

Issue 7: Woolhampton – Policy HAS 18

Participants

West Berkshire Council

Bewley Homes (*Carter Planning*)
Westbuild Homes Ltd (*Turley Associates*)

Questions

- 7.1 Is there any evidence that the proposed allocation to the north of the A4 (HSA 18) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 7.2 If such evidence exists what alternative sustainable strategy should be considered?
- 7.3 Are the proposed amendments to the settlement boundary of Woolhampton justified?

Thursday 7th July - 10.00 (Pincents Manor, Calcot)

Issue 8: Pangbourne – Policy HSA 22

Participants

West Berkshire Council

Pangbourne College (*Turley*)
Pangbourne Beaver Properties Ltd (*Nexus Planning*)
North Wessex Downs AONB

Questions

- 8.1 Is there any evidence that the proposed allocation to the north of Pangbourne Hill and west of River View Road (HSA 22) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 8.2 If such evidence exists what alternative sustainable strategy should be considered?
- 8.3 Are the proposed amendments to the settlement boundary of Pangbourne justified?

Issue 9: Bradfield Southend – Policy HSA 23

Participants

West Berkshire Council

Mr Duncan Butler

Spokesperson for residents of Stanbrook Close and Stretton Close

(Mr Jonathan Alderman, Mr and Mrs Giles Allen, Mr Rick and Mrs Helen Auger, Mrs Johanna Burton, Mr Simon Burton, Mr Ken Hayward, Mr Brian Huntsman, Ms Fiona McPherson Crowther, Winifred Orviss, Mr Tim Rees, Mr Richard Scantlebury, Mrs Amanda Tongue)

Questions

- 9.1 Is there any evidence that the proposed allocation on land off Stretton Close (HSA 23) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 9.2 If such evidence exists what alternative sustainable strategy should be considered?
- 9.3 Are the proposed amendments to the settlement boundary of Bradfield Southend justified?

Thursday 7th July - 14.00 (Pincents Manor, Calcot)

Issue 10: Gypsy, Traveller and Travelling Showpeople Accommodation – Policies TS 1 to TS 4

Participants

West Berkshire Council

Policy TS2 Long Copse Farm, Enborne

Enborne Parish Council
Hamstead Marshall Parish Council
Zippos Circus

Mr Martin Walters

Policy TS3 Clappers Farm, Beech Hill

Beech Hill Parish Council
The Englefield Estate (*West Waddy ADP*)
Wilson Enterprise Ltd & Hallam Land Management Ltd (*Barton Willmore*)
Mr Simon Cooper
Mrs Alison Edwards
Mr Geoffrey Mayes
Mrs Fiona Nunn
Mr Andrew Runnacles
Mrs Claire Woodburn
Mr Andrew Younger

Questions

- 10.1 Is there any evidence that the proposed allocations are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable? Will identified need be met?
- New Stocks Farm, Paices Hill, Aldermaston (TS 1)
What are the implications of the loss of 8 transit pitches at New Stocks Farm?
 - Long Copse Farm, Enborne (TS 2)
 - Clappers Farm area of search, Beech Hill (TS 3)
- 10.2 If such evidence exists what alternative sustainable strategy should be considered?
- 10.3 Is policy TS 4 (planning considerations for traveller sites) consistent with national policy and justified by clear evidence? Are all the requirements of the policy necessary and deliverable?

Friday 8th July (Reserve) (Pincents Manor, Calcot)

Tuesday 12th July - 10.00 (Shaw House, Newbury)

Issue 11: Chieveley

Participants

West Berkshire Council

Chieveley Parish Council
Mr Clive Povey (*Pro Vision Planning & Design*)

Question

11.1 Are the proposed amendments to the settlement boundary of Chieveley justified?

Issue 12: Compton – Policy HSA 24

Participants

West Berkshire Council

Homes and Communities Agency (*AECOM*)
North Wessex Downs AONB
Mr Peter Cundell (*Freeths LLP*)

Question

12.1 Is there any evidence that the proposed allocation at the Pirbright Institute site (High Street) (HSA 24) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?

