

AP26 Technical Note

Our ref 16668/01/MS/RC
Date 21 June 2024
To West Berkshire Planning Inspector
From Lichfields on behalf of the North East Thatcham Partnership

1.0 Introduction

1.1 The purpose of this Technical Note is to provide the evidence behind the assumptions made by the NETP on timescales for production of SPDs and masterplans and how long it would take to determine an outline planning application after their adoption.

2.0 Supplementary Planning Document's

Stages of production

2.1 The stages of producing an Supplementary Planning Documents (SPDs) are set out in [Part 5 of The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (TCP Regs 2012) and some guidance on potential Strategic Environmental Assessment is included in the PPG. The stages of the production of an SPD in statute and guidance is as follows:

- 1 Whilst a Sustainability Appraisal is not required to be carried out for SPD's, in exceptional circumstances a [Strategic Environmental Assessment](#) may be required where it could have significant environmental effects. (ID: 11-001-20190722).¹
- 2 Seeking representations on an SPD document is required under Regulation 13 of the TCP Regs 2012.
- 3 Regulations 12a of the TCP Regs 2012 requires preparation of a consultation statement covering who was consulted, a summary of the main issues and how they have been addressed in the SPD.
- 4 Regulation 11 of the TCP Regs 2012 requires production of an adoption statement.

Timescales for SPD

2.2 This section looks at a range of examples to understand how long it takes to produce an SPD.

¹ An SEA was produced for the Arborfield Garrison Development Brief SPD in Wokingham Borough. The site is allocated for 3,500 homes.

Sandleford Park SPD ²

- 2.3 The timescales associated with the production of the Sandleford Park SPD are as set out below.
- 1 A number of background and supporting documents were produced to inform the SPD from August 2008 – August 2010.
 - 2 The site was allocated in the West Berkshire Core Strategy, adopted in July 2012.
 - 3 An event for key stakeholders was held on 16 October 2012.
 - 4 A community planning event was held at Newbury Rugby Club on 25 October 2012.
 - 5 A formal 6-week period of consultation was held from 22 March to 3 May 2013, in accordance with Regulations 12 and 13 of the TCP Regs 2012.
 - 6 An SPD for the Sandleford Park site was adopted in September 2013.
 - 7 The SPD was then updated and consulted on from 12 December 2014 to 30 January 2015 to reflect the need for a single planning application for the site.
 - 8 The amended SPD was adopted by Council on 3 March 2015.
- 2.4 Assuming work began on production of the SPD when the plan was adopted in July 2012, this took 14 months to produce and adopt, but was updated 18 months later.

Dunton Hills SPD Timetable ³

- 1 Dunton Hills Draft Framework Masterplan Document (February 2020) was prepared as a collaboration between agents, landowners, Brentwood Borough Council and key stakeholders. It sets out the proposed spatial distribution of alongside further design principles. The SPD builds upon the principles.
- 2 SPD Stage 1: Analysis of Baseline Information: Site, Context and Draft Framework Masterplan Document – this work likely began following publication of the Framework Masterplan Document in February 2020.
- 3 SPD Stage 2: Co-design Process: The council undertook an extensive stakeholder and community co-design process during 2020.
- 4 SPD Stage 3: The Preparation of a Draft SPD
- 5 SPD Stage 4: Statutory Public Exhibition: Feedback from the wider community, statutory consultees and industry groups was collected between March and July 2021. This included a technical workshop (March 2021), landowner consultation event (March 2021), live event (May 2021), targeted surveys (May – July 2021), young persons' engagement tasks (April – July 2021) and a public consultation from 17 May to 1 July 2021.

² <https://www.westberks.gov.uk/article/41090/Sandleford-Park-Supplementary-Planning-Document-SPD>

³ <https://www.brentwood.gov.uk/sites/default/files/2023-02/DHGV%20Consultation%20Summary.pdf>

6 SPD Stage 5: Post-Public Consultation: The findings then informed further revisions to the draft SPD during 2022, also informed by the adoption of the Local Development Plan.

