

Annual Monitoring Report 2011

with amendments April 2012

West Berkshire Local Development Framework



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West Berkshire
COUNCIL

Annual Monitoring Report 2011

Contents

Executive Summary

Executive Summary	i
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Introduction

1 Introduction	1
Background	1
Planning Context	1
Key Characteristics of West Berkshire	1
Key Issues Facing West Berkshire	2
Monitoring Development Plan Policies	3

Progress on Local Development Framework

2 Local Development Scheme Implementation	4
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Key Elements of the Local Development Framework

3 Business Development and Town Centres	5
Business Development	5
Town Centres	13
4 Housing	17
Housing Delivery	19
Affordable Housing	32
5 Accessibility and Infrastructure	33
Accessibility	33
Infrastructure	36
6 The Environment	39
7 Minerals and Waste	49
8 Monitoring Framework	50

Appendices

A Business Development	51
-------------------------------------	-----------

B Town Centre Vacancy Rates	56
C Population and Housing	57
D Accessibility	66
E Biodiversity	67
Glossary	70

Core Output Indicators

Employment Completions and Commitments	8
Total amount of floorspace for 'town centre uses'	13
H1: Plan period and housing targets	19
H2 Housing Trajectory	19
H3 New and converted dwellings - on previously developed land	25
H4 Net additional pitches (Gypsy and Traveller)	30
H5 Gross Affordable Housing Completions	32
E1 Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds.	40
E2 : Change in areas of biodiversity and geodiversity importance	41
E3: Renewable energy generation	47

Contents

Executive Summary

Preparation of the Local Development Framework

The Annual Monitoring Report was published in December 2011, however some amendments were necessary to the Business Development and Town Centres section and these are now incorporated within this amended version (April 2012).

The Annual Monitoring Report (AMR) has been prepared, in accordance with the requirements of the Planning and Compulsory Purchase Act 2004, to monitor and review the progress made with the preparation of the Local Development Framework (LDF) and the extent to which planning policies are being successfully implemented.

The Development Plan for West Berkshire comprises the South East Plan adopted in May 2009, the West Berkshire District Local Plan (WBDLP) adopted in June 2002, the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001 and the Waste Local Plan for Berkshire (WLP) adopted December 1998. The Local Plan will be replaced in stages by the various Development Plan Documents (DPDs) within the LDF.

The Local Development Scheme (LDS) sets out the timetable for LDF preparation. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was adopted by the Council in May 2010 and brought into effect in July 2010.

Progress on the LDF has been as follows:-

- **The Statement of Community Involvement (SCI)** was submitted to the Secretary of State in August 2005 as scheduled. Objections were addressed at examination by written representations and the Inspector's Report was received in May 2006. The SCI was adopted in July 2006.
- **The West Berkshire Core Strategy DPD** (the Core Strategy) was submitted to the Secretary of State on 9th July 2010 in accordance with the revised 2010 LDS. As part of the Public Examination into the DPD informal hearings were held in November 2010. Following these the Examination was suspended in order that the Council could carry out further work. The Examination reopened in May 2011 with hearings in June 2011. The Examination is currently suspended until February 2012 to enable further consultation.
- **Site Allocations and Delivery DPD.** Work on the Site Allocations and Delivery DPD is anticipated to commence during 2012.

Two Supplementary Planning Documents have been prepared:

- The Market Street Urban Village Supplementary Planning Document (SPD) was adopted in June 2005.
- Quality Design- West Berkshire SPD was published for consultation in October 2005 and adopted by the Council in June 2006.

Monitoring the Key Elements of the Local Development Framework 2009/10

This section of the AMR examines the success of Development Plan policies in meeting objectives and targets, under a number of topic headings. Contextual indicators describing the wider social, environmental and economic background are presented, together with output indicators, which measure quantifiable activities directly related to the implementation of planning policies.

Main highlights of the monitoring exercise :-

Business Development – A total of 33,043 sq m of employment floorspace was developed in 2010/11, significantly more than in 2009/10. Most of the employment development was for B2 uses (general industrial). A total of 346,626 sq m gross floorspace for B class uses remain outstanding across the District.

Housing Delivery – There were 199 net completions of dwelling units in the year, lower than the average annual requirement set out in the South East Plan and significantly lower than in previous years. Though numbers are expected to remain low for the next year, the Council is able to demonstrate a five year supply of housing land. The high level of commitments means new greenfield developments are unlikely to be required for delivery before 2016/17. 88% of residential completions were on previously developed land and the high percentage of outstanding commitments on previously developed land indicates that the level of development on brownfield sites is likely to remain high for the next few years .

Affordable Housing – There were 31 affordable housing units completed in 2010/11, including 16 units on a rural exception site at Hungerford.

Executive Summary

Accessibility – Analysis of accessibility of completed housing sites indicates relatively high levels of accessibility, although lower than the previous year. 84% of dwellings on completed sites were within 30 minutes travel time by public transport of a GP and 94% within 30 minutes of a primary school. Access to hospitals was lower than 2009/10 with only 15% of new homes on completed sites within 30 minutes public transport travel time, compared with 62% in 2009/10.

Town Centres – Completed retail development across West Berkshire was lower than the previous year with a total of 2,908 sq m of gross internal floorspace completed. Significant retail provision was under construction at Parkway in Newbury, which was completed in October 2011, and is anticipated to contribute significantly to the enhanced vitality of Newbury town centre.

Background

1.1 Following the introduction of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required ⁽¹⁾ to monitor and review the progress made with the preparation of the Local Development Framework (LDF) and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented. The published Annual Monitoring Report (AMR) assesses progress towards meeting the timetable and milestones set out in the Local Development Scheme (LDS) and reports on a number of indicators which measure the effectiveness of planning policies. This process forms a key part of the Government's 'plan, monitor and manage' approach to the planning system, and is the key to developing a robust evidence base.

1.2 This AMR is the seventh to be produced under the current planning system and builds on the format of previous years. It reports on the core indicators which local planning authorities were, until recently, advised to monitor, together with a number of local indicators which monitor the effectiveness of planning policies. The monitoring year runs from 1st April until 31st March. In this transitional period of introducing the new planning framework for the District, the AMR monitors the saved policies of the adopted Development Plan, the West Berkshire District Local Plan as well as the proposed policies in the emerging Core Strategy.

Planning Context

1.3 The Development Plan for West Berkshire comprises the West Berkshire District Local Plan (WBDLP) adopted June 2002 (Saved Policies), together with the Replacement Minerals Local Plan for Berkshire, incorporating alterations adopted December 1997 and May 2001 and the Waste Local Plan for Berkshire adopted December 1998. The South East Plan, produced by the South East England Regional Assembly (SEERA), was adopted in May 2009 replacing both Regional Planning Guidance 9 and the Berkshire Structure Plan. It was revoked by the Secretary of State in July 2010 but reinstated as part of the Development Plan in November 2010 following the outcome of a legal challenge. It is now expected to be abolished in 2012 through the Localism Act 2011.

1.4 The WBDLP will be replaced in stages by various Development Plan Documents within the Local Development Framework (LDF). The programme for production of the LDF is set out in the Local Development Scheme (LDS). Documents will include the West Berkshire Core Strategy, which will set out the strategic approach to spatial planning in the District and which was submitted to the Secretary of State in July 2010. Under the Planning and Compulsory Purchase Act 2004, policies in existing Development Plans stayed into effect until 27th September 2007. The Council requested an extension to a number of Local Plan policies and these have been saved by the Secretary of State.

Key Characteristics of West Berkshire

1.5 West Berkshire is an administrative area of 704 square kilometres containing extensive rural areas. There are two main urban areas, the towns of Newbury and Thatcham and the urban areas of Tilehurst, Purley and Calcot to the west of Reading. Rural West Berkshire is a large and diverse area which contains a number of larger towns and villages, including Hungerford, Lambourn and Kintbury in the west and Pangbourne, Theale, Burghfield Common and Mortimer to the east. There are a large number of smaller village communities throughout the area.

1.6 The District occupies a strategic position where the east-west M4 corridor intersects the north-south route of the A34. There are mainline railway services to London and good road connections to nearby larger centres such as Reading, Oxford, Swindon and Basingstoke. These factors, combined with the high quality urban and rural environment within the District, have contributed to a thriving economy, making the area a popular place to live and work.

1.7 The general high standard of living in the District is reflected in many social and economic indicators. Levels of economic activity are higher than the national average. People in West Berkshire enjoy better health and lower crime rates than the national average. Levels of educational attainment are high. The high level of affluence in the area is however tempered by pockets of deprivation and exclusion in both urban and rural areas.

1 Introduction

Map 1.1 West Berkshire



1.8 Employment provision is diverse. West Berkshire has a strong industrial base, characterised by new technology industries with a strong service sector and several manufacturing and distribution firms. The areas that have the highest concentrations of employment are Newbury Town Centre and the industrial areas and business parks in the east of Newbury, the business parks at Theale, Colthrop industrial area east of Thatcham and the Atomic Weapons Establishments at Aldermaston and Burghfield.

1.9 House prices in West Berkshire are high and the provision of affordable housing to meet local needs, particularly for young people and key workers, is one of the Council's priorities.

1.10 74% of the District is part of the North Wessex Downs AONB which is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang. Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed, and flooded gravel workings. Further south there are small areas of remnant heath.

1.11 There are many important areas of biodiversity and geodiversity, including 3 internationally designated Special Areas of Conservation (SACs), 51 nationally important Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves and about 500 Local Wildlife Sites and Local Geological Sites. There is also a large number of significant heritage assets, including nearly 1900 listed buildings, 53 Conservation Areas, 13 Historic Parks and Gardens, approximately 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

Key Issues Facing West Berkshire

1.12 Research and evidence base work, including public consultation and the Sustainability Appraisal, has highlighted a number of key issues affecting West Berkshire which have informed the preparation of the Core Strategy.

- **The Economic Downturn.** Conditions are currently difficult for businesses, with issues including falls in profit margins and reduced access to credit. This is leading to redundancies or recruitment freezes. Given that the Core Strategy is a long term plan, providing the flexibility of conditions to assist the economy in recovery will be essential.

- **Access to Housing.** Despite the current economic downturn, house prices in the District remain high, and have fallen less than many surrounding areas. It therefore remains difficult for some to access housing. The need for affordable housing remains high in the District.
- **Changing Demographics.** Statistics indicate that the population of the area as a whole is projected to rise to 177,200 by 2026 ⁽²⁾ and the population of over 65's is projected to grow from 14% to 20% during the same period. Demographic changes will have implications for the type and size of housing required.
- **Conserving and enhancing environmental character.** Conserving and enhancing the distinctive local character of both the natural and built environment of the District will be a key issue. The high quality, diverse landscape character with its rich cultural and natural heritage contributes to the overall quality of life of everyone in the District and using this as a positive tool in accommodating necessary change is an important consideration for the Core Strategy.
- **Climate Change.** There is a need to continue to be proactive in responding to the threat of climate change by including a robust set of policies to achieve carbon emission targets. We must also plan for incorporating more sustainable designs to mitigate against the physical, social and economic impacts of flooding.
- **Provision of Infrastructure and Facilities.** Consultation has highlighted a concern that community infrastructure including open space, education provision, transport links and other services should be provided with new development.
- **Resource use.** Lifestyle and consumption trends have generally resulted in increased demands on energy and material resources. There is a need to actively plan for waste minimisation and recycling, water use efficiency and energy efficiency through the use of renewables. These are areas where spatial planning can have a direct role.
- **Sustainable transport.** There is a challenge to provide access to sustainable modes of transport in a District where development and the population are dispersed and there is a high level of car ownership.

Monitoring Development Plan Policies

1.13 Monitoring is an essential part of the continuous planning process. The core output indicators were designed to achieve a consistent approach to data collection across the regional and local levels, covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.

1.14 The core output indicators, which were updated in July 2008 ⁽³⁾, are no longer required to be reported to Government. The Council has, however, continued to monitor most of the core output indicators as they are relevant to monitoring the policies in the West Berkshire District Local Plan and the emerging Core Strategy. This report therefore still contains references to core output indicators.

1.15 Monitoring follows the objectives- policies - targets - indicators approach. Where appropriate, strategic aims from the Sustainable Community Strategy update, published in 2011 ⁽⁴⁾, as well as the Core Strategy objectives and policies and Local Plan policies are presented. Targets, whether local, regional or national, are given where possible and the indicator used to evaluate the policy effectiveness. Actions required, whether in terms of additional monitoring requirements or review of policies, are outlined, together with the significant sustainability effects of the policies.

2 Office of National Statistics 2008-based Subnational projections 2010

3 Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008. Department for Communities and Local Government July 2008

4 A Breath of Fresh Air - A Sustainable Community Strategy for West Berkshire to 2026. West Berkshire Partnership

2 Local Development Scheme Implementation

The Local Development Scheme (LDS)

- 2.1 The first LDS was submitted in March 2005 and came into effect on 11 April 2005.
- 2.2 Due to changing circumstances the Council drew up a revised LDS which was adopted by the Council on 27th May 2010 and, following confirmation from the Secretary of State, this was brought into effect from 1st July 2010.

Statement of Community Involvement (SCI)

- 2.3 Production of the Statement of Community Involvement (SCI) progressed as scheduled in the original 2005 LDS, with submission to the Secretary of State in August 2005. Objections were addressed at examination by written representations and the Inspector's Report was received on 9 May 2006, two months later than scheduled in the 2005 LDS. The SCI was adopted by the Council on 27 July 2006.

West Berkshire Core Strategy DPD

- 2.4 The West Berkshire Core Strategy DPD (the Core Strategy) was submitted to the Secretary of State on 9th July 2010 in accordance with the revised 2010 LDS. The Core Strategy hearings began on 2nd November 2010 and initially ran for 8 days. The Examination was then suspended on 11th November 2010 to enable the Council to undertake further work. The examination process reopened on 2nd May 2011 and the hearing sessions resumed on 27th June 2011. At the end of the resumed hearings the Council asked for another suspension to the examination to enable it to consider matters that had arisen from the discussions and undertake further work. The examination has now been suspended until 1st February 2012.

