

## Inspector's Note to the Council (3)

### The Council's Additional Work

I have studied the additional work undertaken by the Council following the hearing sessions and I have read the subsequent submissions made by participants. There are consequently a couple of matters on which I would welcome the Council's further response.

#### Sandleford

A number of participants question the likelihood that development at Sandleford will progress as swiftly as anticipated by the Council. I note that HW3 (appendices 1 and 2) both expect 90 completions at Sandleford in 2017 (and 1,580 by 2026). The latter figure is relevant because Core Strategy policy CS3 confirms that 'at least half the housing (i.e. 1,000 dwellings) is planned to be delivered by 2026'. The Council has based the trajectory on the assumption that 'outline planning permission is in place by the end of the 2016' and there is a reference to the need for legal agreements to also be in place.

At the hearing session, in response to my Question 1.9, the Council stated that there was no need for a 'contingency policy' in the event that development at Sandleford does not come forward as anticipated. It appears to me, however, that the delivery of development at Sandleford is relatively complex and that there is an element of risk that the Council's trajectory may be overly ambitious. There is the distinct possibility that the housing (and other land uses) may not come forward as soon as anticipated by the Council.

I understand the Council's position that the HSADPD is 'intended as a short term plan' but nevertheless could the Council summarise its reasoning with regard to this matter, including in relation to the need (or lack of need) for a fallback position.

#### Reading Road, Burghfield Common

A Statement of Collaboration has been submitted. However, this has not been made publically available. In the interests of fairness I can attach no weight to this document because it has not been open to the scrutiny of other interested parties.

#### Land East of Salisbury Road, Hungerford

I have seen reference to the provision of a right-hand access lane (rather than a roundabout) at the junction of the site access road and Salisbury Road. Could the Council confirm its current attitude towards the form of access to the site.

*David Hogger*

Inspector

10<sup>th</sup> October 2016

The Council's responses to these queries

are incorporated into document PS/05/24/4