

# **Independent Examination of the Chiltern and South Bucks Local Plan**

## **Examination Hearing Programme Stage 1**

**Matthew Birkinshaw BA(Hons) Msc MRTPI**

**David Troy BSc(Hons) MA MRTPI**

**Inspectors appointed by the Secretary of State**

**Date: February 2020**

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## **Week 1**

### **Hearing Day 1: Tuesday 17 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

#### **Matter 1 - Compliance with the Act and Regulations**

##### **Morning – 10:00**

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening statement on behalf of Chiltern and South Bucks Councils
- 3) Matter 1 Issue 1 - Duty to Cooperate

##### **Participants**

- Chiltern and South Bucks District Councils
- Aylesbury Vale District Council
- Barton Willmore for David Wilson Homes and Catesby Estates
- Bell Cornwell LLP for Denton Homes
- Berkeley Strategic Land
- Carter Jonas for the Epilepsy Society
- Chalfont Heights Road Committee
- David Lock Associates for Tarmac Trading Ltd
- Dennis Elsey
- DLP for The Beaconsfield Society
- Lachlan Robertson for Society of Merchant Venturers
- Land & Partners for Harman / Allan / James / Reid / Althaus / Crisp & Hussain
- Pegasus Group for Extra MSA Group
- Progress Planning for Ashcroft Towers Ltd
- Slough Borough Council
- Sworders for Curson Rochford LLP
- Tim North Associates for Trustees of Market Reading Field
- Urbana Town Planning for Raans Estates Ltd

## **Afternoon – 14:00**

### 4) Matter 1 Issue 2 – Sustainability Appraisal

#### **Participants**

- Chiltern and South Bucks District Councils
- Arrow Planning for CALA Properties, Hawkstone Properties and Timberstore Ltd
- Barton Willmore for David Wilson Homes, Catesby Estates and Richborough Estates
- Bell Cornwell LLP for Denton Homes
- Berkeley Strategic Land
- Bidwells for Croudace Homes
- Brown Not Green Chesham Ltd
- Carter Jonas for the Epilepsy Society
- Chalfont Heights Road Committee
- David Lock Associates for Tarmac Trading Ltd
- DLP for The Beaconsfield Society
- Igloo Planning for Rewant UK Ltd and The Chalfonts Christian Trust
- Lachlan Robertson for Society of Merchant Venturers
- Land & Partners for Harman / Allan / James / Reid / Althaus / Crisp & Hussain
- Maddox Planning for M Scott Properties Ltd
- Nexus Planning for Inland Homes
- Planning Progress for The Ivers Parish Council
- Planning Works for Geltex Properties
- Savills for Portman Estate
- Slough Borough Council
- Tim North Associates for Trustees of Market Reading Field
- Turley for Taylor Wimpey

## **Hearing Day 2: Wednesday 18 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

### **Matter 1 - Compliance with the Act and Regulations continued and Matter 2 – Objectively Assessed Housing and Employment Needs**

#### **Morning – 10:00**

- 5) Matter 1 Issues 3-7 – Public Consultation, the Local Development Scheme, Habitats Regulations Assessment, Strategic Flood Risk Assessment and the Public Sector Equality Duty

#### **Participants**

- Chiltern and South Bucks District Councils
- Berkeley Strategic Land
- Chesham Town Council
- City of London
- Colette Browne
- Dennis Elsey
- DLP for The Beaconsfield Society
- Jordans Village
- Malcolm Griffiths
- Savills for Portman Estate

***Note to Participants – Discussions surrounding the Habitats Regulations Assessment on Hearing Day 2 will consider the scope and methodology of the Councils' assessment. More detailed discussions regarding possible mitigation strategies and matters relating to the Burnham Beeches Special Area of Conservation ('SAC') will take place during Stage 2.***

## **Afternoon – 14:00**

- 6) Matter 2 Issues 1-3 – Housing Needs, Affordable Housing Needs and Employment Needs