Site Allocations and Delivery DPD

- 2.5 Work on the Site Allocations and Delivery DPD is anticipated to commence in 2012.

Supplementary Planning Documents

- 2.6 Two Supplementary Planning Documents (SPDs) have been prepared to date.
- **Market Street Urban Village SPD** was adopted in June 2005.
 - **Quality Design – West Berkshire SPD** was published for consultation on 28 October 2005 and was adopted by the Council on 19 June 2006.

Village and Town Design Statements

- 2.7 Since commencement of the Planning and Compulsory Purchase Act five Village and Town Design Statements, prepared in consultation with the local community, were adopted as non-statutory local authority approved guidance which is a 'material consideration' in the determination of planning applications. These were:

- Newbury Town Design Statement, adopted 19 April 2005
 - Compton Village Design Statement, adopted 11 October 2005
 - Pangbourne Village Design Statement, adopted 16 November 2005
 - Brimpton Village Design Statement, adopted January 2007
 - Stratfield Mortimer Village Design Statement, adopted November 2007
- 2.8 Since July 2008 the Council has adopted Design Statements through the community planning process rather than the formal planning process. Design Statements adopted through this process include:
- Streatley - Adopted 12 March 2009
 - Hamstead Marshall - Adopted 14 August 2009
 - Stanford Dingley - Adopted 21 January 2010
 - Burghfield - Adopted 24 August 2011

Business Development and Town Centres 3

Business Development

Context

3.1 Since publication of the AMR in December 2011 it has been necessary to make some amendments to this section. These amendments are now incorporated within this section and Appendix A has been updated accordingly.

3.2 West Berkshire shares in the overall affluence of the South East region. The District has a strong industrial base with new technology industries, a strong service sector and several manufacturing and distribution firms. Details of the employment structure of the District are given in Appendix A.

3.3 Table 3.1 presents indicators of economic activity in the District. Activity rates are higher than regional and national rates, while unemployment rates are lower than average. West Berkshire has a skilled labour force with 38.6% of working age population educated to HND, Degree and Higher Degree level, compared to 31.3% nationally⁽⁵⁾.

Table 3.1 Economic Activity

	West Berkshire	South East	GB
Economic Activity Rate (percentage of working age population in employment or unemployed)	82.8%	79.3%	76.2%
Unemployed (unemployed of working age as percentage of economically active)	4.7%	5.8%	7.6%
Job Seeker's Allowance Claimants (percentage of working age population as at October 2011)	1.8%	2.6%	3.8%

Source: Nomis Official Labour Market Statistics: annual population survey (April 2010 – March 2011)

Table 3.2 Business Development and Town Centres: Objectives, Indicators and Policies

Sustainable Community Strategy Strategic Aims:		
Increase knowledge and skills in local businesses		
Increase the number of residents employed locally		
Increase the skills of local people		
Increase the economic prosperity of our Market Towns		
LDF Objectives:		
To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.		
Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
- Total amount of additional employment floorspace - by type	OVS.1: The Overall Strategy	ADPP2: Newbury
- Total amount of outstanding commitments - by type	ENV.18: Control of Development in the Countryside	ADPP3: Thatcham
	ECON.1: Retention of existing employment sites	ADPP4: Eastern Area
	ECON.2A: Employment schemes on non-protected sites	ADPP5: North Wessex Downs AONB
		ADPP6: The East Kennet Valley

3 Business Development and Town Centres

	ECON.5: Town Centre Commercial Areas	CS10: Location and type of business development CS11: The rural economy CS12: Hierarchy of centres CS13: Equestrian/racehorse industry
- Total amount of floorspace for 'town centre uses'	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages SHOP.3: Retail Areas and Retail Warehousing SHOP.5: The Encouragement of Local and Village Shops	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS10: Location and type of business development CS11: The rural economy CS12: Hierarchy of centres
Local LBD1: Amount of floorspace developed for employment by type, in employment or regeneration areas	OVS.1: The Overall Strategy ECON.1: Retention of existing employment sites ECON.5: Town Centre Commercial Areas ECON.6: Future of the former Greenham Common Airbase	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS10: Location and type of business development CS11: The rural economy CS12: Hierarchy of centres CS13: Equestrian/racehorse industry
Local LBD2: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area. Local LBD3: Amount of employment land lost to residential development	ECON.1: Retention of existing employment sites	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley

Business Development and Town Centres 3

		<p>CS10: Location and type of business development</p> <p>CS11: The rural economy</p> <p>CS13: Equestrian/racehorse industry</p>
<p>Local LBD4: Amount of vacant retail units in town centres</p>	<p>ECON.5: Town Centre Commercial Areas</p> <p>SHOP.1: Non-retail Uses in Primary Shopping Frontages</p>	<p>ADPP2: Newbury</p> <p>ADPP3: Thatcham</p> <p>ADPP4: Eastern Area</p> <p>ADPP5: North Wessex Downs AONB</p> <p>ADPP6: The East Kennet Valley</p> <p>CS12: Hierarchy of centres</p>

3 Business Development and Town Centres

Employment Completions and Commitments

Total amount of additional employment floorspace - by type

Total amount of outstanding commitments - by type

Table 3.3 Summary Table for Employment Completions and Commitments (square metres)

	B1a (Sqm)	B1b (Sqm)	B1c (Sqm)	B1 (Sqm)	B2 (Sqm)	B8 (Sqm)	Total (Sqm)
Gross completions	1,553	0	778	2,807	23,796	4,109	33,043
Net completions	-2,203	0	89	2,807	23,103	3,408	27,204
Outstanding (softs) in sqm	0	0	0	0	0	0	0
Gross outstanding (hards) in sqm	58,443	32,402	3,889	140,846	44,720	66,326	346,626

*Floorspace is **internal**, derived from formula outlined on page 8, Core Output Indicators - Update 2/2008; CLG

Source: Employment Commitments 2010/11

Commentary

3.4 The table above and those throughout this section outline the breakdown for offices (B1a), research and development (B1b) and light industrial (B1c), along with general industry (B2) and storage and distribution (B8). In addition the breakdown of the B1 floorspace shows those sites which are defined on the planning application only as business use (B1).

3.5 Table 3.3 illustrates the total amount and type of completed employment floorspace and the total amount and type of outstanding commitments. The amount of employment floorspace completed in 2010/11 is significantly more than that of last year with 33,043sqm (gross) internal employment floorspace developed this year, compared to 9,210sqm last year. Appendix A sets out the total amount and type of completed employment floorspace since 2006/07 (the start of the Core Strategy plan period).

3.6 Table 3.3 also indicates approximately 346,626sqm gross floorspace has already been committed to economic development (B class uses), all of which have been through hard commitments (those with planning permission).

Business Development and Town Centres 3

Total amount of additional employment floorspace - by type**Table 3.4 Floorspace developed for employment use (square metres – gross internal floorspace) 2010/11**

GROSS FLOORSPACE (SQ.M.) - Completed	B1a Offices	B1b R & D	B1c Light Ind	B1 Business	B2 General Ind	B8 Storage & Dist.	Total
Newbury Town Centre	0	0	0	0	0	0	0
Newbury/Thatcham Area	1,553	0	191	0	22,876	1,256	25,876
Rest of West Berkshire	0	0	587	2,807	920	2,853	7,167
West Berkshire Total	1,553	0	778	2,807	23,796	4,109	33,043

*Floorspace is **internal**, derived from formula outlined on page 8, Core Output Indicators - Update 2/2008; CLG

Source: *Employment Commitments 2010/11*

Commentary

3.7 Table 3.4 shows there was no completions within Newbury Town Centre in any of the sectors in the B-use class. Most of the employment floorspace completed in 2010/11 was within the Newbury/Thatcham area due to a large completion for B2 use at Colthrop. It is evident that the market for B1a office space remains slow, with slightly more completions this year across the District compared to last, but still remaining low. More detailed tables on employment completions are contained in Appendix A.

Employment Land Available**Sites defined and allocated in the Local Development Framework**

3.8 Table A.5 (Appendix A) lists the employment areas designated in the Local Plan. The total area of land within protected employment areas is 317.9 hectares. A further 54.4 hectares of land at the former Greenham Common Airbase is designated for industrial, distribution and storage uses, with some sporting and recreational use. Further details of outstanding commitments are shown in Table A.3 (Appendix A).

Sites for which planning permission has been granted but not yet completed**Table 3.5 Outstanding Commitments for Employment Use at March 2011**

GROSS FLOORSPACE - (sqm) Outstanding	B1a Offices	B1b R&D	B1c Light Ind	Business B1	B2 General Ind	B8 Storage & Dist.	Total
Newbury Town Centre	371	0	0	0	0	0	371
Newbury/Thatcham Area	35,406	10,470	1,703	78,124	16,660	57,568	199,931
Rest of West Berkshire	22,666	21,932	2,186	62,722	28,060	8,758	146,324
West Berkshire Total	58,443	32,402	3,889	140,846	44,720	66,326	346,626

*Floorspace is **internal**, derived from formula outlined on page 8, Core Output Indicators - Update 2/2008; CLG

Source: *Employment Commitments, 2010/11.*

Policy Effectiveness: No evidence to suggest that policies have been ineffective in encouraging a diverse employment base. There has been an increase in B-use completions this year compared to last year, whilst outstanding commitments are high.

3 Business Development and Town Centres

The Employment Land Assessment (2007) helps assess the future demand and supply of employment land across the District.

Actions Required: The production of Development Plan Documents are required to continue the emphasis on priority for development on previously developed land and encourage a diverse economic base to meet existing and future requirements.

Significant Sustainability Effects: A strong diverse economy with a focus in the existing employment and urban areas is important for maintaining high and stable levels of economic growth and development. The emphasis on re-use of previously developed land will reduce the pressure for developing on greenfield sites and assist the revitalisation of built-up areas.

Local Output Indicator LBD1: Amount of floorspace developed for employment by type, in employment or regeneration areas

Table 3.6 Floorspace developed for employment use in Protected Employment Areas 2010/11 (Gross sqm)

	Internal floorspace - square metres	Percentage of total completed employment floorspace (by use class)
Business B1	0	0%
Offices B1(a)	1553	100%
Research and Development B1(b)	0	0%
Light Industry B1(c)	655	84%
General Industrial B2	23,700	99%
Storage/ Distribution B8	806	20%
Total	26,714	81%

*Floorspace is **internal**, derived from formula outlined on page 8, Core Output Indicators - Update 2/2008; CLG Source: Employment Commitments, 2010/11

Commentary

3.9 Table 3.6 shows the amount of employment floorspace developed within Protected Employment Areas as designated in the West Berkshire District Local Plan. Details of these are included in Appendix A. The total percentage of economic development completed within Protected Employment Areas is higher than last year, at 81%. Table 3.6 shows 100% of B1a completed floorspace and 99% of B2 floorspace was delivered within Protected Employment Areas.

Policy Effectiveness: The policy has allowed for some economic development, particularly B8, outside of designated protected Employment Areas. Current policy remains largely effective in protecting such employment areas for employment uses.

Actions Required: The production of Development Plan Documents are required to continue the emphasis on priority for development on previously developed land and encourage a diverse economic base.

Significant Sustainability Effects: A focus on existing employment areas enables diversification in the local economic base within established areas.

Business Development and Town Centres 3

Losses of Employment Land

Local Output Indicator LBD2: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.

Local Output Indicator LBD3: Amount of employment land lost to residential development.

Table 3.7 Losses of Employment Land to Alternative Uses 2010/11

Area	Site	Existing Use Class	Lost Floorspace (sq m) (Gross external)
Losses to completed residential use			
Newbury Town Centre	7 - 12 Cromwell Place	B1a	78
Newbury Town Centre	37 Oxford Street	B1a	369
Newbury	112 Newtown Road	B1a	196
Newbury	Donnington Grove Country Club	B8	169
Aldermaston	The Pottery, The Street	B1c	158
Hungerford	109/110 High Street	B1a	153
Mortimer	66 Victoria Road	B1a	126
Total losses to completed residential use			1,249
Losses to completed alternative uses			
Newbury Town Centre	17-20 Bartholomew Street	B1a	118
Newbury	Furlong House, Hambridge Road	B1a	794
Newbury	Norman House, Hambridge Road	B2	720
Newbury	81 Main Street, New Greenham Park	B1c	558
Newbury	Richmond House, Bath Road	B1a	393
Thatcham	Parsons Down Infant School	B8	7
Thatcham	Foxhold House, Thornford Road	B1a	360
Aldermaston	AWE Aldermaston	B1a	520
Lower Basildon	Church Farm, Reading Road	B8	524
Lambourn	6 Market Place	B1a	26
Pangbourne	17 Reading Road	B1a	165
Theale	1510 & 1520 Arlington Business Park	B1a	604
Total losses to completed alternative uses			4,789
Total losses to residential use			1,249
Total completed losses to other uses			4,789
Total losses of employment floorspace across the District			6,038

Source: Employment Commitments, 2010/11

3 Business Development and Town Centres

Commentary

3.10 The WBDLP allows for alternative uses for employment sites, other than for the protected areas subject to policy ECON.1. There have been some losses of employment land across the District, some to residential uses (1,249sqm) but the majority have been to alternative uses (4,789sqm).

3.11 Within Newbury town centre a total of 565sqm of B1a office space has been lost, with 447sqm of this to residential creating 7 units and the remaining to an alternative use (A1). Outside of Newbury town centre a further 2,268sqm of B uses have been lost to either residential or alternative uses within Newbury (including New Greenham Park). This gives a total loss of B uses in Newbury of 2,833sqm.

