

Minutes of the Tilehurst Parish NDP Steering Group Meeting held on 15th Feb 2023 at the Cornwell Centre

1. **Present** : Kevin Page, Clive Taylor, Alan Wade, Julia Gentle, Liz Alexander, Sandra Vickers, Joan Lawrie + one member of the public ,Hemant
2. **Representations from Members of the public** : None
3. **Apologies**: Peter Cross
4. **Declarations of Interest**: None
5. **Minutes of Last Meeting**: Agreed as a true record
6. **Matters Arising**: None
7. **Budget and Finance** - Nothing to report

8. West Berks Local Plan Consultation

Kevin advised that he had distributed a paper to committee members and parish councillors proposing various comments on the WBC local plan. He intended to make comments on behalf of both groups, ie the Parish Council and the Steering Group, rather than two separate submissions.

A general discussion followed on the local plan with the following points noted -

- Much of the plan seemed to align with our NDP including the zero housing allocations for Tilehurst parish. It was also noted that other parishes/towns preparing NDP's were not allocating sites for development including Newbury Town
- It was noted that there was no reference to the widening of Long Lane arising from the Stonehams Farm development though this level of detail was unlikely to be expected in the local plan. However it was agreed that we should question the current status and plans for this road widening with WBC as preparations for this development were now underway
- It was noted that reference was made in the local plan to possible changes to settlement boundaries or gaps between settlements that could affect the prospect of eventually building at Pincents Hill if WBC's housing targets were not being met in future. Liz agreed to review and report back the settlement boundary wording in the local plan.
- Our feedback would include our understanding of windfall development within settlement boundaries that were calculated on windfalls of up to 10 houses per development and would therefore appear to reduce the likelihood of larger windfall sites. This might have implications on possible development at Calcot Golf course though it was noted that the HEELA made reference to the possibility of over 300 flats.
- The Pincents Manor Care home site was not mentioned in the local plan though it had been fully approved
- We had no further updates on the possible sale and redevelopment of the Calcot Hotel site on the A4.

- Alan/Peter would check on whether the local plan affected our NDP proposals on car parking

Joan suggested that we should review whether any additional protection of heritage sites should be included in our NDP eg Pincents Lane as a historic sunken lane though this would depend on Tree Preservation Orders being assigned to nearby trees.

In conclusion it was agreed that if any committee members had comments they wished to be included in Kevin's feedback it should be submitted to him within the next week so that it could be sent to WBC by the 3rd March deadline. It was further noted that Joan would be submitting a response on behalf of the Save Pincents Hill group and that any committee member or member of the public could submit their own comments.

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9. The NDP - Regulation 14 Consultation Update

- Meeting with West Berks

There was considerable discussion around whether there was a real need to engage the services of an editor or consultant to better structure the NDP as recommended in the WBC feedback and at the recent meeting with them. In conclusion it was agreed not to proceed with this. It was agreed that Alan and Peter should complete the creation of a new version which addressed much of the consultation and which include a table to help navigate around subject headings, policies, projects and action plans. Once the new version (1.05) was completed steering group members should all aim to review and make any further comments before our next monthly meeting. Kevin reported that a date for a further meeting with WBC planning had yet to be arranged though there had been some communication with Umrah on this.

- Regulation 14 Consultation Statement and associated documents

Actions required to complete the se documents were agreed.

Alan would update the consultation feedback/evidence spreadsheet Kevin had created on teams.

Kevin would start to draft the consultation statement

Liz would prepare a basic conditions statement

A "looking back" summary would be commenced by Kevin.

It was noted that there was no legal timescale for submitting these documents together with a new version of the NDP but that we should aim to do this by the end of March. .

Kevin summarised the current project plan and it was clear that we would not achieve a referendum to coincide with the 2023 local elections. Timescales would now largely depend on how long it would take WBC to process to the next stage of consultation.

It was also noted that WBC were shortly to consider a Lib Dem resolution to suspend the local plan which might affect timescales as might the outcome of the forthcoming local elections.

10. **Next meeting :**

The next monthly meeting would be at **7.30pm Wednesday 15th March 2023** at the Cornwell Centre

11. The meeting closed