

Reading Local Plan Examination

Hearing Agenda

Friday 28 September 2018

09:30 and afternoon if needed

Issue 7. Are the policies for Housing justified, deliverable and consistent with national policy?

1. Policy H2 (Q1 from Matters and Issues)
 - Formula for self-build and consistency with Policy H2 wording
2. Policy H3 (Q2 from Matters and Issues)
 - Extent of evidence to support policy and justification for departing from the Written Ministerial Statement on sites of under 10 dwellings, consistency with 2012 Planning Practice Guidance
 - Viability impact for small to medium size enterprises
3. Policy H3 (Q2a from Matters and Issues)
 - Whether policy is sufficiently clear on tenure, and subsequent relationship with any forthcoming Supplementary Planning Document
 - Whether the policy should refer to rent-to-buy
4. Open book approach to viability for Policy H3 (Q2b from Matters and Issues)
 - Commercially sensitive information, and practical implementation of the policy requirements
5. Policy H4 (Q3 from Matters and Issues)
 - Wording of policy in relation to ownership
 - Covenants and tenancy periods
 - Rent with Confidence requirement
 - Contribution towards affordable housing – viability - Schedule of changes from pre-submission draft (No.41)
 - Implications of Schedule of changes from pre-submission draft (No. 39)
6. Policy H5 (Q4 from Matters and Issues)
 - Local Plan viability and policy requirements (evidence of viability and methodology)
 - Bullet a) whether the internal space standards are justified
 - Bullet b) impacts on viability
 - Bullets c and d) consistency with 2012 Planning Practice Guidance, and evidence of need
 - Bullets e and f) whether these are justified, and effect on viability
 - Whether the requirements are sufficient in respect of climate change
7. Policy H12 (Q10, Q10a and Q10b from Matters and Issues)

- Aims of the Policy, justification and potential impacts
 - Evidence from the Strategic Housing Market Assessment and University of Reading (including Campus Capacity and Accommodation Strategy)
 - Consistency with Policy OU1
 - Consistency with Policy CR13a
8. Reading Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment (EV016) (Q11, Q11a, Q11b from Matters and Issues)
- Whether options for permanent and transit sites have been fully explored (including the effect of withdrawing Policy WR4)
 - Proposed wording changes to Policy H13
9. Any Other Matters
- Schedule of changes from pre-submission draft (No.42)