

West Berkshire Council

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

**HEARING AGENDAS FOR
ISSUES 11 TO 21**

6 July 2016

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

Venue: The hearing sessions for Issues 11 to 21 will start on **Tuesday 12th July 2016 at 10.00am** at Shaw House, Church Road, Newbury RG14 2DR.

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

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

Issue 11: Chieveley

Participants (*where several names are 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 – Paula Amorelli (*Principal Planning Officer, WBC*), Rachael Lancaster (*Senior Planning Officer, WBC*), Paul Goddard (*Highways*), Alison Galbraith (*Landscape*)

Chieveley Parish Council (*Cllr David Cowan and Cllr Rob Crispin*)
Mr Clive Povey (*Katherine Miles, Pro Vision Planning & Design*)

Agenda

11.1 The Council's approach to residential development at Chieveley and the proposed settlement boundary.

Issue 12: Compton – Policy HSA 24

Participants (*where several names are 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 – Liz Alexander (*Planning Policy Team Leader, WBC*), Rachael Lancaster (*Senior Planning Officer, WBC*), Paul Goddard (*Highways*), Alison Galbraith (*Landscape*)

Homes and Communities Agency (*David Carlisle & Thomas Smith, AECOM*)
North Wessex Downs AONB (*Rebecca Davies*)
Mr Peter Cundell (*Mark Bassett, Freeths LLP*)

Agenda

- 12.1 Evidence regarding the soundness of all the elements of the proposed allocation at the Pirbright Institute site (High Street) (HSA 24).
- 12.2 The consideration by the Council of potential alternative sustainable residential sites.
- 12.3 The settlement boundary of Compton.

Issue 13: Hermitage – Policies HSA 25 and HSA 26

Participants (*where several names are 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 – Paula Amorelli (*Principal Planning Officer, WBC*), Laila Bassett (*Senior Planning Officer, WBC*), Paul Goddard (*Highways*), Alison Galbraith (*Landscape*)

The Neville Baker Trust (*Lance Flannigan, Nexus Planning*)
The West Family Trust and CALA Homes (*Bhavash Vashi, Strutt & Parker*)
North Wessex Downs AONB (*Rebecca Davies*)

Agenda

- 13.1 Evidence regarding the soundness of all the elements of the proposed allocations at Hermitage.
 - Land off Charlotte Close (HSA 25)
 - Land to the south-east of the Old Farmhouse (HSA 26)
- 13.2 The consideration by the Council of potential alternative sustainable residential sites.
- 13.3 The settlement boundary of Hermitage.

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

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

Participants (where several names are 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 – Liz Alexander (Planning Policy Team Leader, WBC), Paula Amorelli (Principal Planning Officer, WBC)

Bradfield College (Lucy White, GL Hearn)

The Gerald Palmer Eling Trust (Steve Pickles, West Waddy ADP)

J Mould (Reading) (Stephen Bowley, Stephen Bowley Planning)

The Englefield Estate (Steve Pickles, West Waddy ADP)

Mathewson Waters Architects LLP (Howard Waters and Gary Thomas, Planning Works)

Pangbourne College (Sara Duffield, Turley)

Agenda

14.1 The justification for all elements of the following policies:

- 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 P1

Participants

West Berkshire Council – Liz Alexander (Planning Policy Team Leader, WBC), Rachel Lancaster (Senior Planning Officer, WBC), Jenny Graham (Transport Policy Team Leader, WBC)

Mathewson Waters Architects LLP (Howard Waters and Gary Thomas, Planning Works)

Agenda

15.1 The justification for policy P1, including the parking standards and the role of garages.

Wednesday 13th July - 9.30 (Shaw House, Newbury)

Issue 16: Hungerford – Policy HSA 19

Participants (where several names are 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), Caroline Peddie (Principal Planning Officer, WBC), Rachael Lancaster (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape)

Alexander Charles Real Estate Consultants Ltd (Tim Burden, Turley)
Cala Group Ltd and Wates Developments Ltd (Steven Smallman & Laura Cox, Pro Vision Planning & Design)
The Chilton Estates (Rebecca McAllister, Savills and Richard Nevill, Southern Properties)
Donnington New Homes (Gemma Care, Barton Willmore)

Council for the Protection of Rural England (Lady Jeannine Barber)
Hungerford Town Council (Rob Megson & David Crofts, Ashburn Planning Consultants)
North Wessex Downs AONB (Rebecca Davies)

Brigadier Tim Bevan
Mr Stuart Davies
Ms Jan Giggins
Mr OR Mrs John Hammond

Mr Richard Lavers
Mr Michael Rysiecki
Mr Richard Hudson
Mr C Wilson

Agenda

- 16.1 Evidence regarding the soundness of all the elements of the proposed allocation on land to the east of Salisbury Road (HSA 19).
- 16.2 The consideration by the Council of potential alternative sustainable residential sites, including brownfield sites.
- 16.3 The settlement boundary of Hungerford.