3.12 Overall, Table 3.7 depicts that over the last year a total of 6,038sqm of employment floorspace (B uses) has been lost to alternative uses across the District, including residential. Of this total 2,118sqm of B uses has been lost within Protected Employment Areas. It is important to note that these figures relate to completed losses of employment land.

Policy Effectiveness: Current policies have allowed the loss of some employment floorspace across the District and within Protected Employment Areas. Despite this the policies have been effective in retaining Protected Employment Areas for employment use, with only 3 completed losses to alternative uses within such areas. The Employment Land Assessment highlights the need to protect the District's quantity of employment land, particularly office space and provides a picture of future employment land supply and demand.

Actions Required: Production of Development Plan Documents to protect employment provision, particularly within town centres and facilitate the upgrading of lower quality office space.

Significant Sustainability Effects: Some development of employment land for other uses, including housing, may assist in revitalising urban areas and reducing the requirement for development on greenfield land.

Conversion of office accommodation in town centres has potential to harm the employment base of the town centre and undermine the requirement to ensure there is sufficient office accommodation to meet identified need.

Loss of employment in smaller settlements may have an impact on their sustainability, reducing local employment opportunities and diversity.

Business Development and Town Centres 3

Town Centres

Context

3.13 The West Berkshire District Local Plan identifies five town centres: the major town centre of Newbury, which is the principal shopping and leisure destination in the District, and the smaller town centres of Thatcham, Hungerford, Pangbourne and Theale. The Local Plan seeks to encourage mixed uses in town centres (within the defined town centre commercial boundary) and protect the vitality of the primary shopping areas. The emerging Core Strategy policy CS12 sets out a hierarchy of centres which defines each centre according to their scale, character and role within the District.

3.14 The West Berkshire Retail Study Update (February 2010) indicates that Newbury town centre is a relatively healthy and vibrant town centre. However, its role and status as a shopping location has seen a decline over recent years as competing nearby centres continue to attract significant investment and development. It is recognised that the Parkway scheme will boost the retail offer within the town centre. In October 2003 the document 'Newbury 2025', setting out the long term vision for Newbury and its role in supporting the surrounding villages and rural area, was published. Elements of the Vision have been implemented and others are scheduled to take place.

Total amount of floorspace for 'town centre uses'

Table 3.8 Completed floorspace (gross & net) for town centre uses within i) town centre areas and ii) the local authority area.

		A1 (sqm)	A2 (sqm)	B1a (sqm)	D2 (sqm)	Total (sqm)
Newbury town centre	Gross	114	131	0	0	245
	Net	-269	131	-544	0	-682
Hungerford town centre	Gross	0	0	0	0	0
	Net	0	0	-147	0	-147
Pangbourne district centre	Gross	0	0	0	0	0
	Net	0	0	-159	0	-159
Thatcham town centre	Gross	0	0	0	0	0
	Net	0	0	0	0	0
Theale district centre	Gross	0	0	0	0	0
	Net	0	-140	0	0	-140
Newbury/Thatcham Area	Gross	2,482	96	1,553	764	4,895
	Net	2,023	96	253	764	3,136
Rest West Berkshire	Gross	312	0	0	1,476	1,788
	Net	45	-439	-1606	1,043	-957
West Berkshire Total	Gross	2,908	227	1,553	2,240	6,928
	Net	1,799	-352	-2,203	1,807	1,051
Percentage completed in town centres		4%	58%	0%	0%	-

*Floorspace is **internal**, derived from formula outlined on page 8, Core Output Indicators - Update 2/2008; CLG)

Source: *Employment Commitments, 2010/2011*

3 Business Development and Town Centres

Commentary

3.15 Retail developments across West Berkshire in 2010/11 have seen a decrease on that of last year, with a total of 2,908 sq metres of gross internal floorspace completed, compared to 3,563 sq metres last year. Of the 2,908 sq metres completed for retail use, only 4% of that was completed in town centres, with no town or district centre other than Newbury experiencing retail development.

3.16 The Council is planning for significant additional retailing within Newbury town centre. The planning brief for a major retail development at Parkway was adopted in May 2004 and a planning application was approved in October 2006 for 27,428 sq metres of retail and office floorspace, together with 184 dwellings. Work on this development is well progressed and the scheme is due to be open in 2011/12.

3.17 In 2010/11 there has been a total of 2,240 sq metres of gross internal floorspace completed for leisure uses within the District. The completion of the redevelopment of the Adventure Dolphin Centre in Pangbourne (630sqm) contributed to this figure.

3.18 The table below sets out the level of development activity within Newbury town centre since the start of the Core Strategy plan period (2006/07 - 2010/11) for town centre uses.

Table 3.9 Completed floorspace (gross & net) for town centre uses within Newbury town centre (2006/07 - 2010/11)

Newbury town centre		A1	A2	B1a	D2	Total
2006/07	gross	362	840	471	0	1,673
	net	-	-	-	-	-
2007/08	gross	367	704	0	0	1,070
	net	-1,828	704	-1,023	0	-2,147
2008/09	gross	250	0	0	231	481
	net	-2,457	0	-2,305	231	-4,531
2009/10	gross	234	0	0	2,000	2,234
	net	197	0	-3,157	2,000	-967
2010/11	gross	114	131	0	0	245
	net	-269	131	-544	0	-682
Total 2006/07 - 2010/11	gross	1,327	1,675	471	2,231	5,703
	net	-4,357	835	-7,029	2,231	-8,327

3.19 It is evident from table 3.9 that over the past 5 years Newbury town centre has seen an overall net loss in town centre uses of -8,327sqm. Both A1 Shops and B1a Offices have seen net losses, of -4,357sqm and -7,029sqm respectively, within the town centre since the start of the plan period. To ensure the vitality and viability of Newbury town centre is maintained in the longer term and in accordance with national policy guidance new office and retail development should be promoted in town centre locations.

Business Development and Town Centres 3

Policy Effectiveness: Current economic conditions have seen retail development slow down this year, but with the development of Parkway Newbury town centre remains vibrant.

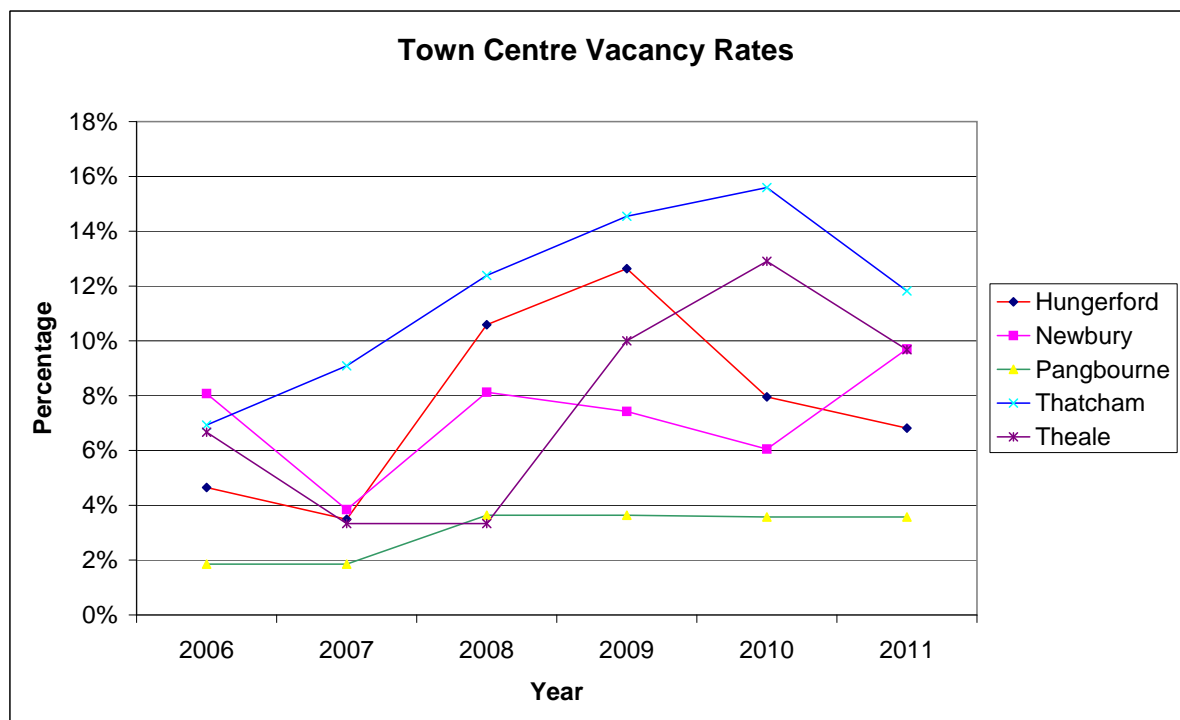
An updated Retail Study has been completed this year (February 2010). This forms the evidence base to update retail policy.

Actions Required: Encourage the retention of retail and office floorspace in town centres through Development Plan Documents.

Significant Sustainability Effects: Additional retail & leisure floorspace enhances consumer choice and promotes competition within the retail & leisure sector. The promotion of retail, leisure and office development within town centres helps ensure business and community needs are accessible and helps promote and strengthen the vitality and viability of centres.

Local Output Indicator LBD4: Amount of vacant retail units in town centres

Figure 3.1 Town Centre Vacancy Rates



Commentary

3.20 The graph above shows vacancy rates in the retail centres of the District with town centre boundaries. With the exception of Newbury, vacancy rates within these centres have fallen over the past year. It is anticipated the new 'Parkway' development, which opened in October 2011, will increase the footfall within Newbury town centre. This is expected to benefit the wider area as a whole and subsequently reduce the number of vacant units.

3 Business Development and Town Centres

3.21 Vacancy levels are widely recognised as providing a good indication of the relative health of a centre, although they should be used alongside other indicators such as the mix of uses, pedestrian counts and customer satisfaction and retailer demand in order to give a more accurate indication of a centre's health.

3.22 Vacancy rates for Lambourn, Mortimer and Kintbury over the period 2006 – 2011 are set out in Appendix B of this document. Vacancy rates are low but are based on only a small number of units.

3.23 The above information includes retail units (Use classes A1 to A5) plus other town centre uses (such as Use classes D1 and D2) and appropriate sui generis uses.

Policy Effectiveness: The policies reflect one strand of a strategy to maintain and enhance the vitality and viability of West Berkshire's town centres. The relatively low vacancy levels suggest the policies are effective.

Actions Required: Continued monitoring of vacancy rates within the town centre should be supplemented by regular monitoring of other indicators of town centre health.

Policies to be reviewed through the LDF process should reflect PPS4 and the role of town centres as a focus for 'town centre uses' which are wider than just retail.

Significant Sustainability Effects: Promoting and strengthening the vitality and viability of town centres helps support successful and inclusive communities.

Context

4.1 The 2001 Census recorded a population of 144,483 for West Berkshire, an increase of 4.1% since 1991. The mid year population estimate for 2010 is 154,000⁽⁶⁾. 98% of the population in 2001 were resident in households, with an average household size of 2.46 people, compared to 2.36 people for England and Wales. Data on population and household structure is presented in Appendix C.

4.2 Data on accommodation types and tenure is also presented in Appendix C. At 2001 11.9% of households were accommodated in flats or maisonettes compared with an average of 19.2% for England and Wales. Owner occupation is higher than the national average with 74% of households in owner occupation compared with 68% for England and Wales and 14% of households renting from the local authority or registered social landlord, compared to 19% nationally.

4.3 Data on the housing stock and household sizes is presented in Appendix C. The majority of households are small, 60% having one or two people per household. By comparison the housing stock, as recorded in the 2001 Census, is weighted towards larger properties with 75% of household spaces having five or more rooms.

4.4 House prices in West Berkshire rose by over 200% between 1998 and 2007 and are amongst the highest in the UK. Land Registry data shows the average house price in West Berkshire in October 2011 was £224,370 compared to £160,000 for England and Wales.⁽⁷⁾ The table in Appendix C shows the average price for different property types. House prices have fallen since 2007 as a result of the current economic downturn, but affordability remains a critical issue.