### **Participants**

- Chiltern and South Bucks District Councils
- Arrow Planning for Hawkstone Properties
- Barton Willmore for David Wilson Homes, Retirement Villages Development Ltd, Richborough Estates and Catesby Estates
- Berkeley Strategic Land
- Bidwells for Croudace Homes
- Brown Not Green Chesham Ltd
- Carter Jonas for the Epilepsy Society
- David Lock Associates for Tarmac Trading Ltd
- Dennis Elsey
- DLP for Hightown Housing Association and The Beaconsfield Society
- Gillings Planning for Frontier Estates
- Home Builders Federation
- Lachlan Robertson for Society of Merchant Venturers
- Land & Partners for Harman / Allan / James / Reid / Althaus / Crisp & Hussain
- Maddox Planning for M Scott Properties Ltd
- Malcolm Griffiths
- Nexus Planning for Inland Homes
- Paul Airey Planning Associates for Stratland Developments
- Pegasus Group for Paradigm Housing Group
- Planning Progress for The Ivers Parish Council
- Planning Works for Geltex Properties
- Progress Planning for Ashcroft Towers Ltd
- Savills for Countryside Properties
- Stantec for Martin Baker Aircraft Co Ltd
- Taplow Parish Council / Neighbourhood Plan WP
- Urbana Town Planning for Raans Estates Ltd
- WS Planning & Architecture for Jardin Smith International

## **Hearing Day 3: Thursday 19 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

### **Matter 3 – Spatial Strategy**

#### **Morning – 10:00**

7) Matter 3 Issues 1-2 – Distribution of Growth and Location of New Development

#### **Afternoon – 14:00**

8) Matter 3 Issues 1-2 – Distribution of Growth and Location of New Development continued...

#### **Participants**

- Chiltern and South Bucks District Councils
- Arrow Planning for CALA Properties, Hawkstone Properties and Timberstore Ltd
- Barton Willmore for David Wilson Homes
- Bell Cornwell LLP for Denton Homes and Offington Resources
- Berkeley Strategic Land
- Bidwells for Croudace Homes
- Brown Not Green Chesham Ltd
- Carter Jonas for the Epilepsy Society
- Chalfont Heights Road Committee
- Chiltern Society
- David Lock Associates for Tarmac Trading Ltd
- DLP for The Beaconsfield Society
- Igloo Planning for Rewant UK Ltd and The Chalfonts Christian Trust
- Lachlan Robertson for Society of Merchant Venturers
- Little Chalfont Parish Council and Little Chalfont Community Association
- Maddox Planning for M Scott Properties Ltd
- Nexus Planning for Inland Homes
- Paul Airey Planning Associates for Stratland Developments
- Planning Progress for The Ivers Parish Council
- Progress Planning for Ashcroft Towers Ltd and Holmer Green Village Society
- Savills for Countryside Properties
- Slough Borough Council
- Swords for Curson Rochford LLP
- The Chesham Society
- Tim North Associates for Trustees of Market Reading Field
- Turley for Taylor Wimpey
- Urbana Town Planning for Raans Estates Ltd
- WS Planning & Architecture for Jardin Smith International

**Hearing Day 4: Friday 20 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

**RESERVE DAY**

**Morning – 10.00**

9) IF REQUIRED

**Afternoon – 14:00**

10) IF REQUIRED

## **Week 2**

### **Hearing Day 5: Wednesday 25 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

#### **Matter 4 – Revision of Green Belt Boundaries and Development in the Green Belt (Policies SP PP1 and DM PP1-DM PP3)**

##### **Morning – 09:30**

11) Matter 4 Issues 1–2 – Principle of Green Belt Release and Boundary Changes

##### **Participants**

- Chiltern and South Bucks District Councils
- Arrow Planning for CALA Properties, Hawkstone Properties and Timberstore Ltd
- Barton Willmore for Retirement Villages Development Ltd and Catesby Estates
- Bell Cornwell LLP for Denton Homes and Offington Resources
- Berkeley Strategic Land
- Bhagat Hundal
- Bidwells for Croudace Homes
- Brown Not Green Chesham Ltd
- Carter Jonas for the Epilepsy Society
- Chave Planning
- Chiltern Society
- CPRE Buckinghamshire
- David Lock Associates for Tarmac Trading Ltd
- Dennis Elsey
- DLP for Hightown Housing Association and The Beaconsfield Society
- Ellington and District Residents Association
- Home Builders Federation
- Hyde Heath Village Society
- Icen Projects for Richard and Juliette Payne
- Igloo Planning for Inland Homes, Rewant UK Ltd and The Chalfonts Christian Trust
- Lachlan Robertson for Society of Merchant Venturers
- Land & Partners for Harman / Allan / James / Reid / Althaus / Crisp & Hussain
- LDA for Reside Developments
- Little Chalfont Parish Council and Community Association
- Lucid Planning for Denham Parish Council
- Maddox Planning for M Scott Properties Ltd
- Malcolm Griffiths
- Neil Richardson for Mr Takhar
- Nexus Planning for Inland Homes
- Paul Airey Planning Associates for Stratland Developments
- Pegasus Group for Paradigm Housing Group