7 SPD Stage 6: Adoption: February 2023

2.5 The production of this SPD took three years.

Long Marston Airfield ⁴

2.6 An SPD was adopted for Long Marston Airfield in February 2018. Work began on the SPD on the 15 May 2017, before the local plan was adopted in July 2017. The site had been identified as one of the 14 Garden Village sites the government were supporting in the January 2017, this included funding for an SPD. A draft SPD was consulted upon in October 2017.

2.7 The production of this SPD took nine months.

Wokingham Strategic Development Location's ⁵

2.8 Wokingham has four Strategic Development Locations (SDL'S) delivering from 1,500 to 3,500 homes. All four of them have an SPD. The timescale for their production is as set out below.

1 SPD production began in 2009, ahead of the Core Strategy being adopted 29 January 2010.

2 The North and South Wokingham SPD's were adopted in October 2010.

3 The South of the M4 SPD had a further period of consultation from November to December 2010. A decision on the Arborfield Garrison SPD was deferred as a decision was awaited from the MOD regarding the future of Garrison.

4 In January 2011 a legal challenge to all five SPD's was brought by Shinfield, Arborfield and Newlands, Wokingham Without, Barkham, Finchampstead and Swallowfield Parish Councils.

5 In June 2011 all four new SPD's were consulted upon.

6 All four SPDs were adopted in October 2011.

2.9 The production of these SPD's took between one year ten months and two years ten months (depending on what date is assumed for when work started in 2009).

⁴ <https://www.stratford.gov.uk/planning-building/lma-draft-spd-consultation.cfm>

⁵ <https://wokingham.moderngov.co.uk/Data/Executive/201110051900/Agenda/Click%20to%20Download%20-%206781530.pdf>

Timescales for a masterplan prior to an application

West Oxfordshire, various AAP and Developer Masterplan timescales

- 2.10 The West Oxfordshire Local Plan 2031 was adopted in September 2018. It required the production of a ‘comprehensive development to be led by an agreed masterplan’ for its Strategic Development Areas (SDAs).
- 2.11 The continued failure of West Oxfordshire District Council (WODC) to agree to developer masterplans means six years after the local plans adoption, only one Masterplan has been ‘agreed’ at Local Plan Policy EW2 (West Eynsham SDA). However, even this has been faced difficulty:
- 1 The Eynsham Neighbourhood Plan was made in February 2020 and Policy ENP14a refers to development being brought forward in a comprehensive and coordinated manner, mentioning an appropriate mechanism such as an SPD including a masterplan agreed with WODC.
 - 2 On 26 May 2021, WODC’s Cabinet resolved to cease work on production of the West Eynsham Masterplan SPD.
 - 3 In June 2021, a landowner/developer team took responsibility for production of the masterplan.
 - 4 On 22 March 2022, the masterplan was agreed at WODC’s Cabinet.
 - 5 A third-party landowner legally challenged the Council's decision to 'agree' the West Eynsham Masterplan.⁶
 - 6 In July 2022, Cabinet agreed that the four main landowners/developers should be invited to engage with all other third party landowners within the SDA boundary with any updates/consequential amendments to the masterplan to be reconsidered at a future meeting of the Cabinet.
- 2.12 The landowner/developer team brought forward the masterplan in the nine months between June 2021 and March 2022. However, the exercise was protracted as the Local Plan failed to articulate in what format the masterplan had to be (i.e. SPD or a developer led masterplan). Further, the Local Plan did not specify how the masterplan had to be ‘agreed’ (i.e. by officers, Cabinet, or between the developers). Debate here means potentially circa three years was lost prior to the landowner/developer masterplan production.

⁶ <https://meetings.westoxon.gov.uk/documents/s7390/Item%2010%20-%20West%20Eynsham%20Masterplan%20Executive%20Report%20March%202023.pdf>

Table 1 West Oxfordshire Local Plan 2031 SDAs requiring a 'comprehensive development to be led by an agreed masterplan'

