

**DISTRICT PLANNING COMMITTEE
ON 30 AUGUST 2016**

UPDATE REPORT

Item No: (1) **Application No:** 16/01034/OUTMAJ **Page No.** 17-82

Site: Land Opposite Hall Place Farm Stables, Sulham Hill, Tilehurst

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: Mr Kevin Page

Objector(s) speaking: Mrs Rowan Martin/Mr Iain Jones – Keep Tilehurst Green
Mr Richard Churchill

Supporter(s) speaking: N/A

Applicant/Agent speaking: Ms Angela Miles

Ward Member(s): Councillor Emma Webster
Councillor Tony Linden
Councillor Anthony Chadley

Update Information:

1. Additional information.

Please find below the Department for Communities & Local Government's position on the refusal of applications on the grounds of prematurity as set out on its website.



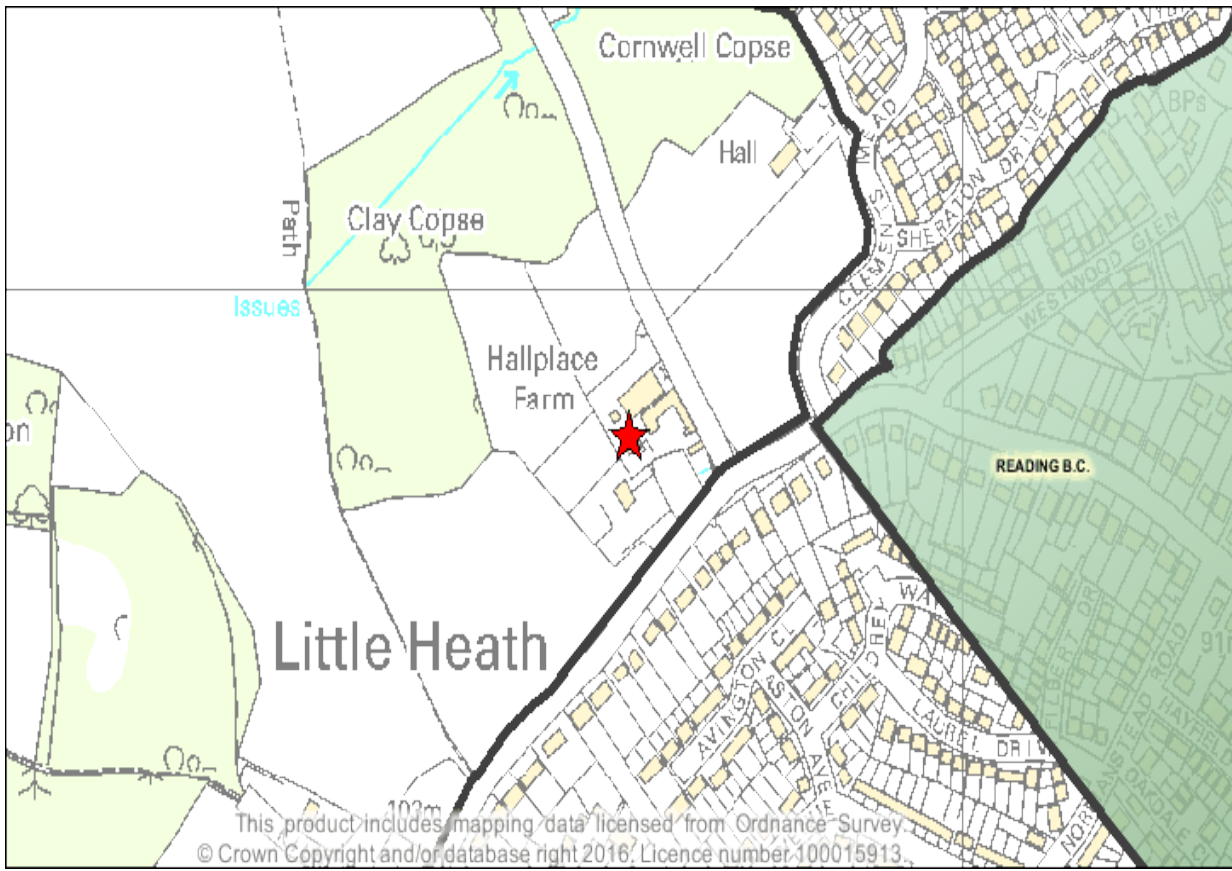
In what circumstances might it be justifiable to refuse planning permission on the grounds of prematurity?

[Annex 1 of the National Planning Policy Framework](#) explains how weight may be given to policies in emerging plans. However in the context of the Framework and in particular the [presumption in favour of sustainable development](#) – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#) or [Neighbourhood Planning](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

2. Existing settlement boundary plan.



3. DPD Allocated housing site

Land to the east of Sulham Hill, Tilehurst - Policy HSA8



4. Five Year Housing Land Supply

As at March 2016
Produced August 2016

Housing Requirement.

The Core Strategy requirement of an average of 525 dwellings per annum (dpa) is no longer seen as up to date for the purposes of the five year land supply. The requirement is therefore shown on the basis of the Objectively Assessed Need (OAN) from the Strategic Housing Market Assessment (SHMA), on the "intermediate" requirement (which meets the demographic and economic-led projections) as well as on the Core Strategy requirement. The total requirement needs to include the shortfall and a 5 % buffer (20% if a record of persistent under delivery.)

	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
5 year requirement	2,625	2,975	3,325
Shortfall (from 2013 for Intermediate and OAN)	238	207	417
Requirement + shortfall	2863	3,182	3,742
Total requirement with 5% buffer	3,006	3,341	3,929

Supply

Source of supply	Net Units 2016 - 2021
Allocated sites (including soft commitment at Sandleford Park)	1,425
Permissions at March 2016	1,191
Identified sites without permission at March 2016, incl Market Street	316
Sites identified through prior approval process	199
Windfall allowance	284
Total excluding HSA DPD sites	3,415
HAS DPD sites (75% of total allocations)	1,190
Total including HAS DPD sites	4,606

Summary

Excluding DPD Sites	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
Surplus supply over requirement	409	74	-414
Supply in years	5.7	5.1	4.4

Including DPD Sites	Core Strategy 525 dpa	Intermediate 595dpa	OAN 665dpa
Surplus supply over requirement	1,600	1,265	677
Supply in years	7.9	7.0	5.9