Table 4.1 Housing Objectives, Indicators and Policies

Sustainable Community Strategy Strategic Aims:		
Support and encourage the provision of appropriate, decent and sufficient housing		
LDF Strategic Objectives:		
To deliver at least 10,500 homes across West Berkshire between 2006 - 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.		
To secure provision of affordable and market housing to help meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.		
WBDLP Objectives:		
To locate housing having regard to the principles of sustainable development.		
To secure the maximum level of affordable dwellings to meet the needs of the local population		
Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
Core H1: Plan Period and Housing Targets		ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock CS3: Newbury Racecourse Strategic Site Allocation

6 Office for National Statistics Mid Year Population Estimates, June 2011

7 Land Registry Residential Property Prices

4 Housing

		<p>CS4: Sandford Strategic Site Allocation</p> <p>CS5: Housing type and mix</p>
Core H2: Housing Trajectory	<p>HSG1: The Identification of Settlements for Planning Purposes</p> <p>HSG5: Allocation of New Housing Sites</p>	<p>ADPP1: Spatial Strategy</p> <p>CS1: Delivering new homes and retaining the housing stock</p> <p>CS3: Newbury Racecourse Strategic Site Allocation</p> <p>CS4: Sandford Strategic Site Allocation</p>
<p>Core H3: New and converted dwellings - on previously developed land</p> <p>Loc LH2: Percentage of outstanding commitments on previously developed land</p>	<p>OVS.1: The Overall Strategy</p> <p>ENV.18: Control of Development in the Countryside</p> <p>HSG.1: The Identification of Settlements for Planning Purposes</p>	<p>ADPP1: Spatial Strategy</p> <p>CS1: Delivering new homes and retaining the housing stock</p>
Core H4: Net additional pitches (Gypsy and Traveller)	<p>HSG. 17 : Gypsy Transit Sites</p> <p>HSG.17A : Permanent Gypsy Site</p>	CS9: Gypsy, travellers and travelling showpeople
Core H5: Gross affordable housing completions	<p>HSG.9: Affordable Housing for Local Needs</p> <p>HSG.11: Rural Exceptions</p>	<p>CS7: Provision of affordable housing</p> <p>CS8: Rural exception sites</p>
Loc LH3: Percentage of completed residential development within settlement boundaries	<p>HSG1: The Identification of Settlements for Planning Purposes</p> <p>ENV.18: Control of Development in the Countryside</p>	<p>ADPP1: Spatial Strategy</p> <p>CS1: Delivering new homes and retaining the housing stock</p>
Loc LH4: Completions in settlements within the proposed District Hierarchy	<p>HSG1: The Identification of Settlements for Planning Purposes</p> <p>ENV.18: Control of Development in the Countryside</p>	<p>ADPP1: Spatial Strategy</p> <p>CS1: Delivering new homes and retaining the housing stock</p>

Housing Delivery

H1: Plan period and housing targets

Table 4.2 Plan Period and Housing Targets

	Start of Plan Period	End of Plan Period	Total housing required	Source of Plan Target
H1	2006	2026	10,500	South East Plan/ Submission Core Strategy

H2 Housing Trajectory

H2(a) Net additional dwellings - in previous years

H2(b) Net additional dwellings - for the reporting year

H2(c) Net additional requirement - in future years

H2(d) Managed delivery target

4 Housing

Table 4.3 Housing Trajectory

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
					Rep	Curr	1	2	3	4	5									
H2a Net completions	1064	683	528	246																
H2b Net Completions 10/11					199															
H2c Additional Requirement						349	507	665	620	541	504	550	550	546	546	480	549	470	470	470
a) Net additions																				
b) Hectares																				
c) Target	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
H2d Managed Delivery Target	525	497	486	484	499	519	531	533	522	513	510	510	506	499	491	480	481	458	452	433

Source: Planning Commitments for Housing at March 2011, West Berkshire Strategic Housing Land Availability Assessment (SHLAA) February 2011.

Commentary

4.5 Net completions show high levels of housing delivery from 2004/05 to 2006/07. This was due both to the delivery of Local Plan Housing sites and the emphasis on efficient use of land as required in Planning Policy Guidance 3 (PPG3) and in the replacement Planning Policy Statement 3 (PPS3). The net completions for the reporting year 2010/11 show a decline, as anticipated in the trajectory in the 2010 AMR. Net completions, at 199, were slightly higher than the 2010 projection of 174 units, but the downturn in the housing market is expected to result in lower than average completions until at least 2012/13.

4.6 Data for new housing permissions, starts, and numbers under construction can be found in Table C.9. Information on completions by site size can be found in Table C.10 and shows that over the period 1997/98 to 20010/11 completions on sites of less than 10 units, which are difficult to identify in advance and will almost all be classed as windfall, have averaged 141 units a year (23% of all completions).

4.7 Of the requirement for 10,500 dwellings in the South East Plan period 2006 - 2026, 2,720 were completed in the first 5 year period to 2011. Delivery has therefore met the cumulative requirement with a surplus of 95 units. Table 4.4 shows the housing land position at March 2011 and identifies the contribution that the proposed strategic sites in the emerging Core Strategy will make to housing supply.

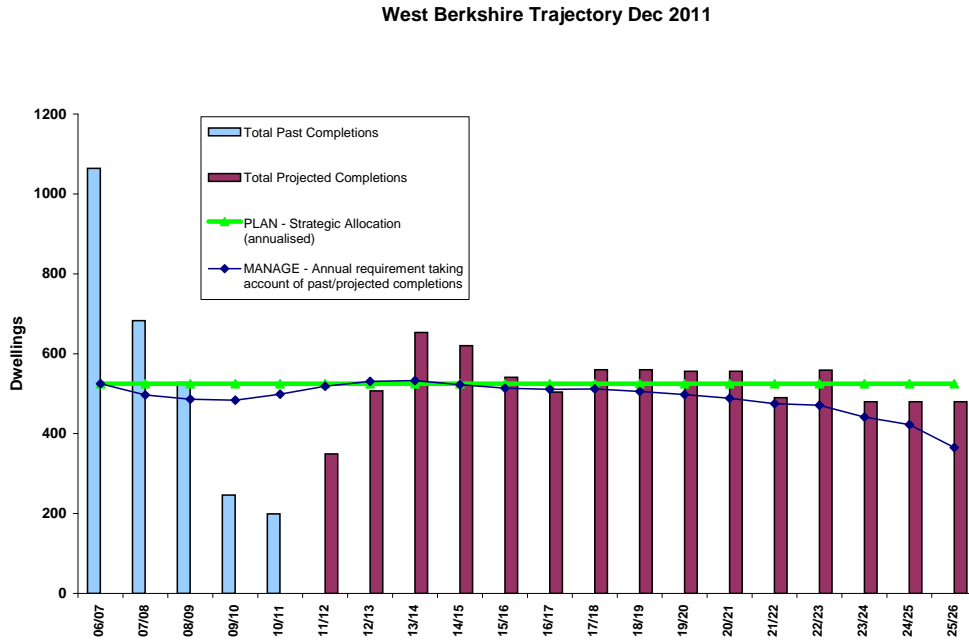
Table 4.4 Housing Land Requirement at March 2011

South East Plan/ Core Strategy Requirement 2006 - 2026	10,500
Components of Housing Land Supply	
Dwellings completed April 2006 - March 2011	2,720
Dwellings with outstanding planning permission at March 2010 (including 1,500 dwellings on Racecourse site)	3,671
Subtotal of dwellings completed and with planning permission at March 2011	6,391
Proposed strategic site allocation at Sandlesford	1,000
Small site windfall allowance for period 2022 - 2026	280
Identified sites, allocations in Sites Allocation and Delivery DPD	2,829
Total	10,500

4.8 The site-based trajectory compares past performance on housing supply to future anticipated supply. The Strategic Housing Land Availability Assessment (SHLAA) was updated to February 2011 and has informed the trajectory. Current commitments at March 2011 that have been assessed as deliverable or developable, allocated sites, identified large and medium developable sites which did not have planning permission at March 2011, together with an element of supply from broad locations or strategic sites identified in the Core Strategy and sites to be allocated in the Site Allocations and Delivery DPD have all been phased over the current plan period. The resultant graph illustrates the projected level of housing completions. More detail is contained in Table C.12

4 Housing

Figure 4.1 Housing Trajectory 2011



Five Year Housing Land Supply

4.9 PPS3 includes the requirement to demonstrate a five year supply of specific deliverable sites. DCLG Guidance on demonstrating this requirement is no longer in place but the Council has used the methodology from the former guidance, as in previous years, to demonstrate the requirement up to March 2017 .

4.10 Deliverable sites are those which are:

- available - the site is available now;
- suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities;
- achievable - there is reasonable prospect that housing will be delivered on the site within five years.

4.11 The housing requirement for the first 11 years of the plan period from 2006/07 to 2016/17 is for 5,775 net additional homes. Up to March 2011, 2,720 had been delivered, leaving a remaining requirement to March 2017 of 3,055 This requirement is for the current monitoring year and the 5 year period from March 2012 to March 2017 The five year requirement would therefore be 2,706, allowing for the anticipated completions of 349 units in 2011/12.

Table 4.5 Five Year Housing Requirement to March 2017

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2017 (11 years at 525 p.a.)	5,775
Completions 2006 - 2011	2,720
Remaining Requirement 2011 - 2017 (current year plus Years 1-5)	3,055
Anticipated completions 2011/12 (current year)	349
5 Year Requirement 2012 - 2017	2,706

4.12 The specific deliverable sites which make up the five year supply are shown in an annex which accompanies the AMR⁽⁸⁾. These sites make up the supply to March 2017 shown in the housing trajectory and are summarised below in Table 4.6. Sites of 10 units or more with permission at March 2011 were assessed for deliverability according to the criteria in paragraph 54 of PPS3 . Small sites of less than 10 units are all included in the supply but a 10% allowance for non-implementation has been applied to small sites not currently under construction. For the 5 year period a supply of 2,837 homes is demonstrated against the requirement for 2,706 (5.2 years supply). From March 2011 a supply of 6.2 years is therefore demonstrated. There will be additional supply during the 5 year period from 2012 - 2017 from applications currently under consideration, from new applications on identified sites and from windfalls.

4 Housing

Table 4.6 Summary Deliverable Five Year Supply

Deliverable Sites	Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Net Units Years 1-5
Commitments at March 2011	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	
Allocated sites	0	9	20	0	0	0	29
Submission Core Strategy Proposed Strategic Sites (including soft commitment of 100 units at Sandford)	0	80	120	160	193	260	813
Non-allocated sites of 10 or more units	249	308	370	369	260	125	1432
Non-allocated small sites under 10 units (including 10% non-implementation allowance on sites where construction has not started)	100	100	67	44	44	44	299
Total	349	497	577	573	497	429	2573
Sites where planning application approved between April and December 2011							
Large sites of 10 or more units	0	0	68	27	14	61	170
Small sites under 10 units (including 10% non-implementation allowance)	0	10	20	20	19	0	69
Total	0	10	76	47	33	61	239
Deliverable Sites not yet with planning permission	0	0	0	0	11	14	25
Total Deliverable Sites	349	507	665	620	541	504	2,837 (5.2 years supply)

4.13 The update of the SHLAA in February 2011 monitored the progress of sites through the planning system. Since the first SHLAA base date of March 2008 up to March 2011, 26 identified sites and 4 windfall sites of 10 or more units were granted planning permission. Windfalls are sites not identified in the SHLAA that have come forward through a planning application. Windfall permissions and completions since March 2008 are shown in the table below.

Table 4.7 Windfall Permissions and Development 2008/11

Windfall Development (Sites not identified in SHLAA)	2008/09	2009/10	2010/11
Units permitted on sites >10 units	0	30	20
Units permitted on sites <10 units	138	99	98
Units completed	4	19	69
Units under construction	21	56	91

Policy Effectiveness:

Local Plan policies have been successful in delivering the housing requirement.

Actions Required:

Adoption of the Core Strategy with proposed strategic sites at the Racecourse and on greenfield land at Sandford. Preparation of the Site Allocations DPD, which will need to make provision for additional allocations of housing land for delivery in the period post 2017.

Regular updating of the Strategic Housing Land Availability Assessment to provide robust evidence of sites which will be developable over the plan period.

Significant Sustainability Effects

Though the rate of housing completions has decreased in the monitoring year and is expected to remain relatively low for the next year, the level of commitments is such that South East Plan/ Core Strategy targets for West Berkshire should be met without additional completions on greenfield land being required until the period after 2017.

Housing Development on Previously Developed Land**H3 New and converted dwellings - on previously developed land**

Target: South East Plan and Emerging Core Strategy target of 60% of development on previously developed land

Table 4.8 New and Converted Dwellings on Previously Developed Land

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Gross completions	484	545	696	1027	1134	1158	807	592	290	276
% on PDL	73	77	76	69	70	70	82	88	89	88

Source: Planning Commitments for Housing at March 2011 and planning application information

Commentary

4.14 The percentage of housing completions on previously developed land has been consistently above the Government's target of 60%. The percentage of completions on previously developed land in the period from 2004/05 to 2006/07 was lower than in the period 2001 - 2004, largely due to the number of completions on greenfield Local Plan housing sites. From 2007/08 the percentage of completions on previously developed land has increased as the number of completions on allocated greenfield sites has reduced. The only notable non-allocated sites to be completed on greenfield land in 2010/11 were the rural exception site for affordable housing at Hungerford, for 16 units in total and Saxon Gate in Burghfield Common for 11 units. The indicator relates to gross completions, that is the percentage of new build on previously developed land plus conversion and change of use gains as a percentage of gross completions. Over the five year period 2006/07 to 2010/11, 80% of gross completions have been on previously developed land.

4 Housing

Local Output Indicator LH2 Percentage of Outstanding Commitments on Previously Developed Land

Table 4.9 Outstanding Commitments on Previously Developed Land at March 2010

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,671	3,177	86.5%
Soft Commitments (includes 2,000 on proposed strategic site at Sandleford with delivery extending beyond current plan period)	2,079	0	0%
Total	5,750	3,177	55.3%

Source: *Planning Commitments for Housing at March 2011*

Hard commitments are the number of dwellings on sites which have planning permission.

Soft commitments are the number of dwellings on sites either identified for housing in the Local Plan or in a DPD submitted to the Secretary of State, or on sites awaiting signing of legal agreements.

Commentary

4.15 The percentage of outstanding permissions on previously developed land is above the national target so high rates of development on previously developed land are anticipated in the next few years. The only major non-allocated greenfield site is that at Lakeside, Theale where 350 units were allowed at appeal in 2007.

