

West Berkshire Council

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

**HEARING AGENDAS FOR
ISSUES 1 AND 2**

Revised 20 June 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.** The hearings for Issues 1 and 2 will be held at Newbury Rugby Football Club, Monks Lane, Newbury RG14 7RW.

If you have any questions please contact the Programme Officer at Katharine.makant@westberks.gov.uk

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 (whilst several names may be listed, only one seat at the table per respondent and two for the Council are permitted - 'hot seating' is permitted within reason)

West Berkshire Council – William Upton (Barrister, 6 Pump Court), Liz Alexander (Planning Policy Team Leader, WBC), Paula Amorelli (Principal Planning Officer, WBC), Caroline Peddie (Principal Planning Officer, WBC), Rachael Lancaster (Senior Planning Officer, WBC).

A2 Dominion Housing Group Ltd (Kim Cohen, Barton Willmore)

Alexander Charles Real Estate Consultants Ltd / Westbuild Homes Ltd (Tim Burden & Sara Dutfield, Turley)

Berfeld Ltd (Philip Jones, Porta Planning)

Bloor Homes (Douglas Bond, Woolf Bond Planning)

Blue Living (Pincent's Hill) Ltd (Ben Frodsham, Indigo Planning)

CEG Land Promotions Ltd Mrs GE Mather & BGL Reads Trust Ltd (James Strachan, Counsel of 39 Essex Chambers; Peter Stacey & Sarah Griffiths, Turley; Mat Tunley, CEG)

Charlesgate Homes Ltd (Joe Atkinson, Charlesgate Homes)

Croudace Homes Ltd (Christopher Boyle QC of Landmark Chambers; Roger Tustain & Dominick Veasey - Nexus Planning)

Endurance Estates (Nathan McLoughlin, McLoughlin Planning)

Gladman Developments (Jonathan Easton, Counsel of King's Chambers and Stuart Carvel, Gladman Developments)

Guide Dogs For the Blind Association (*Helen Donnelly, DNS Planning and Design*)
Homes and Communities Agency (*David Carlisle, AECOM*)
Mr Peter Cundell (*Paul Brailsford, Freeths LLP*)
Persimmon Homes plc (*Nicola Hume, Persimmon Homes*)
The Chilton Estates (*Rebecca McAllister, Savills and Richard Nevill, Southern Properties*)
W. Cumber and Sons (*Catherine Mason, Savills*)

Agenda

Legal Requirements

- 1.1 The duty to co-operate and any cross-boundary issues.
- 1.2 Legal requirements including public consultation.
- 1.3 The reflection in the Plan of national policy and guidance, for example as set out in the NPPF and the Planning Practice Guidance.
- 1.4 Compliance with the Habitats Directive.

Overall Housing Numbers

- 1.5 The purpose of the Site Allocations DPD and the Council's approach to housing numbers (section 1.1 of the submitted Plan).
- 1.6 The weight to be attached to the Council's selection of the 'mid-point' figure of 595 dwellings a year, in terms of calculating the five year housing land supply position.
- 1.7 Housing Delivery and Trajectory (Appendix 1 of the submitted Plan).
- 1.8 The Council's approach to development within settlement boundaries.
- 1.9 The flexibility and resilience of the Plan's housing allocations.
- 1.10 The potential density of development on the allocated residential sites.
- 1.11 The relationship between the HSADPD and any future Neighbourhood Plans.

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 (*whilst several names may be listed, only one seat at the table per respondent and two for the Council are permitted - 'hot seating' is permitted within reason*)

West Berkshire Council – *William Upton (Counsel of 6 Pump Court), Liz Alexander (Planning Policy Team Leader, WBC), Paula Amorelli (Principal Planning Officer, WBC), Caroline Peddie (Principal Planning Officer, WBC), Rachael Lancaster (Senior Planning Officer, WBC).*

Alexander Charles Real Estate Consultants Ltd (*Tim Burden, Turley*)
Bloor Homes / Miss Siobhan McElhinney (*Douglas Bond, Woolf Bond Planning*)
Blue Living (Pincents Hill) Ltd (*Phil Villars & Ben Frodsham, Indigo Planning*)
Capital Corporation Projects Ltd (*Alexia Kemp, Bell Cornwell*)
CEG Land Promotions Ltd Mrs GE Mather & BGL Reads Trust Ltd (*Peter Stacey & Sarah Griffiths, Turley; Mat Tunley, CEG*)
Croudace Homes Ltd (*Christopher Boyle QC of Landmark Chambers; Roger Tustain & Dominick Veasey - Nexus Planning*)
Darcliffe Homes Limited (*Neil Cameron QC of Landmark Chambers; Matthew Jeal, Country Estates & Darcliffe Homes; Angela Miles, Roger Miles Planning; Tim Foxall, Glanville; Nicola Hancock, TEP*)
Endurance Estates (*Nathan McLoughlin, McLoughlin Planning*)
Gladman Developments (*Jonathan Easton, Counsel of King's Chambers and Stuart Carvel, Gladman Developments*)
Homes and Communities Agency (*David Carlisle, AECOM*)
North Wessex Downs AONB (*Rebecca Davies, NWD AONB*)
Ms Jan Giggins

Agenda

- 2.1 The sustainability appraisal and the testing of reasonable alternatives.
- 2.2 The distribution of development across the District. The appropriateness of the spatial strategy (as established in the adopted Core Strategy).
- 2.3 The conservation of the landscape and scenic beauty of the North Wessex Downs AONB.
- 2.4 The Council's approach to the development of brownfield sites.
- 2.5 The Council's broad approach to the settlement boundary reviews.
- 2.6 The justification for the requirements of policy GS 1.