SDAs	West Oxfordshire Local Plan 2018 allocations	Size of allocation (homes)	Masterplan approved?	Planning application submitted?	Planning application approved?	Delivery to date
Salt Cross	EW1	c.2,200	AAP - subject to successful JR. Re-opened examination April 2024	July 2020 awaiting determination	No	No
West Eynsham	EW2	c.1,000	Developers Masterplan approved (July 2022), but then legally challenged	No live applications	Legacy permissions for 233 homes	233
East Witney	WIT1	c.450	Developer Masterplan submitted with planning application	Up to 450 homes – appeal submitted (start date February 2024)	No	No
North Witney	WIT2	c.1,400	Developers Masterplan submitted with planning application	106 homes – appeal (January 2024)	No	No
				Planning application for up to 1,250 homes (March 2024)	No	No
East Chipping Norton	CN1	c.1,200	No	No live applications	Legacy permissions for 173 homes	173
Total		c.6,250			406	406

Source: Lichfields analysis

How long did it take to determine outline applications subsequent to adoption of an SPD?

Sandleford Park: Hybrid application submitted after SPD adoption - 6 years 8 months

- 2.13 Sandleford Park SPD was adopted in September 2013 and again in March 2015. The first hybrid application for the whole site (15/02300/OUTMAJ) was submitted in September 2015, this application was refused in November 2017. No consent was forthcoming on this site until the SOS decision on 20/01238/OUTMAJ in May 2022.

Dunton Hills: Outline application submitted before SPD adoption – 2 years 8 months+

- 2.14 Dunton Hills SPD was adopted in Feb 2023, the outline application (21/01525/OUT) was submitted in September 2021. The application has a resolution to grant but is still yet to be determined with a signed S106. A Framework Masterplan document was prepared prior to submission of the application in February 2020.

Long Marston Airfield: Outline submitted and determined before adoption of the SPD – 2 years 1 month

- 2.15 Long Marston Airfield SPD was adopted in February 2018 after determination of an outline application. The first outline application for phase 1 400 homes (14/03579/OUT) was submitted in January 2015 and approved in February 2017.

Wokingham SDLs

- 2.16 The Wokingham SDL's all had SPD's adopted in October 2011:
- **Arborfield Garrison** – Two separate outline applications (O/2014/2280 and O/2014/2179) were submitted after adoption of the SPD in October 2014. One was approved in April 2015 and the other in January 2017. 6 months to 2 years 3 months
 - **North Wokingham** – The first full application (F/2007/2517) for 150 dwellings was submitted and determined prior to the adoption of the SPD. Completions also began on site in 2010/11⁷ before adoption of the SPD. The full application was submitted in October 2007 and approved in March 2008. 5 months An outline application for 274 dwellings (O/2011/0699) was submitted seven months before the adoption of the SPD in March 2011 and approved in September 2011. 6 months
 - **South Wokingham** – The first outline application for up to 650 dwellings (O/2010/1712) was submitted prior to adoption of the SPD. Submitted August 2010 and

⁷ <https://www.wokingham.gov.uk/sites/wokingham/files/2024-02/2023%20Five%20Year%20Housing%20Land%20Supply%20Final%20accessible.pdf> – page 149-150

determined December 2012. 2 years 4 months. Applications on the part of the SDL to the south of the railway line did not start coming forward until 2019⁸.

- **South of the M4** – The first outline application for 270 homes (O/2007/2268) was submitted and determined prior to the adoption of the SPD, from September 2007 to February 2008. 5 months. The first outline submitted after the adoption of the SPD was for 126 dwellings (O/2013/0101) submitted in January 2013 and determined in December 2013. 1 year

3.0 Summary

3.1 The below is a summary of the time spent to produce SPD's from the above examples.

- 1 Sandleford Park (2,000 homes) – 14 months (excluding the timescales for the amended SPD of March 2015)
- 2 Dunton Hills (4,000 homes) – 3 years
- 3 Long Marston Airfield (3,500 homes) – 9 months
- 4 The x4 Wokingham SDL's (1,500 to 3,500 homes) - 1 year 10 months to 2 years 10 months

3.2 In terms of masterplans, the only example is the landowner/developer team who took responsibility for production of the West Eynsham masterplan which took 9 months.

⁸ <https://www.wokingham.gov.uk/sites/wokingham/files/2024-02/2023%20Five%20Year%20Housing%20Land%20Supply%20Final%20accessible.pdf> – page 57-58