12.2 If such evidence exists what alternative sustainable strategy should be considered?

12.3 Are the proposed amendments to the settlement boundary of Compton justified?

Issue 13: Hermitage – Policies HSA 25 and HSA 26

Participants

West Berkshire Council

The Neville Baker Trust (*Nexus Planning*)
The West Family Trust (*CALA Homes*)
North Wessex Downs AONB

Questions

- 13.1 Is there any evidence that the proposed allocations at Hermitage are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?
- Land off Charlotte Close (HSA 25)
 - Land to the south-east of the Old Farmhouse (HSA 26)
- 13.2 If such evidence exists what alternative sustainable strategy should be considered?
- 13.3 Are the proposed amendments to the settlement boundary of Hermitage justified?

Tuesday 12th July - 14.00 (Shaw House, Newbury)

Issue 14: Housing in the Countryside – Policies C 1 to C 8

Participants

West Berkshire Council

Bradfield College (*Origin 3*)
The Gerald Palmer Eling Trust (*West Waddy ADP*)
Hallam Land Management (*Barton Willmore*)
J Mould (Reading) (*Stephen Bowley Planning*)

MW Architects
Pangbourne College (*Turley*)

Questions

- 14.1 Are the following policies consistent with national policy and justified by clear evidence. Are the requirements of the policies necessary and deliverable?
- C 1 (location of new housing in the countryside);

- C 2 (rural housing exception policy);
- C 3 (design of housing in the countryside);
- C 4 (conversion of existing redundant buildings in the countryside to residential use);
- C 5 (housing related to rural workers);
- C 6 (extension of existing dwellings within the countryside)
- C 7 (replacement of existing dwellings); and
- C 8 (extension of residential curtilages)?

Issue 15: Parking Standards for New Residential Development – Policy P 1

Participants

West Berkshire Council

Capital Corporation Projects Ltd (*Bell Cornwell*)
MW Architects
WestScape (*Pro Vision Planning & Design*)

Questions

- 15.1 Is policy P 1 consistent with national policy and justified by clear evidence? Are the requirements of the policy necessary and deliverable?

Wednesday 13th July - 09.30 (Shaw House, Newbury)

Issue 16: Hungerford – Policy HSA 19

Participants

West Berkshire Council

Alexander Charles Real Estate Consultants Ltd (<i>Turley</i>)	Brigadier Tim Bevan
Cala Group Ltd and Wates Developments Ltd (<i>Pro Vision Planning & Design</i>)	Mr Stuart Davies
The Chilton Estates (<i>Savills</i>)	Ms Jan Giggins
Council for the Protection of Rural England (<i>Lady Barber</i>)	Mr OR Mrs John Hammond
Hungerford Town Council	Mr Richard Lavers
North Wessex Downs AONB	Mr Michael Rysiecki
	Mr C Wilson

Questions

- 16.1 Is there any evidence that the proposed allocation on land to the east of Salisbury Road (HSA 19) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 16.2 If such evidence exists what alternative sustainable strategy should be considered?
- 16.3 Are the proposed amendments to the settlement boundary of Hungerford justified?

Issue 17: Kintbury – Policy HSA 27

Participants

West Berkshire Council

Upminster Holdings Ltd
Endurance Estates (*McLoughlin Planning*)

North Wessex Downs AONB
Mr OR Mrs Coleman

Questions

- 17.1 Is there any evidence that the proposed allocation east of Layland's Green (HSA 27) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 17.2 If such evidence exists what alternative sustainable strategy should be considered?
- 17.3 Are the amendments to the settlement boundary of Kintbury justified?

