

Boundary Hall site, Aldermaston Road, Tadley

Minutes of Pre Inquiry Meeting (PIM)
Monday 7 July 2010

Application for the redevelopment of land to include the erection of a new building to provide 945 sq.m. of B1 commercial floorspace, the erection of 115 new dwellings, public open space, car parking, new footpaths, landscaping and 2 new access roads off Almswood Road, and improvement to the existing access point off Aldermaston Road following the demolition of the existing hall and relocation of the existing sub station.

(Application called-in by the Secretary of State.)

The Inspector introduced himself - Phillip Ware - Chartered Town Planner. Appointed by the Secretary of State to hold the Inquiry and report to him with a recommendation.

(An attendance list was circulated.)

The Inspector explained that the PIM was not to discuss the merits of the case but the administrative/procedural arrangements for the forthcoming Inquiry. If anyone was not present/represented, this did not prejudice any appearance at the Inquiry or the consideration of their representations.

- Inquiry opening

The Inquiry will open at 1000 hours on Tuesday 12 October 2010.

The venue will be the Council Chamber, Deanes Building, Civic Offices, London Road, Basingstoke (as PIM).

- Appearances (at PIM)

For the Applicant - Mr R Tabachnik of Counsel

Likely witnesses:

- Mr D Bond - town planning issues
- Dr M Thorne - nuclear siting policy issues
- Professor K Still - emergency planning issues
- (No witness dealing with demographics, assuming agreement can be reached)

For the Council - Mr T Cosgrove of Counsel

Likely witnesses:

- Ms N Linihan - general planning matters
- Ms R Fenn-Tripp - S106 matters (if needed)
- Mr G Gosling - intelligence officer
- A N Other - emergency planning

For the Health and Safety Executive – Mr R Harris QC

Likely witnesses:

- Witness dealing with the role of the HSE and general policy
- Witness dealing with emergency preparedness
- Witness dealing with scientific derivation of policy
- Witness dealing with demographic issues

- Documents

The Inspector has received and read the following documents to date:

Council reports dated 1/7/09 & 13/1/10 (meeting held 10/2/10)

Bundle of representations from residents at application stage
Bundle of supporting emails related to the application

Letters received after the call-in - from 2 residents and 2 MPs. (The details of these were given to the parties.)

Pre Inquiry Statements from the Council, the Applicant, and the Health and Safety Executive

Environmental Statement 7/10. (Recently received. The Inspector stated that he had only read the Non Technical Summary to date, but would read the remainder shortly.)

Ecological Assessment. Aspect Ecology. 11/07

Arboricultural Impact Assessment. Alan Richardson. 11/07

Transport Assessment. Bellamy Roberts. 11/07

Statement of Community Engagement. Green Issues Communications. 11/07

Flood Risk and Drainage Assessment. RSK. 11/07

Noise Assessment. Sharps Redmore Partnership. 11/07

Hazardous Installation Assessment. WSP. 11/08

Archaeological Desk Based Assessment. Duncan Hawkins. 9/07

The Design and Access Statement was missing from the Inspector's file, and a copy was provided by the applicant.

- Confirmation of plans

A bundle of agreed plans was handed to the Inspector, as listed on the Malcolm Payne Group sheet, plus plan no.3272 – F – 106.

- Key dates before the Inquiry

Statements of Common Ground (SOCG) are due 14 September.

Planning SOCG is in draft – the Inspector asked that this be sent to HSE for comment at an early stage.

SOCG(s) dealing with Health and Safety issues. This/these may be tripartite or mixed. It/they will include agreement on demographics - all parties are confident of agreement on this.

Proofs of evidence are due 14 September.

Only one copy of Proofs/Appendices are needed. Appendices should be bound separately from the proofs. Proofs/Appendices should be numbered and paginated, and appendices tabbed. A Summary is needed for any proof that exceeds 1500 words. Only the Summary (at most) will be read at the Inquiry.

Conditions (without prejudice) are being considered. At least a draft set will be included with the SOCG. The HSE should be involved in these discussions. If there is not total agreement on conditions, the Planning SOCG should include contested conditions, with a relevant note.

A S106 Obligation is being drafted. It is not certain if this will be a Unilateral or a Bilateral Obligation. In either case the Council will be discussing the contents of the S106 with the applicants. At least a draft S106 will be included with the SOCG.

- Core Documents

A set of Core Documents will be produced between the three parties. This should not be extensive, and should *only* include documents to which frequent reference is to be made. National policy does *not* need to be included and only relevant extracts from larger documents should be provided.

- Matters to be addressed at Inquiry

These are set out in the Secretary of State's Call In letter, and the Inspector did not add to them at this stage.

The relationship with the development plan (especially the RSS) and emerging Development Plan Documents will need to be dealt with in the SOCG/Proofs, but will also need updating at the Inquiry in the light of changing circumstances.

The Inspector will advise the parties by 31 July whether there are other topics arising (especially) from reading of the Environmental Statement which need to be covered at the Inquiry.

- Inquiry accommodation

The Inquiry will take place in the Council Chamber. The layout of the room was agreed with the Council, and it was requested that the Inspector have a power point at the lower table (the upper tier will not be used).

Documents can be left overnight in the Chamber (aside from Thursday 21 October – the Inquiry has to vacate by 1700).

Other accommodation:

Euskirchen Room – 2nd floor – Inspector
Alencon Room – 2nd floor – Applicant
Training Room – 3rd floor – HSE

- Order and duration of the Inquiry

The Inquiry will hear the Applicant's case first, then that of the Council, then the HSE.

Detailed time estimates will be sought at the start of the Inquiry for evidence in chief and cross examination. All parties agreed that the Inquiry should be completed within 2 weeks, but that it will be a full programme. The Inspector will take a proactive approach to timetabling and will look to the parties to keep to time estimates.

The Inquiry is set down for 8 days, but will additionally sit for all or part of Monday 18 October. This will leave flexibility and should allow a gap to enable advocates to draft closing submissions.

Openings and closings will be read and submitted in writing.

The Inquiry will sit from 1000 to about 1700 each day, though this may be varied as the Inquiry progresses.

- AOB

The Inspector stated that, at this stage, he did not consider that a Technical Assessor dealing with nuclear issues was necessary. All parties agreed with this, but undertook to advise PINS if a dispute appeared likely over detailed technical issues.

Phillip Ware
Inspector
6/7/10