
West Berkshire Housing Site Allocations Development Plan Document (DPD): Proposed Submission

Committee considering report:	Council
Date of Committee:	5 November 2015
Portfolio Member:	Councillor Alan Law
Date Portfolio Member agreed report:	18 September 2015
Forward Plan Ref:	C3023

1. Purpose of the Report

- 1.1 To consider the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (DPD) and supporting documentation and to approve these for publication for a 6 week period of public consultation before submission to the Secretary of State for Examination. This is a regulatory stage of the DPD process and requires Council resolution.

2. Recommendations

- 2.1 That Council resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the Newbury and Thatcham spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

- 2.2 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the Eastern spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

- 2.3 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the East Kennet Valley spatial area as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD and that sites for housing within the designated Neighbourhood Area of Stratfield Mortimer are allocated in accordance with the emerging Stratfield Mortimer Neighbourhood Development Plan.

- 2.4 That Council further resolves that:

- (1) The proposed housing allocations and settlement boundary changes in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) as set out in Table 1 of Appendix A are included within the proposed submission version of the Housing Site Allocations DPD.

2.5 That Council further resolves that:

- (1) New Stocks Farm, Paices Hill, Aldermaston, is included within the proposed submission version of the Housing Site Allocations DPD as a permanent site for Gypsies and Travellers.
- (2) Longcopse Farm, Enborne, is included within the proposed submission version of the Housing Site Allocations DPD as a permanent site for Travelling Showpeople.
- (3) Clappers Farm, Beech Hill, is included within the proposed submission version of the Housing Site Allocations DPD as an area of search for the provision of Gypsy and Traveller accommodation after 2021.

2.6 That Council further resolves that:

- (1) Policies C1 to C8 on Housing in the Countryside as set out in Appendix C are included within the proposed submission version of the Housing Site Allocations DPD.
- (2) Policy P1 on Parking Standards as set out in Appendix C is included within the proposed submission version of the Housing Site Allocations DPD.

2.7 That Council finally resolves that:

- (1) the West Berkshire Housing Site Allocations Development Plan Document Proposed Submission documents are published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
- (2) a period of six weeks from 9 November 2015 to 21 December 2015 is allowed for the receipt of representations on the Housing Site Allocations Development Plan Document Proposed Submission documents in accordance with Regulations 17 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012; and following this
- (3) the Housing Site Allocations Development Plan Document and accompanying documents are submitted to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012 and
- (4) delegated authority is given to the Head of Planning and Countryside to agree any minor typographical and presentational changes to the proposed submission DPD and supporting documentation before publication.

3. Implications

- 3.1 **Financial:** The Council is committed to producing planning policy documents in accordance with the stated timescale set out within the adopted Local Development Scheme. Budgetary provision has been made to carry out the relevant work.
- 3.2 **Policy:** The West Berkshire Core Strategy sets out the strategic direction for the Council's planning policy, setting out the broad strategy for development in West Berkshire to 2026. The Housing Site Allocations DPD implements the spatial framework of the Core Strategy to allocate non-strategic housing sites to contribute towards meeting the District's longer term objectively assessed housing need. It is also an opportunity to update some parts of the planning policies that provide the starting point for development management decisions.
- 3.3 **Personnel:** N/A
- 3.4 **Legal:** The Planning and Compulsory Purchase Act 2004 (as amended) requires the local planning authority to keep under review the matters which may be expected to affect the development of their area or the planning of its development. The West Berkshire Housing Site Allocations DPD seeks to take forward a commitment to fulfil this obligation.
- 3.5 **Risk Management:** The risks to development management are much higher without an up to date development plan in place. Having a development plan in place will boost the Council's 5 year housing land supply position bringing forward development in a coordinated and managed way and reducing the risk of planning by appeal.
- 3.6 **Property:** N/A
- 3.7 **Other:** N/A

4. Other options considered

- 4.1 The preparation of the DPD is an iterative process and involves exploring different options to accommodate development, within the framework of the adopted Core Strategy. The process begins with a 'call for sites' following which sites are included within the Strategic Housing Land Availability Assessment (SHLAA) and are assessed according to their potential for future development. The sites assessed as 'potentially developable' then have their suitability for development explored further through the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and site selection process. Consultation on the preferred options version of the DPD in the Summer of 2014 as well as further technical work has enabled the sites to be assessed further.

5. Executive Summary

- 5.1 Council is asked to approve the content of the proposed submission version of the West Berkshire Housing Site Allocations Development Plan Document (DPD) which is attached as Appendix C. The resolution is set out to enable Members to vote on each key area of the DPD as follows:
- (1) Firstly the sites that are proposed for development and the settlement boundary changes are set out with a separate resolution for each spatial area followed by
 - (2) Proposed sites for Gypsies, Travellers and Travelling Showpeople;
 - (3) Policies on Housing in the Countryside and Parking Standards and
 - (4) finally to agree the publication of the DPD for consultation between 9 November and 21 December 2015 followed by its submission to the Secretary of State in April 2016. This will be followed by an independent examination in June 2016 and adoption around November 2016.
- 5.2 The DPD must be based on sound evidence and developed in partnership with the community. This report is accompanied by other documents which must be read in conjunction with the DPD as they provide the evidence to support the conclusions within it, including explaining how sites have been selected or rejected for allocation.
- 5.3 The DPD gains more weight as a material consideration in the planning process as it progresses. Sites that are confirmed as forming part of the proposed submission DPD may, in some cases, be able to be included in the Council's 5 year housing land supply, boosting the supply of dwellings and helping to manage future development in the District.