Wednesday 13th July - 14.00 (Shaw House, Newbury)

Issue 18: Lambourn – Policies HSA 20 and HSA 21

Participants

West Berkshire Council

Mr R.L.A. Jones (*Carter Planning*)
North Wessex Downs AONB
The Lambourn Conservation Group

Questions

- 18.1 Is there any evidence that the proposed allocations at Lambourn are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?
- Land adjoining Lynch Lane (HSA 20)
 - Land at Newbury Road (HSA 21)
- 18.2 If such evidence exists what alternative sustainable strategy should be considered?
- 18.3 Are the proposed amendments to the settlement boundary of Lambourn justified?

Thursday 14th July - 09.30 (Shaw House, Newbury)

Issue 19: Newbury – Policies HSA 1 to HSA 4

Participants

West Berkshire Council

CEG Land Promotions Ltd Mrs GE Mather &
BGL Reads Trust Ltd (*Turley*)
Gladman
Kennet Properties Limited (*Savills*)
Pro Vision Planning & Design (representing
Rivar Ltd, Rivar and David Wilson Homes and
Sir Richard Sutton Limited)
Mr Richard MacGregor (*J Packham*)

Cold Ash Parish Council
North Wessex Downs AONB
Sport England

Mr John Batten
Mr Keith Benjamin
Mr Anthony Berkeley
Mrs Louise Bradley
Mrs Lucy Crofts
Mr Alan Foley
Ms Julie Heneghan
Mr Gerry Hynes
Mr Steven Larkins
Ms Rebecca Scorey
Cllr Garth Simpson
Ms Veronica Koroleva

Questions

- 19.1 Is there any evidence that the proposed allocations at Newbury are not justified, sustainable and deliverable? Are all the requirements of the policies necessary and deliverable?
- Land north of Newbury College (HSA 1)
 - Land at Bath Road, Speen (HSA 2)
 - Land at Coley Farm, Stoney Lane (HSA 3)
 - Land off Greenham Road and New Road (HSA 4)

- 19.2 If such evidence exists what alternative sustainable strategy should be considered?
- 19.3 Reference is made in paragraph 2.14 to the potential role of the 'London Road Industrial Estate – Area of Regeneration' in terms of adding flexibility in relation to housing provision. Should the scale of any such contribution be made clearer?
- 19.4 Are the proposed amendments to the settlement boundary of Newbury justified?

Thursday 14th July - 14.00 (Shaw House, Newbury)

Issue 20: Thatcham – Policy HSA 5

Participants

West Berkshire Council

A2dominion Housing Group Ltd (*Barton Willmore*)
Bloor Homes (*Woolf Bond Planning*)
Croudace Homes Ltd (*Nexus Planning*)
Donnington New Homes (*WYG*)

Mr & Mrs Matthew Pittard (*Pro Vision Planning & Design*)
Persimmon Homes plc
Wasing Park Estate (*Pegasus Planning*)

Lower Way Action Group

Questions

- 20.1 Is there any evidence that the proposed allocation on land at Lower Way (HSA 5) is not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- 20.2 If such evidence exists what alternative sustainable strategy should be considered?
- 20.3 Are the proposed amendments to the settlement boundary of Thatcham justified?

Issue 21: Cold Ash – Policy HSA 6 and HSA 7

Participants

West Berkshire Council

Cold Ash Parish Council
Historic England
North Wessex Downs AONB

Questions

- 21.1 Is there any evidence that the proposed allocations at Cold Ash are not justified, sustainable and deliverable? Are all the requirements of the policy necessary and deliverable?
- Land at Poplar Farm (HSA 6)
 - St Gabriel's Farm, The Ridge (HSA 7)
- 21.2 If such evidence exists what alternative sustainable strategy should be considered?
- 21.3 Are the proposed amendments to the settlement boundary of Cold Ash justified?

Issue 22: Monitoring and Delivery (hearing session unlikely to be required)

Questions

- 22.1 Will the DPD be effective? Are the proposals deliverable in the timescales envisaged?
- 22.2 Is the DPD sufficiently flexible to accommodate any significant change in circumstances? If not what contingency measure(s) should be introduced?

CLOSING STATEMENT BY COUNCIL

CLOSING REMARKS BY INSPECTOR