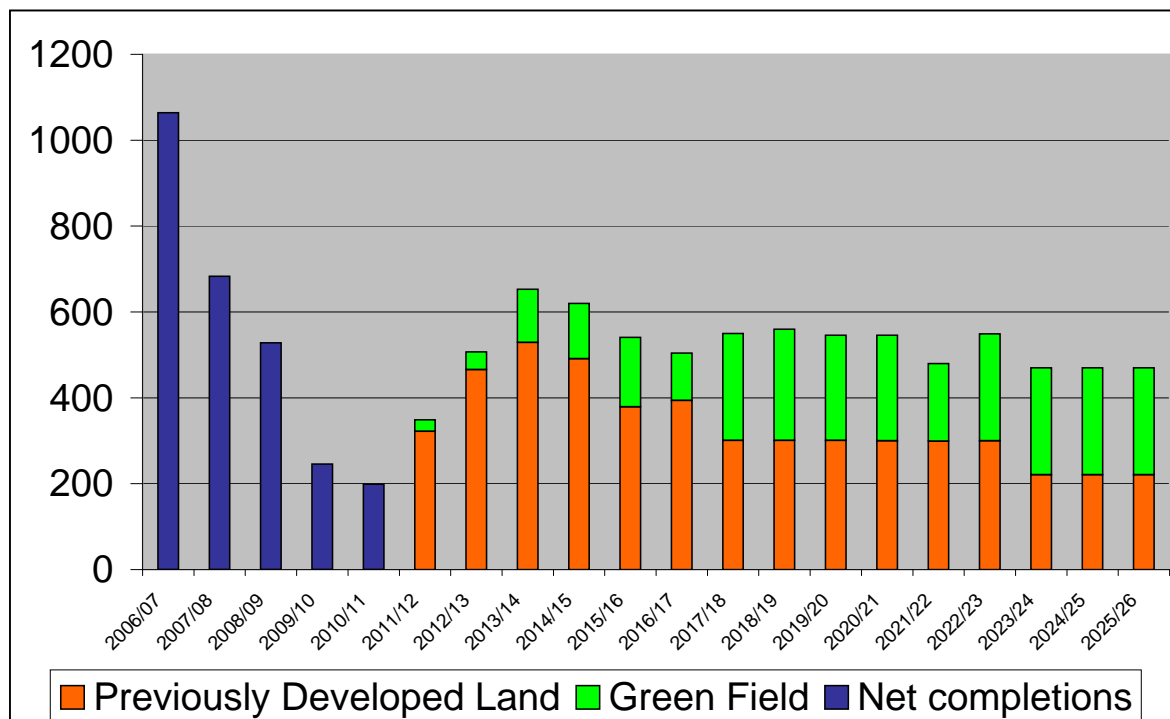
4.16 The previously developed land trajectory is illustrated in Figure 4.2. This is based on the sites assessed in the SHLAA, assuming that potentially developable sites which accord with current policies or are on brownfield land adjacent to settlements will form part of the supply to 2026 and that the additional sites that will need to be allocated in the Site Allocations and Delivery DPD will be on greenfield land. It is possible that additional windfall and allocation of some previously developed sites in the Site Allocations DPD will lead to a greater focus on previously developed land than shown in the trajectory.

4.17 The change in the definition of previously developed land, in June 2010, to exclude residential gardens is unlikely to have a significant impact on the level of previously developed land coming forward, but this has been monitored this year. In 2010/11 there were no completions on residential garden sites permitted since the June 2010 change in definition. Outstanding commitments on residential sites at March 2011 totalled 16 which would previously have been classified as previously developed land.

Table 4.10 Commitments and Completions on Greenfield Residential Garden Sites

Greenfield Residential Garden sites	2010/11
Permitted	16
Completed	0
Under Construction	2

Figure 4.2 Previously Developed Land Trajectory 2011



Policy Effectiveness: Planning policies have been successful in meeting government targets for development on previously developed land.

Actions Required: Development Plan Documents to continue the emphasis on priority for development on previously developed land. Updating of the Strategic Housing Land Availability Assessment to inform a previously developed land trajectory as required by PPS3.

Significant Sustainability Effects: The emphasis on re-use of previously developed land will reduce the pressure for development on greenfield sites. The potential change in character of existing settlements and increased pressure on infrastructure are potential negative effects to be taken into consideration.

Housing Development Within Settlement Boundaries

Local Output Indicator LH3 Percentage of completed residential development inside settlement boundaries

Table 4.11 Percentage of Net Completions within Settlement Boundaries

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Net residential completions	967	1071	1064	687	528	246	199
Percentage within settlement boundaries	94.0%	94.5%	88.2%	88.8%	91%	86%	88.4%

4 Housing

Local Output Indicator LH4: Completions in Settlements within the Proposed District Hierarchy

Table 4.12 Net Completions within Settlements of Proposed District Hierarchy

Settlements	Completions 08/09	Completions 09/10	Completions 10/11	Outstanding Hard Commitments at March 2011
Newbury	182	76	48	2,323
Thatcham	132	42	4	205
Greenham	0	0	1	5
EUA	10	9	13	125
Total Urban Areas	324	127	66	2,658
Burghfield Common	6	3	18	5
Hungerford	3	2	25	61
Lambourn	22	4	2	31
Mortimer	7	-1	9	27
Pangbourne	-1	3	18	8
Theale	31	1	5	378
Total Rural Service Centres	68	12	77	510
Aldermaston	1	0	1	29
Bradfield Southend	-1	4	4	1
Chieveley	-18	-5	7	71
Cold Ash	5	4	0	5
Compton	4	31	0	27
Great Shefford	-1	4	0	0
Hermitage	2	2	0	4
Kintbury	2	1	2	4
Woolhampton	1	0	0	0
Total Service Villages	-5	41	14	141
Other villages with settlement boundary	120	41	19	175
Remainder of Rural Area	21	25	23	187
Total	528	246	199	3,671

Note: Completions and commitments on sites adjacent to settlements have been included in the figures for the settlement rather than the remainder of the rural area

Commentary

4.18 Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. The only significant residential site outside a settlement boundary with completions in 2010/11 was the rural exception site at Hungerford on a greenfield site well related to the existing settlement and providing affordable homes to meet local needs and the Saxon Gate development at Burghfield which also provided affordable housing.

4.19 The Submission Core Strategy proposed a District Settlement Hierarchy. This identified the most sustainable locations for growth and identified settlements which contain a range of facilities which can provide services to a wider area. Table 4.12 shows the distribution of completions according to the proposed hierarchy: the majority of homes completed were in the urban areas but a significant proportion were completed in the smaller villages and rural areas.

Policy Effectiveness: Limited residential development outside settlement boundaries indicates that policies are proving effective.

Actions Required: To continue to monitor location of developments.

Significant Sustainability Effects: Locating development within existing settlements provides better access to services, public transport and employment opportunities and protects the character of the countryside. There are, however, potential impacts on the character of settlements and on existing services.

Local Output Indicator LH5: Completions in Core Strategy Spatial Areas

Table 4.13 Housing Completions and Commitments: Spatial Areas

Spatial Area	Completions 2010/11	Completions 2006 - 2011	Hard Commitments at March 2011
Newbury/Thatcham	57	1,397	2,563
Eastern Area	18	206	510
AONB	86	788	447
East Kennet Valley	38	329	151
Total West Berkshire	199	2,720	3,671

Table 4.14 Housing Completions and Commitments in Newbury and Thatcham

Newbury/ Thatcham Spatial Area	Completions 2010/11	Completions 2006 - 2011	Hard Commitments at March 2011
Newbury area	50	827	2,348
Thatcham area	7	570	215
Total Newbury/Thatcham	57	1,397	2,563

Commentary

4.20 The emerging Core Strategy contains area delivery plan policies for four geographical areas of the District, setting out how growth will be delivered over the plan period. Table 4.13 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 4.14

4 Housing

Housing Mix

Local Output Indicator: New Build Completions by Type

Table 4.15 New Build Completions 2010/11 - Housing Mix

	Market Housing	Affordable Housing	Total
Houses/Bungalows			
1 Bed	2	0	2
2 Bed	19	17	36
3 Bed	71	10	81
4+ Bed	52	0	52
Total Houses	144	27	171
Flats/ Apartments			
1 Bed	22	0	22
2 Bed	31	4	35
3 Bed	0	0	0
4+ Bed	0	0	0
Total Flats	53	4	57
TOTAL	197	31	228

Commentary

4.21 The emerging Core Strategy contains a policy on housing type and mix, and the SPD design guide series "Quality Design- West Berkshire" contains guidance on the Residential Character Framework which is supported by various Area Design Focus Statements for particular key areas. The housing mix of new build dwellings in 2010/11 is shown in Table 4.15 and densities of residential sites of 10 units or more completed in 2010/11 are shown in Table C.13. These tables show that 75% of new build completions were for houses and bungalows and 25% for flats and apartments, and the relatively high densities that have been achieved on some of the more accessible sites completed in 2010/11. Monitoring of housing mix will be developed in future AMRs to monitor the Area Delivery Plan Policies of the Core Strategy.

Provision for Gypsies, Travellers and Travelling Showpeople

H4 Net additional pitches (Gypsy and Traveller)

Table 4.16 Net Additional Pitches for Gypsies and Travellers 2010/11

	Transit	Total
H4	0	1

Commentary

4.22 Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive and the Council's Corporate Gypsy, Traveller and Travelling Showpeople Policy approved in September 2008 sought to clarify these responsibilities and priorities for the Council. It also addresses the national issue of unauthorised encampments which are likely to remain an issue while there are insufficient spaces to accommodate the Travelling community on authorised sites.

4.23 West Berkshire currently has authorised sites at Four Houses Corner, Burghfield Common, which is owned and managed by the Council and is a permanent Gypsy and Traveller site with 18 pitches. A privately-owned site at Paices Hill, Aldermaston, has 24 permanent pitches and 15 transit pitches, and there is a private Travelling Showpeople site in Enborne. Planning permission was granted in March 2010 for a private one-pitch site in Aldermaston.

Policy Effectiveness: Policies have resulted in one additional pitch being granted planning permission. The Council recognises that there is a need for pitches and is working proactively to find new sites. No indication that policies are not effective.

Actions Required: Policy for Gypsy, Traveller and Travelling Showpeople pitches to be developed in LDF together with identification of sites.

Significant Sustainability Effects: Provision required to meet needs of all in the community and reduce social exclusion.

4 Housing

Affordable Housing

H5 Gross Affordable Housing Completions

Target: The Council's Housing Strategy 2010 - 15 includes a target to facilitate the provision of 920 new social rented and intermediate tenure homes over the five year period, equivalent to 35% of the overall housing requirement.

Table 4.17 Gross Affordable Housing Completions

	Year	Social Rented Homes	Intermediate Homes	Special Needs	Affordable Homes Total
H5	2004/05	165	83		248
	2005/06	103	39		142
	2006/07	175	114		289
	2007/08	83	52		135
	2008/09	161	68	2	231
	2009/10	61	14		75
	2010/11	31	0		31

Commentary

4.24 Policy HSG.9 of the WBDLP seeks to ensure that a proportion of the housing allocation will be for affordable housing. The Council seeks to achieve affordable housing on sites of over 0.5 hectares or on schemes proposing 15 or more dwellings. In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

4.25 Affordable housing is measured in gross terms i.e the number of dwellings completed, through new build, acquisitions and conversions. It does not take account of losses through sales of affordable housing and demolitions. There was a net loss of affordable housing of 8 units as 39 units were demolished at Willow Close/Malvern Court, Newbury, where new units are now under construction. A rural exception scheme was completed at Hungerford, providing 16 homes to meet local needs in that community. Details of affordable housing completions are presented in Table C.14.

4.26 At March 2011 there were over 900 outstanding commitments for affordable housing, including over 400 at Newbury Racecourse.

Policy Effectiveness: Whilst existing policies and SPG 4/04 have been effective in delivering affordable housing, a significant number of schemes fall below the threshold and therefore do not contribute to affordable housing under the current policy. The emerging Core Strategy proposes to reduce thresholds for affordable housing provision.

Actions Required: Ensure that the Core Strategy DPD continues to set a framework for the future provision of affordable and key worker housing, based upon the evidence provided by the Berkshire Housing Market Assessment and the Economic Viability Assessment.

Significant Sustainability Effects: Provision of affordable housing has helped towards meeting local housing needs, reducing social exclusion and creating mixed communities.

Accessibility and Infrastructure 5

Accessibility

Context

5.1 Accessibility varies a great deal across the District and improving access to services and facilities is a key challenge. The highest levels of accessibility are in the urban areas and also parts of the East Kennet Valley. The lowest levels of accessibility are in the rural areas of the District, particularly in the North Wessex Downs Area of Outstanding Natural Beauty.

5.2 The strategic road network in West Berkshire comprises the M4 motorway and the A34. Other key routes in the District's highway network are the A4 and A339. Public transport provision is reasonable in the Newbury, Thatcham and Reading corridor, with regular buses and train services. Bus services are provided in the majority of towns and larger villages in West Berkshire, and there are a number of community transport schemes.

5.3 The rural nature, dispersed population and affluence of West Berkshire mean that few bus services are financially viable. Car ownership levels are high with 86.7% of households having one or more cars⁽⁹⁾. The Census showed only 8.7% of the employed population travelling to work by public transport, with a further 11.3 % walking or cycling, compared to 69.7% travelling to work by car.

Table 5.1 Accessibility: Objectives, Indicators and Policies

<p>Sustainable Community Strategy Strategic Aims:</p> <p>Reduce the carbon footprint of the District</p> <p>Ensure local services remain accessible</p>		
<p>LDF Objective:</p> <p>To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p>		
<p>Local Transport Goals 2011-2026:</p> <p>To improve travel choice and encourage sustainable travel;</p> <p>To support the economy and quality of life by minimising congestion and improving reliability on West Berkshire's transport networks;</p> <p>To maintain, make best use of and improve West Berkshire's transport networks for all modes of travel;</p> <p>To improve access to services and facilities;</p> <p>To improve and promote opportunities for healthy and safe travel;</p> <p>To minimise energy consumption and the impact of all forms of travel on the environment.</p>		
Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
<p>Local Output Indicator LA1: Accessibility of new residential development:</p>	<p>OVS.1: The Overall Strategy</p> <p>HSG.1: The Identification of Settlements for Planning Purposes</p>	<p>DPP1: Spatial Strategy</p> <p>CS1: Delivering new homes and retaining the housing stock</p>

5 Accessibility and Infrastructure

Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre		
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Local Output Indicator LA1 : Accessibility of new residential development

Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre

Table 5.2 Accessibility of residential developments completed in 2010/11

Percentage and Number of Units Accessible within 30 minutes public transport time to the following destinations		
Destination	Number of Accessible Units on completed sites	Percentage of Total Net Units on Completed Sites
Employment	167	82%
General Practitioners	173	84%
Hospital	31	15%
Major Centre	150	73%
Primary School	192	94%
Secondary School	161	79%

Completed sites exclude replacement dwellings.