6. Background Information

- 6.1 The Council adopted its Core Strategy in July 2012. This sets out a housing requirement for the District of 'at least' 10,500 dwellings from 2006-2026. The Core Strategy sets out an overall spatial strategy to accommodate this level of housing across the District and in addition it allocates two large strategic sites in Newbury (Newbury Racecourse and Sandleford Park).
- 6.2 Whilst the Core Strategy allocates strategic development and sets out strategic policies, it only forms one part of the Local Plan. There is therefore a requirement to prepare additional document/s to allocate non-strategic housing sites across the District and to allocate sites for Gypsies, Travellers and Travelling Showpeople.
- 6.3 Some policies are also being updated as part of this process, namely those related to housing development in the countryside and residential parking standards.
- 6.4 The DPD is prepared in a series of stages and information about these is set out in the Statement of Consultation that accompanies the proposed submission DPD. This sets out the key issues raised during the preparation of the DPD and the Council's response to those issues. The consultations have resulted in a significant number of comments, which have been taken into account in making the recommendations set out in this report.

7. Approach to Housing Numbers

- 7.1 The Council is required by the National Planning Policy Framework (NPPF) to meet the 'full objectively assessed needs' of the area, as far as is consistent with the other policies in the framework. Work has now been completed on establishing this requirement by undertaking a Strategic Housing Market Assessment (SHMA) in partnership with other Berkshire authorities and the Thames Valley Berkshire Local Enterprise Partnership.
- 7.2 The SHMA gives an objectively assessed housing need (OAN) for the District of 665 dwellings per annum between 2013 and 2036. Discussions are now underway about how the number for the Housing Market Area will be distributed, taking into account development opportunities and constraints to development.
- 7.3 This DPD allocates the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with added flexibility in the numbers which includes the long term Sandford Park strategic site and windfalls. This approach means that the Council is allocating the first part of the objectively assessed housing needs for the District, in the short to medium term. Following the adoption of the HSA DPD, a new Local Plan will be prepared. This will allocate the rest of the new housing requirement for West Berkshire and look longer term to 2036, as well as dealing with other policy issues. Full details of the Council's approach are set out in the background paper which accompanies the proposed submission DPD.

8. Content of the Housing Site Allocations DPD

- 8.1 The major part of this DPD is the site allocations for housing. The purpose of the Housing Site Allocations DPD is to allocate smaller (non-strategic in scale and function) extensions to settlements within the settlement hierarchy in accordance with the spatial strategy of the adopted West Berkshire Core Strategy. It is a regulatory requirement that this is in general conformity with the Core Strategy.
- 8.2 27 sites are included within the DPD as housing allocations and each of these has a policy which sets out parameters to guide the future development of the site. A small number of contingency sites are included to give additional flexibility in case sites do not deliver as expected.
- 8.3 Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP). This will include the allocation of housing for Mortimer in accordance with the Core Strategy. The Council is supporting the preparation of the Stratfield Mortimer NDP.
- 8.4 In addition to the housing site allocations, settlement boundaries have been re-drawn around the developable areas of the sites allocated. In some cases further changes have also been made to settlement boundaries in accordance with consistent criteria.
- 8.5 There is a requirement for West Berkshire Council, as the local planning authority to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople, based on the evidence set out within the Gypsy and Traveller Accommodation Assessment (GTAA). The DPD allocates a site for Gypsies and Travellers at Paices Hill and a site for Travelling Showpeople at Longcopse farm in Enborne, and a policy is included for each of these allocations. The site at Paices Hill meets the

need for Gypsies and Travellers for the first 5 years of the Plan and for all but 2 pitches of the following 5 years up to 2024. Further work is underway on the Clappers Farm site that was included as an allocation in the preferred options version of the Housing Site Allocations DPD. This site may have potential to accommodate the needs for Gypsies and Travellers in the longer term, but it is now included as an allocated area of search for the future.

- 8.6 Policies to guide housing in the countryside are also included within the DPD. These policies reflect updated national policies and respond to local issues in West Berkshire. They have been updated since the preferred options draft to reflect the outcomes of consultation and to reduce some repetition. Once adopted, the policies will replace some of the existing saved policies of the Local Plan.
- 8.7 Revised parking standards for residential development have also been amended following consultation and there are now a smaller number of parking zones.

9. Conclusion

- 9.1 If Council considers that the proposed submission Housing Site Allocations DPD is sound and therefore suitable for publication and submission to the Secretary of State, then a 6 week period of consultation will commence on 9 November 2015 and be carried out in accordance with the Council's adopted Statement of Community Involvement.
- 9.2 Following this formal consultation, the representations received will be summarised and the DPD will be submitted to the Secretary of State for independent Examination.
- 9.3 The DPD will be independently examined by a Planning Inspector appointed by the Secretary of State. The Inspector's role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound (positively prepared, justified, effective and consistent with national policy). If the Inspector concludes that the Housing Site Allocations DPD is sound and meets the necessary tests, it can be adopted by Council and will form part of the Local Plan for the District, helping to proactively manage development.

10. Appendices

- 10.1 Appendix A - Supporting Information
- 10.2 Appendix B – Equalities Impact Assessment (electronic only)
- 10.3 Appendix C – Proposed Submission Housing Site Allocations Development Plan Document (DPD)
- 10.4 Appendix D – Proposed Submission Proposals Map (electronic only)
- 10.5 Appendix E - Inset Maps showing Site Allocations and Settlement Boundary Changes (electronic only)
- 10.6 Appendix F -Sustainability Appraisal/Strategic Environmental Assessment (electronic only)

10.7 Appendix G – Statement of Consultation (electronic only)

10.8 Appendix H– Duty to Cooperate Statement (electronic only)

10.9 Appendix I – Habitats Regulations Assessment (electronic only)