Wednesday 13th July - 14.00

Issue 17: Kintbury – Policy HSA 27

Participants (*where several names are 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 – *Liz Alexander (Planning Policy Team Leader, WBC), Paula Amorelli (Principal Planning Officer, WBC), Laila Bassett (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape)*

Upminster Holdings Ltd (*James Fielder*)
Endurance Estates (*Nathan McLoughlin, McLoughlin Planning*)

North Wessex Downs AONB (*Rebecca Davies*)
Mr OR Mrs Coleman

Agenda

- 17.1 Evidence regarding the soundness of all the elements of the proposed allocation east of Layland's Green (HSA 27).
- 17.2 The consideration by the Council of potential alternative sustainable residential sites.
- 17.3 The settlement boundary of Kintbury.

Issue 18: Lambourn – Policies HSA 20 and HSA 21

Participants (*where several names are 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 – *Liz Alexander (Planning Policy Team Leader, WBC), Paula Amorelli (Principal Planning Officer, WBC), Laila Bassett (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape)*

Mr R.L.A. Jones (*Mark Carter, Carter Planning*)
North Wessex Downs AONB (*Rebecca Davies*)
The Lambourn Conservation Group (*Jerry Spary*)
Mr DH Francis and Mr RJ Sullivan (*Jon Waite, Kemp & Kemp*)

Agenda

- 18.1 Evidence regarding the soundness of all the elements of the proposed allocations at Lambourn.
 - Land adjoining Lynch Lane (HSA 20)
 - Land at Newbury Road (HSA 21)
- 18.2 The consideration by the Council of potential alternative sustainable residential sites.
- 18.3 The settlement boundary of Lambourn.

Thursday 14th July - 9.30 (Shaw House, Newbury)

Issue 19: Newbury – Policies HSA 1 to HSA 4

Participants (where several names are 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), Caroline Peddie (Principal Planning Officer, WBC), Rachael Lancaster (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape), Alex Godden (Archaeological Officer)

CEG Land Promotions Ltd Mrs GE Mather & BGL Reads Trust Ltd (<i>Peter Stacey, Turley</i>)	Mr Keith Benjamin
Gladman (<i>Stuart Carvel</i>)	Mr Anthony Berkeley
Kennet Properties Limited (<i>Philip Brown & Carmelle Bell, Savills</i>)	Mrs Louise Bradley
Rivar and David Wilson Homes (<i>Steven Smallman & Laura Cox, Pro Vision Planning</i>)	Mrs Lucy Crofts
Sir Richard Sutton Limited (<i>Steven Smallman & Richard Osborn, Pro Vision Planning</i>)	Mr Alan Foley
Mr Richard MacGregor (<i>Justin Packham, Pro Vision Planning</i>)	Ms Julie Heneghan
Cold Ash Parish Council (<i>Cllr Mike Munro</i>)	Mr Gerry Hynes
Cllr Garth Simpson	Mr Steven Larkins
Sport England (<i>TBC</i>)	Ms Veronica Koroleva
	Mr Marcus Whitmore

Agenda

- 19.1 Evidence regarding the soundness of all the elements of the proposed allocations at Newbury.
- 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 The consideration by the Council of potential alternative sustainable residential sites.
- 19.3 The potential role of the 'London Road Industrial Estate – Area of Regeneration' in terms of adding flexibility in relation to housing provision.
- 19.4 The settlement boundary of Newbury.

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

Issue 20: Thatcham – Policy HSA 5

Participants (where several names are 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), Gerry Hammersley (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape)

A2dominion Housing Group Ltd (Kim Cohen, Barton Willmore)

Bloor Homes (Douglas Bond, Woolf Bond Planning)

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

Donnington New Homes (Jeremy Gardiner, WYG)

Persimmon Homes plc (Nicola Hume & Matt Richardson)

Lower Way Action Group (Brian Ruddock)

Agenda

- 20.1 Evidence regarding the soundness of all the elements of the proposed allocation on land at Lower Way, Thatcham (HSA 5).
- 20.2 The consideration by the Council of potential alternative sustainable residential sites.
- 20.3 The settlement boundary of Thatcham.

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

Participants (where several names are 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), Laila Bassett (Senior Planning Officer, WBC), Paul Goddard (Highways), Alison Galbraith (Landscape)

Westbuild Homes (Sarah Duffield, Turley)

Cold Ash Parish Council (Cllr Mike Munro)
Historic England (Martin Small)
Cllr Garth Simpson

Agenda

- 21.1 Evidence regarding the soundness of all the elements of the proposed allocations at Cold Ash.
 - Land at Poplar Farm (HSA 6)
 - St Gabriel's Farm, The Ridge (HSA 7)
- 21.2 The consideration by the Council of potential alternative sustainable residential sites.
- 21.3 The settlement boundary of Cold Ash.

Issue 22: Monitoring and Delivery (hearing session not required)

CLOSING STATEMENT BY THE COUNCIL

CLOSING REMARKS BY THE INSPECTOR