Source: *Planning commitments for Housing 2011: Accession modelling*

Commentary

5.4 Table 5.2 presents the results of an analysis of the accessibility of residential sites completed in 2010/11 using the Accession software package. A total of 205 units have been built on sites which were completed in 2010/11. This represents a significant reduction from 2009/10, which saw 684 dwellings on completed sites. These figures exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix D .

5.5 Overall, accessibility of developments completed in 2010/11 is poorer than from sites completed in 2009/10. Whilst the majority of development continued to be built in Newbury and along the Newbury-Reading transport corridor, which is well served by buses and trains, there were fewer large sites completed in this area and consequently a higher proportion of dwellings on completed sites in the more rural and less accessible locations of the District. Figure 5.1 illustrates the location and scale of residential development sites completed in 2010/11.

5.6 73% of dwellings on sites completed in 2010/11 are within 30 minutes travel time by public transport of a retail centre and an employment area. Town centres are important for providing a range of retail and leisure facilities as well as being places of employment. The majority of residents in West Berkshire travel to work by car, but by locating development within proximity of employment areas, there is greater opportunity for people to change their mode of travel.

5.7 Access from new developments to primary schools remains high, with 94% of new households on completed sites within 30 minutes of a primary school. Access to secondary schools from new developments is very good, with 79% of new dwellings within 30 minutes of a secondary school. This represents a decline from last year's 91% figure. However, this is still higher than in previous years where access to secondary schools was 65% in 2007/08 and 42% in 2008/09 respectively.

Accessibility and Infrastructure 5

5.8 Whilst access to general practitioners by public transport from completed sites fell to 84% in 2010/11 from 96% in 2009/10, this still represents a high figure of new dwellings completed within 30 minutes travel time of a GP. Access to hospitals is low with only 15% of new dwellings completed within 30 minutes travel time of a hospital. This is a significant decrease from 2009/10, which reported 65% of new housing was within 30 minutes of a hospital. Although this is an important issue in West Berkshire, visits to hospitals for most people are not frequent occurrences, unlike journeys to work, school or shops.

5.9 The rural nature of West Berkshire means that community transport schemes are an important way of providing accessibility for residents in the most remote parts of the District. Community transport schemes are under threat due to funding constraints, and although these are not included within the Accession modelling, it is important to recognise that a reduction in services could result in reduced accessibility for some residents of rural West Berkshire.

Policy Effectiveness: The policies have been effective in ensuring that the majority of residential development is located in sustainable locations with access to public transport.

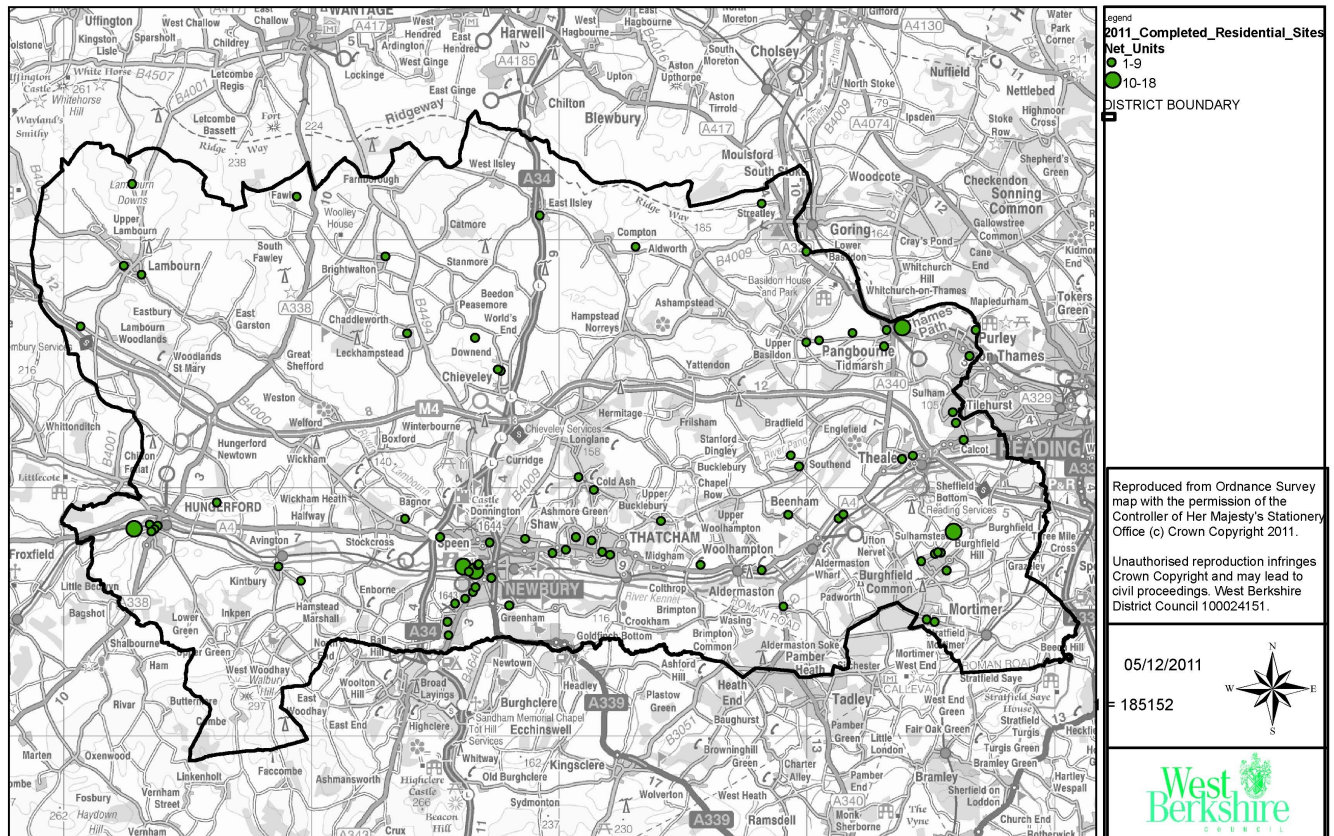
Actions Required: LDF policies promote residential development in sustainable locations which are close to a range of services and facilities and with access to public transport. Key services and facilities should be retained to serve local communities, and public transport services to key destinations should be maintained and enhanced where possible.

Significant Sustainability Effects: Good accessibility by public transport should encourage more sustainable patterns of travel, with less reliance on the private car, and more inclusive communities.

Figure 5.1 Residential Sites Completed in 2010/2011

West Berkshire Net Housing Completions

2010/2011



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2011. West Berkshire District Council 100024151.

5 Accessibility and Infrastructure

Infrastructure

Table 5.3

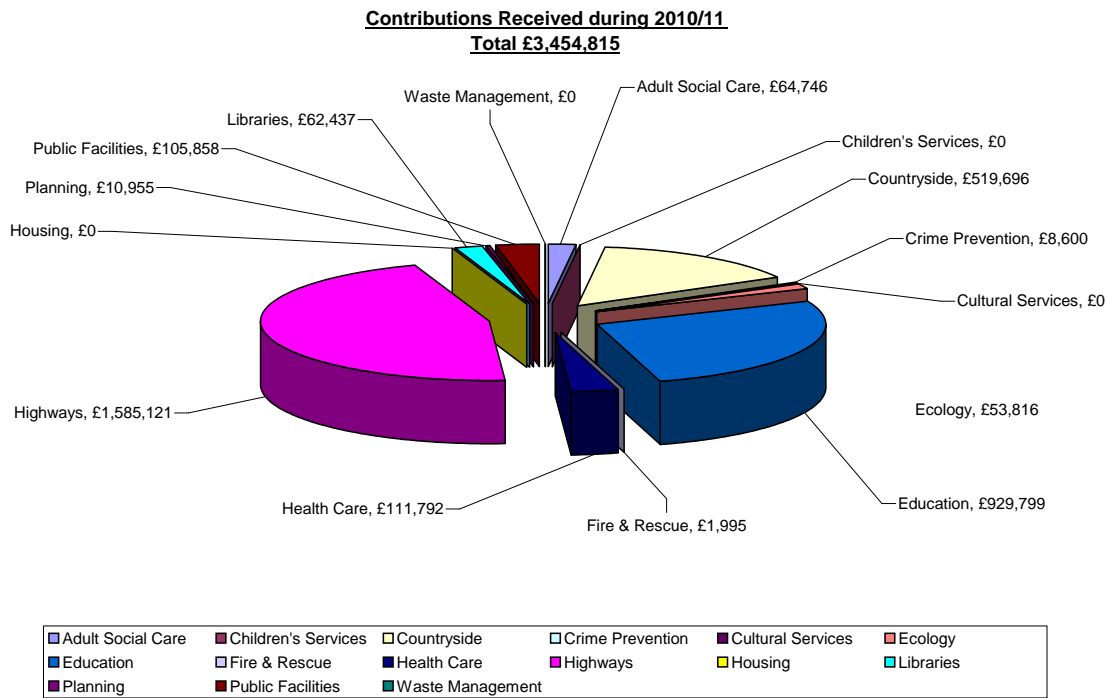
Infrastructure: Objectives, Indicators and Policies

<p>LDF Objectives: To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and co-ordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p>		
Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
<p>Local Output Indicator LIN1: Developer contributions through Section 106 legal agreements</p>	<p>OVS.3: Planning and Community Benefits</p>	<p>CS6: Infrastructure requirements and delivery</p>

Local Output Indicator LIN1: Developer contributions through Section 106 legal agreements.

5.10 Figure 5.2 shows the amount of contributions received from developers via legal agreements in 2010/11.

Figure 5.2 Total Developers' Contributions Received in 2010/11



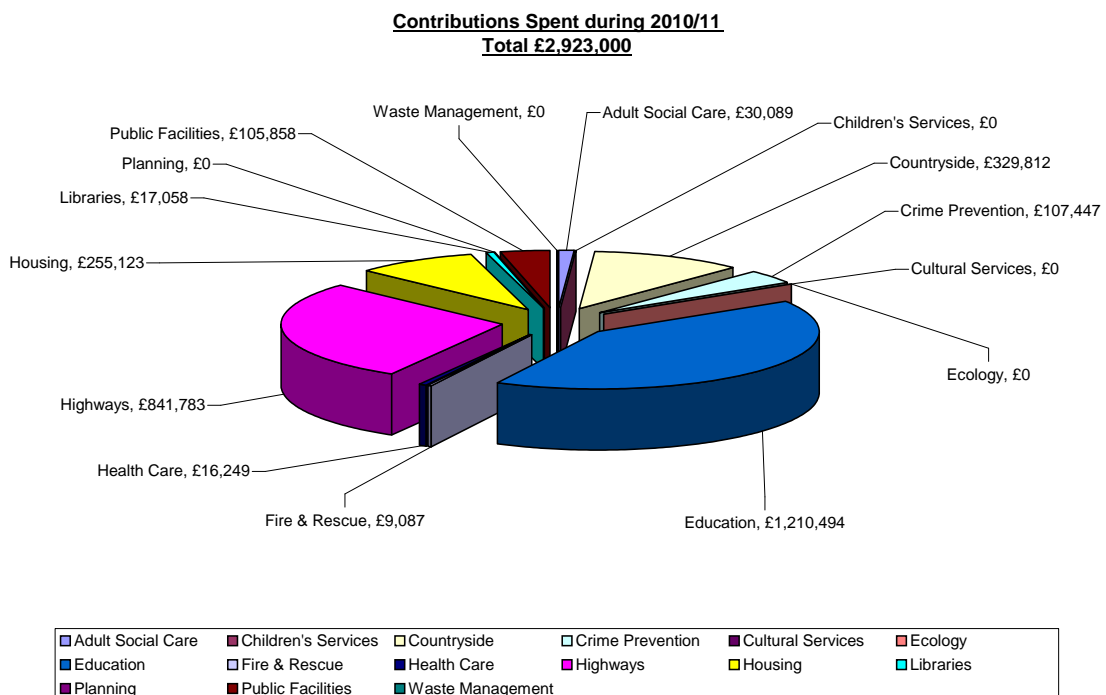
Accessibility and Infrastructure 5

Commentary

Developer contributions, via S106 Agreements, are sought to mitigate the impact caused by development, and provide additional facilities and infrastructure that are required as a result of new development. In September 2004 West Berkshire Council adopted its Supplementary Planning Guidance 'Delivering Investment from Sustainable Development' which has resulted in a significant increase in developer contributions. In 2010/11 £3.45 million was received. Figure 5.2 above shows the contributions received, split between the Council Service Units.

Figure 5.3 below shows a breakdown of over £3.9 million of developer contributions which was spent by Service Units in 2010/11. This has been used to fund community facilities, the provision of affordable housing, increased library stock, improvements and enhancements to public open spaces across West Berkshire, improvements and expansions at local schools (including Speenhamland, Falkland, Mortimer St Johns, Cold Ash St Marks, St John the Evangelist, St Nicholas, Denefield, Park House, Trinity and St Bartholomew's), and highways improvements including footway and footbridge works, junction improvements, road widening, cycleways, signing, road safety improvements, traffic studies, and public transport improvements.

Figure 5.3 Total Developers' Contributions Spent 2010-11



Community Infrastructure Levy

5.11 The Community Infrastructure Levy (CIL) is intended as a replacement for the current S106 arrangements, and is a tool to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. The CIL Regulations 2010 came into force on 6th April 2010. These Regulations have been amended by the CIL (Amendment) Regulations 2011 which came into force on the 6th April 2011. A further set of Regulations is anticipated in 2012. Local Authorities can choose whether or not to adopt CIL as a replacement for the S106 arrangement – it is stressed that CIL is voluntary. However the Regulations provide for a scale back of the power of S106 in 2014 and therefore it is clear that after 2014 our ability to request contributions through the use of S106 would be extremely limited. A timetable has been drawn up to allow West Berkshire to adopt a CIL in advance of the 2014 deadline.