- Planning Works for Geltex Properties
- Progress Planning for Ashcroft Towers Ltd and Holmer Green Village Society
- Slough Borough Council
- Star Planning for Richborough Estates
- Terence O'Rourke for Country Garden Ltd & Harrison Capital
- Tim North Associates for Trustees of Market Reading Field
- Turley for Woodlands Park Property Ltd
- Urbana Town Planning for Raans Estates Ltd
- WS Planning & Architecture for Jardin Smith International

### **Afternoon – 14.00**

12) Matter 4 Issues 3–4 – Villages Inset from the Green Belt and Green Belt Villages

#### **Participants**

- Chiltern and South Bucks District Councils
- Aidan Harris
- Carter Jonas for Little Kingshill Grange
- Chiltern Society
- Colette Browne
- Consensus Planning for Visao Ltd
- Ellington and District Residents Association
- Giles Sandeman-Allen
- Jordans Village
- Judith Rodwell
- Lucid Planning for Denham Parish Council
- Mark Sullivan
- Nexus Planning for Inland Homes
- Professor Paul Forster
- Robert Hall
- Taplow Parish Council / Neighbourhood Plan WP
- Troy Planning and Design for Chalfont St Giles Parish Council

***Note to Participants - Hearing Day 5 will cover the principle of amending Green Belt boundaries. The morning session will consider the methodology used by the Councils and the rationale for strategic boundary changes. The afternoon session will focus on villages proposed to be inset from the Green Belt and villages 'washed over' by the Green Belt.***

***Representors wishing to discuss specific housing or employment allocations under Policies SP BP2 - SP BP14, or specific boundary changes proposed by the Council should attend the relevant site specific sessions that will follow in Stage 2 of the examination.***

## **Hearing Day 6: Thursday 26 March 2020**

Crowne Plaza Gerrards Cross Hotel, Oxford Rd, Beaconsfield HP9 2XE

### **Matter 5 – Residential and Employment Site Allocations (Policies SP LP1 and SP BP2 - SP BP14)**

#### **Morning – 10:00**

- 13) Matter 5 Issues 1-2 – Residential Site Allocations Methodology and Employment Site Allocations Methodology

#### **Afternoon – 14:00**

- 14) Matter 5 Issues 1-2 – Residential Allocations Site Methodology and Employment Site Allocations Methodology continued...

#### **Participants**

- Chiltern and South Bucks District Councils
- Andrea Pellegram Ltd for Beaconsfield Town Council
- Arrow Planning for CALA Properties, Hawkstone Properties and Timberstore Ltd
- Aylesbury Vale District Council
- Barton Willmore for Catesby Estates
- Berkeley Strategic Land
- Bidwells for Croudace Homes
- Brown Not Green Chesham Ltd
- Carter Jonas for the Epilepsy Society
- Chave Planning
- Consensus Planning for Mr Timbury
- DLP for Hightown Housing Association and The Beaconsfield Society
- Icen Projects for Richard & Juliette Payne
- Igloo Planning for Inland Homes, Rewant UK Ltd and The Chalfonts Christian Trust
- Lachlan Robertson for Society of Merchant Venturers
- Land & Partners for Harman / Allan / James / Reid / Althaus / Crisp & Hussain
- Little Chalfont PC & Community Association
- Maddox Planning for M Scott Properties Ltd
- Neil Richardson for Exors of Estate of GC Sherriff
- Nexus Planning for Inland Homes
- Paul Airey Planning Associates for Stratland Developments
- Pegasus Group for Extra MSA Group and Paradigm Housing Group
- RJ Newel for the Owner of The Park
- Stantec for Martin Baker Aircraft Co Ltd
- Star Planning for Richborough Estates
- Troy Planning & Design for Chalfont St Peter Parish Council

- Turley for Woodlands Park Property Ltd
- Urbana Town Planning for Raans Estates Ltd
- WS Planning & Architecture for Jardin Smith International

***Note to Participants – Hearing Day 6 will consider the methodology and process of allocating residential, employment and mixed-use sites. Discussions on individual allocations will take place during Stage 2 of the examination. Please refer to the accompanying Guidance Note for further information regarding the Stage 2 hearings.***