5 Accessibility and Infrastructure

Policy Effectiveness: Policy and supporting SPG have been very successful in delivering facilities and infrastructure to mitigate the impacts of new development.

Actions Required: Continued monitoring and update of SPG price indices. This Council will need to decide whether to adopt CIL.

Table 6.1 The Environment: Objectives, Indicators and Policies

Sustainable Community Strategy Strategic Aims:		
Reduce the carbon footprint of the District		
Increase the use of local food and resources		
Improve the health and wellbeing of local people		
LDF Strategic Objectives:		
To contribute towards national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.		
To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.		
To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's towns, villages and countryside.		
WBDLP Objectives:		
To conserve resources and minimise the impacts of development.		
Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
Core E1: Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	ENV.10: River Flood Plain Areas ENV.11: Surface Water Run Off ENV.11A: Waste Water Management ENV.11B: Surface Water Disposal ENV.12: Ground Water and Surface Water Protection	CS17: Flooding
Core E2: Change in areas of biodiversity importance Loc LEN1: Condition of SSSIs Loc LEN2: Distribution and status of selected species	ENV.8: Active Nature Conservation Measures ENV.9: The Impact of Development Proposals on Nature Conservation Sites ENV.14: River Corridors and Nature Conservation	CS18: Biodiversity and geodiversity
LocLEN3: Number of listed buildings at risk LocLEN4: The total number of conservation areas, the percentage of these with an up-to-date character appraisal and the percentage with published management proposals.	ENV.33: Development in an Historic Setting	CS20: Historic environment and landscape character

6 The Environment

Loc LEN5: Amount of eligible open spaces managed to Green Flag Award Standards	ENV.31: The Protection and Enhancement of Important Open Spaces within Settlements RL.1: Public Open Space Provision in Residential Development Schemes RL.3: The Selection of Public Open Space and Recreation Sites	CS19: Green infrastructure
Core E3: Renewable Energy Generation	OVS.9: Renewable Energy OVS.10: Energy Efficiency	CS16: Renewable, low and zero carbon energy

FLOOD PROTECTION AND WATER QUALITY

6.1 The provision of services, particularly water and sewage, can have significant implications for local environments. The WBDLP aims to maintain water quality, ensure that development is generally not located in areas liable to flooding, to conserve and enhance the environmental qualities of water courses and to promote the efficient use of water.

6.2 In West Berkshire the main areas within floodplains are in the valleys of the Kennet and Lambourn Rivers, including a substantial land area to the south of Reading. The extent of areas liable to flood can be seen on Environment Agency maps. ⁽¹⁰⁾ A Strategic Flood Risk Assessment for the District has been completed and is available on the Council's website.

E1 Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds.

Table 6.2 Applications granted contrary to EA advice

	Flooding	Water Quality	Total
E2	1		1

6.3 One application was approved contrary to the advice of the Environment Agency. This application sought permission for the change of use from agricultural to a new menage. The Environment Agency objected to the application on the grounds that an unsatisfactory Flood Risk Assessment had been submitted. However, the consultation response was made after the deadline for responses had passed and was therefore unable to be acted upon.

Policy Effectiveness: No indication that policies are not proving effective.

Actions Required: None

Significant Sustainability Effects: Protection and improvement of water quality and prevention of inappropriate development in floodplains are important principles of sustainable development.

BIODIVERSITY AND GEODIVERSITY

Context

6.4 West Berkshire supports both a rich and diverse range of biodiversity and geodiversity which make a positive contribution to the overall quality of life and sense of place for residents and visitors in both urban and rural areas.

6.5 The most important sites for biodiversity and geodiversity receive statutory protection under international and national legislation. The District also has a large number of sites designated for their local conservation importance.

E2 : Change in areas of biodiversity and geodiversity importance

Changes in areas designated for their intrinsic environmental value

Table 6.3 Areas Designated for their Intrinsic Environmental Value

	No. of Sites	Area in hectares (2008)	Area in hectares (2009)	Area in hectares (2010)	As % of West Berkshire	Details of change
Special Areas of Conservation (SACs)	3	154.04	154.04	154.04	0.22	None - stable
Special Protection Areas (SPAs)	0	0	0	0	0	None - stable
Sites of Special Scientific Interest (SSSIs)	51	1,348.86	1,348.86	1,348.86	1.92	None - stable
Local Wildlife Sites (LWS)	460	6320.8	6320.8	6320.8	9.00	None - no recording undertaken
Local Geological Sites (LGS)	7	150.7	150.7	150.7	0.21	None - stable
Local Nature Reserves (LNR)	3	67.31	67.31	67.31	0.10	None - stable

6.6 There has been no change in the area of sites of international and national significance i.e. SACs, SPAs and SSSIs since 2008. No recording has been undertaken for Local Wildlife Sites and Local Geological Sites since 2009.

Commentary

6.7 The guidance from DCLG associated with this indicator highlights that its purpose is to show losses or additions to biodiversity habitat. The guidance points out that areas of biodiversity importance should be recognised in the Development Plan for their intrinsic environmental value. This should take the form of an analysis of sites of international, national, regional and local significance. It also says that this indicator can be bundled with other contextual indicators as shown below.

6 The Environment

Change in area of UK BAP Priority Habitat

Table 6.4 UK BAP Priority Habitats in West Berkshire

UK BAP priority habitat type	Area (ha) 2009	Berkshire context 2009	Area (ha) 2010	Berkshire context 2010
Arable field margins	Not known	Not known	Not known	Not known
Coastal & floodplain grazing marsh	1,602.0	2663.0	1,424.1	2362.41
Eutrophic standing waters	526.9	1437.5	528.65	1437.4
Fens	Not given	109.9	36.04	87.32
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	228.8	496.4	228.14	502.19
Lowland calcareous grassland	184.4	209.1	184.36	208.99
Lowland dry acid grassland	10.6	111.9	18.75	117.82
Lowland heathland	273.2	460.1	252.43	469.82
Lowland meadows	107.0	225.4	107.01	225.17
Lowland mixed deciduous woodland	4,264	7,535.7	4,997.26	8,589.59
Mesotrophic lakes (new)	0.0	21.5	0.0	21.45
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	2.2	13.7	2.2	14.12
Purple moor grass and rush pastures	0.0	9.2	0.0	9.41
Reedbeds	36.0	39.8	35.76	40.59
Rivers	132.1	155.2	131.96	155.19
Traditional orchards	Not known	Not known	56.05	145.92
Wet woodland	288.9	448.2	291.14	469.83
Wood pasture and parkland	385.7	1137.0	385.74	1131.5
Total area of BAP priority habitat	8,052.3	15,073.6	8,679.6	15,988.69

Source: Thames Valley Environmental Records Centre (TVERC), October 2011

6.8 The total area of UK Biodiversity Action Plan (BAP) priority habitat in the District has been calculated at 8,679 ha, just over 12% of the land area. The extent of individual BAP priority habitats in West Berkshire is given in Table 6.4.

Commentary

6.9 As in previous years, changes to last year's figures generally represent improvements in our knowledge of the existing habitat resource rather than an actual, on the ground change in the extent of the habitat, such as for dry acid grassland, lowland mixed deciduous woodland, and wet woodland. Tabulated data represent a refinement of the baseline position as new mapping of site survey data is undertaken and the re-interpretation of existing mapping (based on expert knowledge and technical mapping methodology issues) has taken place. This has resulted in relatively minor changes in some of the habitat resource both at a local and a county level.

The Environment 6

6.10 Over the last year remapping has been undertaken of Coastal and Floodplain Grazing Marsh, based on a new definition of the priority habitat developed by the national habitat working group. This mapping has led to a significant change in the amount of this mapped habitat resource in West Berkshire. The decrease in habitat resource does not reflect the loss of the habitat itself, but the use of a habitat definition which excluded some of the resource identified in 2009.

6.11 The review of the lowland heathland resource saw a decrease in the amount of recorded heathland in West Berkshire, in particular from an area around the Greenham and Crookham Commons SSSI, in an area to the north east of Decoy Pits, Pools and Ponds SSSI near Aldermaston and in the Wokefield Common area.

6.12 Elsewhere, recently acquired digital data from the People's Trust for Endangered Species (PTES) has allowed an initial assessment to be made of the amount of traditional orchard within West Berkshire.

6.13 Appendix E contains further detail on the information sources and quality of this information.

Proportion of Local Sites where positive conservation management has been or is being implemented (National Indicator 197)

Table 6.5 Single Data List 160 figures for Berkshire Unitary Authorities

Local Authority	Total of sites	Sites qualifying under Criteria				% positive
		1	2	4	Total	
Bracknell Forest	62	5	12	14	30	48%
Reading	24	12	3	2	14	58%
Slough	5	0	1	1	2	40%
West Berkshire	472	189	12	10	203	43%
Windsor & Maidenhead	92	13	9	7	27	29%
Wokingham	120	26	15	12	48	40%
TOTAL	775	245	52	46	324	42%

6.14 Once again, the proportion of West Berkshire Local Wildlife Sites (LWS) and Local Geological Sites (LGS) under positive management is just over the average for Berkshire as a whole.

Commentary

6.15 The implementation of positive conservation management, defined as management that contributes to maintaining or enhancing the features of interest for which a site has been selected, has been assessed by Thames Valley Environmental Records Centre (TVERC) across all six Berkshire Unitary Authorities using a standardised methodology, approved and verified by the Local Sites Partnership, the Berkshire Nature Conservation Forum.

6.16 In Berkshire, a site was considered to be in positive management if at least 50% of the site was being managed in a way that protected or enhanced the biological or geological interest of that site. The baseline for Berkshire, carried out in 2008 was 39% of Local Wildlife Sites considered to be in positive management. The 2009/10 figure showed a small decrease to 38% reflecting a change in total number of sites, not necessarily fewer sites in positive management. The 2010/11 overall County figure shows an increase to 42%, with all the Berkshire Authorities (apart from Slough) showing an increase in the proportion of sites in positive management for biodiversity and geological interest.

6.17 Appendix E contains further detail on the criteria for qualification and information sources for this information.

6 The Environment

Local Indicator LEN1: Condition of SSSIs

Target: Natural England target of 95% in favourable or unfavourable recovering condition by 2010

Table 6.6 Condition of SSSIs

Condition	No. of units or part units	Hectares	% of total SSSI in District 2005	total SSSI in District 2006	total SSSI in District 2007	% of total SSSI in District 2008	% of total SSSI in District 2009	% of total SSSI in District 2010
Favourable	88	720.95	63	63	63	66.7	66.9	53.17
Unfavourable recovering	49	485.22	18	20	20	20.0	19.8	35.78
Unfavourable no change	9	116.51	16	16	16	11.7	10.8	8.59
Unfavourable declining	6	33.36	3	2	2	1.6	2.5	2.46
TOTAL	152	1,356.23	100.0	100.0	100.0	100.0	100.0	100.0

Source: TVERC from Natural England, 2010

6.18 There are 51 SSSIs wholly or partly within West Berkshire, representing approximately 2% of the land area. Data on condition of SSSIs, derived from work by Natural England is presented in Table 6.6. The data has been collected over a period from 2000 – 2010. There has been a 13% reduction in the proportion of sites in favourable condition and this can be attributed to approximately 180 hectares of Greenham and Crookham Common SSSI being determined to have moved from favourable to unfavourable recovering condition. The data does show that 88.95% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition. Further information is contained in Appendix E.

Local Indicator LEN2: Distribution and status of selected species

6.19 The distribution and status of water voles and of farmland birds have been selected as local indicators because of their value as monitoring tools and relevance to local biodiversity and planning issues.

Table 6.7 Distribution and Status of Water Voles

Indicator	Data	Trends
Distribution and status of water voles	No update available for current monitoring year	Baseline is 42% of sites positive and 48% negative (based on small sample size over the period 1998-2004). Trend appears to be one of significant loss

6.20 The information for West Berkshire for 2010 is not yet available. The latest data that is available is for 2009. In that year, 120 of the 370 known potential sites for water vole were surveyed, of these, over half (68 sites, 57%) still had water voles present, but 52 had no further evidence of their presence. The majority of these survey sites were along the upper reaches of the River Kennet.

Commentary

6.21 The water vole is Britain's fastest declining mammal. The Thames region is one of the country's strongholds for the animal and even here the decline has been dramatic. A national survey in 1996 - 1998 showed that there had been a 67.5% loss of occupied sites in the UK since the national 1989 - 1990 survey and a 32.6% overall loss in the Thames region. The decline was estimated to be 94% by 2001. 7.71% of the British water voles were calculated to be in the Thames region in 1996 -1998.

Distribution and status of farmland birds

6.22 18 of the 19 farmland bird species were recorded with the tree sparrow once again failing to be observed. Specialist farmland bird species such as corn bunting and yellowhammer were recorded in fewer numbers in 2010. Other specialists maintained or slightly increased their numbers.

Commentary

6.23 Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years. 19 bird species have been identified as being particularly associated with farmland and are utilised at a national level to assess changes in farmland ecology. This Farmland Bird Index can be broken down into two groups: specialists and generalists. Over the years in the national data set there have been increases or steady populations in the generalists and decreases in the specialists. Specialists such as corn bunting, grey partridge, turtle dove, tree sparrow and lapwing rely solely on farmland for their breeding and feeding requirements and are therefore more susceptible to habitat change. Generalists such as wood pigeon, rook, greenfinch and goldfinch can use many different habitats to breed and feed in and are therefore less affected by changes in agricultural land.

6.24 The data for West Berkshire shows that the specialists are generally in decline during the survey period. The apparent loss of tree sparrow is indicative of the scale of the decline of the farmland specialists. Appendix E contains further information on these indicators.

Policy Effectiveness: Not possible to assess impact of policies on BAP Habitat types as this is baseline information. Some losses of habitats have, however, been seen in recent decades. Recorded decrease in species due to review of information rather than evidence of any ecological factors or threats.

Actions Required: Continual update of sites of environmental value by TVERC.

Monitoring the change in extent of BAP habitats will require up to date aerial photographic coverage of the County and a continued commitment by the Unitary Authorities in Berkshire is also required to survey and monitor Local Wildlife Sites. The AMR is required to report on changes on an annual basis, yet at the current rate of survey the full complement of WHS in the County are reviewed once every ten years.

Information on the reasons for change in BAP priority habitat area is also important. Mechanisms should be put in place both within the local authorities and at TVERC to record the impact of development and other activities on WHS and BAP priority habitats.

Significant Sustainability Effects: Protection of our key environmental assets and conservation of the natural environment are critical to sustainability.

6 The Environment

HISTORIC ENVIRONMENT

Local Indicator LEN3 Number of listed buildings at risk

Table 6.8 Listed Buildings on the Heritage at Risk Register

	2009	2010	2011
Total in West Berkshire	6	6	8

6.25 The 2011 Heritage at Risk Register published by English Heritage includes 8 Grade I and II* buildings at risk in West Berkshire. Two churches, the Church of St Peter and Paul in Yattendon and the Church of St Mary in Hampstead Norreys have both been added over the past year.

Local Indicator LEN4 The total number of conservation areas, the percentage of these with an up-to-date character appraisal and the percentage with published management proposals.

Table 6.9 Conservation Areas

	No of Conservation Areas 2009	% of total	No of Conservation Areas 2010	% of total	No of Conservation Areas 2011	% of total
Conservation Areas with an adopted Conservation Area Appraisal (CAA)	0	0	2	3.77	2	3.77
CAA in preparation	0	0	3	5.66	3	5.66
No CAA	52	100.0	48	90.57	48	90.57
Total	52	100.0	53	100.0	53	100.0

6.26 There are now 53 Conservation Areas in West Berkshire. Conservation Area Appraisals (CAAs) have been completed for Streatley and Peasemore and further Appraisals are in preparation for Hungerford, Lambourn and Eastbury.

Policy Effectiveness: Conservation Area status has undoubtedly contributed to the conservation of the historic character of West Berkshire but is difficult to quantify.

Actions Required: Production of Conservation Area Appraisals and management proposals.

Significant Sustainability Effects: The conservation of historic buildings and areas has helped to sustain the distinctive communities in the District. Conservation needs are not necessarily incompatible with building new housing for local needs if care is taken over design.

OPEN SPACE

Local Indicator LEN5: Amount of eligible open spaces managed to Green Flag Award Standards

6.27 The Green Flag Award is a national standard for parks and green spaces in England and Wales, and a way of recognising the best green spaces in the country. 2 parks within the district have won the Green Flag Award: Northcroft and Goldwell Park in Newbury and Linear Park in Calcot.

Commentary

6.28 In line with PPG17, which sets out the government's belief that open space standards are best set locally, the Council is undertaking an audit and assessment of open space within the District which includes an assessment of the quality of open space. Once completed the audit and assessment will help to identify quality standards for open space in the District. The quality standard to be adopted is expected to be benchmarked against nationally recognised standards such as the Green Flag Award scheme for parks and open spaces. The Council is committed to completing the audit of open space which will complement the assessment of local need and provide a framework from which to develop a comprehensive open space strategy.

6.29 In 2005 the Council carried out an assessment of local needs for open spaces, sport and recreation facilities across the District. The research concentrated on quantitative demand for sports facilities and qualitative assessment of open spaces. The research found that the maintenance and management of open spaces is generally well regarded with 76% of respondents satisfied or very satisfied with the quality of open spaces. The research also found that 60% of respondents considered there to be adequate provision of open space and that resources should be directed to improvements to the quality of existing open space rather than to the provision of new spaces or facilities.

6.30 During 2010, the Council set out its strategic approach for Green Infrastructure through the LDF Core Strategy. More detailed standards for open space provision will be defined through the Site Allocations and Delivery DPD.

Policy Effectiveness: No indication that policies are proving ineffective.

Actions Required: Completion of West Berkshire Open Space audit and assessment, in line with PPG17. Local standards for open space provision to be set through Site Allocations and Delivery DPD.

Significant Sustainability Effects: Protection of existing open space and provision of new open space to meet development demands helps maintain and promote health, well being, social inclusion and community cohesion and supports other sustainability objectives such as creating attractive urban environments and fostering nature conservation and biodiversity.

RENEWABLE ENERGY

E3: Renewable energy generation

6.31 The data reported in table 6.7 below has been collated by TV Energy, ⁽¹¹⁾ and was collected from installer surveys sent out by TV Energy and this was supplemented with data obtained from Feed in Tariff (FIT) ⁽¹²⁾ and Renewable Obligation (RO) installation reports and certificate statistics, published by Ofgem.

6.32 The Government's requirement to report on core output indicators has been removed. However, the level of renewable energy generation is a priority for the Council in conjunction with reducing the District's carbon footprint and tackling climate change, outlined in the Council's Sustainable Community Strategy 'A Breath of Fresh Air.' ⁽¹³⁾

11 Details can be viewed online at: <http://www.tvenergy.org>

12 Details can be viewed online at http://www.decc.gov.uk/en/content/cms/meeting_energy/renewable_ener/feedin_tariff/feedin_tariff.aspx

13 Details can be viewed online at: <http://www.westberkshirepartnership.org/index.aspx?articleid=15225>

6 The Environment

Table 6.10 Renewable Energy Generation

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial solid waste combustion)	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
New Installed electric capacity between 1/4/10 and 31/3/11 (MW)	0.006	0.561	0	0	0	0	0	0	0	0.567
Cumulative total of installed electric capacity up to 31/3/11 (MW)	0.33	0.752	0	0.346	0	0	0	0	0	1.131

6.33 There has been a significant increase in the level of renewable energy generated through solar photovoltaic (PV) installations. This can be linked to the introduction of the Feed in Tariff (FiT) by the Department of Energy and Climate Change on the 1st April 2010. FiTs are intended to encourage the installation of additional small-scale (less than 5MW) low-carbon electricity generation.

6.34 This tariff scheme allows people to invest in small-scale low-carbon electricity. In return for a guaranteed payment from an electricity supplier for the electricity they generate and use, as well as a guaranteed payment for unused surplus electricity they export back to the grid.

6.35 The data supplied by TV Energy demonstrates the increase in level of PV energy installed during this reporting period in comparison to previous years. Whilst TV Energy haven't supplied any specific installation data due to the confidential nature of some of the projects, it is apparent from reviewing the number and size of applications submitted, that this source of renewable energy is being generated from a number of relatively small scale installations across the District, as opposed to a few large scale installations, as the FiT scheme intended. It is assumed that PV installations have increased significantly more than any other form of renewable electricity due to the level of financial incentive available compared to other forms of renewable electricity installation subsidy. This trend is expected to continue whilst these financial incentives remain.

Commentary:

6.36 The Council is committed to encouraging the incorporation of high standards of energy efficiency in future development. The Supplementary Planning Document (SPD) series 'Quality Design – West Berkshire' was adopted in June 2006. This document encourages developers to incorporate sustainable design techniques into their developments.

6.37 In addition, policy CS16 of the submitted Core Strategy requires major development to generate a certain proportion of its energy from renewable sources. ⁽¹⁴⁾

Policy Effectiveness: Difficult to ascertain at this stage whether policies are proving effective in encouraging energy efficient technology

Actions Required: Improved monitoring through planning applications and building control data. Policies relating to renewable energy technology to be incorporated in LDF.

Significant Sustainability Effects: Increased energy efficiency and installation of renewable energy capacity will reduce emissions contributing to climate change.

MINERALS AND WASTE

7.1 In respect of Minerals and Waste planning matters the six Unitary Authorities in Berkshire have historically worked together to produce a Joint Minerals and Waste Development Framework, which was always intended to be complementary to their individual Local Development Frameworks (LDF). This cross Berkshire Planning work was coordinated by the Joint Strategic Planning Unit (JSPU) on behalf of the six Authorities.

7.2 The Joint Minerals and Waste Annual Monitoring report for Berkshire published in 2010 by the JSPU provided an update on the progression of the Joint Minerals and Waste Local Development Framework (JMWLDF) at the time that report was published (November 2010) which confirmed that in September 2010 all work on the JMWLDF was suspended.

7.3 In September 2011 the JSPU closed, the cross Berkshire joint plan making functions ceased and the minerals and waste plan making functions returned to the Berkshire Unitary Authorities individually. Each individual authority is therefore now responsible for the formulation of their own minerals and waste planning policy documents, including annual monitoring reports.

7.4 West Berkshire Council is currently considering the various options in respect of progressing with plan making, but the current intention is to move forward with the formulation of a single Development Plan Document that relates to Minerals and Waste Development in West Berkshire. It is anticipated that this project will commence in 2012, subject to budgetary constraints.

7.5 Unfortunately due to the closure of the JSPU late in 2011 it has not been possible for West Berkshire Council to produce any meaningful information in the time that has been available that could feed into an AMR for Minerals and Waste in West Berkshire.

7.6 We are continuing to discuss this matter with the industry in an attempt to progress with providing information on minerals and waste matters over the reporting period without breaching data protection legislation or generating issues of commercial confidentiality.

8 Monitoring Framework

8.1 West Berkshire Council recognises the importance of monitoring to spatial planning. Monitoring enables the examination of trends and comparison against existing targets and policies, indicating where a review of these policies may be needed.

8.2 Current arrangements for monitoring include the annual monitoring of housing and employment commitments carried out by the Council since the closure of the Berkshire Joint Strategic Planning Unit (JSPU) during this monitoring year.

8.3 Some indicators rely on surveys and, where practicable, these will be carried out on an annual basis. For some, notably the biodiversity indicators, updating the baseline data will be less frequent and may take place on a rolling programme.

8.4 Policy drafting of documents in the LDF will include consideration of monitoring requirements. Some policy areas do not lend themselves to effective monitoring in quantitative terms but, where appropriate, policies will set measurable targets.

8.5 It is intended that the number and scope of local output indicators is increased in future AMRs to reflect the policies in the local development documents, being prepared as part of the LDF, and provide a more detailed picture of issues which are of particular importance to West Berkshire. Future AMRs will also develop significant effects indicators linked to the sustainability appraisal objectives and indicators.

Business Development A

Table A.1 Employment Structure – Employee Jobs

	West Berkshire percentage (%)	South East percentage (%)	GB percentage (%)
Manufacturing	12.6	8.1	10.2
Construction	4.6	4.5	4.8
Services	81.4	85.7	83.5
• Distribution, hotels and restaurants	23.9	24.6	23.4
• Transport and Communications	8.7	5.9	5.8
• Finance,IT, other business	25.5	24.0	22.0
• Public admin, education and health	17.5	25.6	27.0
• Other services	5.8	5.6	5.3
Tourism-related	8.0	8.2	8.2
Total employee jobs	84,300	-	-

Source: Nomis Official Labour Market Statistics: annual business inquiry employee analysis (2008)

A Business Development

Table A.2 Employment Completions 2010/11

Gross floorspace (sq.m. external) - Completed	B1a	B1b	B1c	B1	B2	B8
Newbury Town Centre	0	0	0	0	0	0
Turnpike & Castle Estates	0	0	0	0	0	0
Hambridge Rd/Hambridge La	700	0	0	0	0	0
London Rd Industrial Estate	0	0	0	0	0	0
Newbury BusinessPark	0	0	0	0	0	0
New Greenham Park	0	0	198	0	0	838
Colthrop / Industrial Estate	913	0	0	0	23,767	0
Green Lane	0	0	0	0	0	0
Rest of Newbury and Thatcham Area	0	0	0	0	0	467
Aldermaston:Calleva Park & Paices Hill	0	0	0	0	0	0
Beenham Industrial Area	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0
Hungerford:Charnham Pk/Station Rd/SmithamBridge	0	0	483	0	856	0
Lambourn:Lowesdon Works/Membury Estate	0	0	0	0	0	837
Theale:Arlington Business Pk/Station Rd/Sheffield Bottom	0	0	0	0	0	0
Horseshoe Park Pangbourne	0	0	0	0	0	0
Rest of West Berkshire	0	0	127	2,916	100	2,127
Total for all Employment Sites	1,613	0	681	0	24,623	1,675
West Berkshire Total	1,613	0	808	2,916	24,723	4,269

Source: *Employment Commitments 2010/11*

*Gross Internal figures can be derived by applying the formula: $a - ((a / 100) * b)$ (Core Output Indicators - Update 2/2008; CLG)

Where: a = gross external floorspace figure;

b = the percentage difference between gross external and gross internal floorspace (3.75%).

Business Development A

Table A.3 Planning Permissions (Hard Commitments) Outstanding - Net* 2010/11

NET CHANGE IN FLOORSPACE (SQ.M. External)	A1	A2	B1 (B1a/b/c&B1)	B2	B8	OTHER
Newbury Town Centre	32,214	-480	-4,233	0	-185	-411
Turnpike & Castle Estates	0	0	0	0	0	0
Hambridge Rd/Hambridge La	0	0	13,585	0	2,026	2,876
London Rd Industrial Estate	1,200	0	7,936	-1,162	0	7,051
Newbury Business Park	0	0	16,100	0	0	0
New Greenham Park	0	0	51,941	15,334	46,433	-3,974
Colthrop Industrial Estate	0	0	31,240	1,750	10,916	0
Green Lane	0	0	0	0	0	0
Rest of Newbury and Thatcham Area	11,398	460	1,225	-1,321	388	19,987
Total for Newbury/Thatcham Area	44,812	-20	117,794	14,601	59,578	25,529
Aldermaston: Calleva Park & Paices Hill	0	0	1,030	0	0	0
Beenham Industrial Area, Beenham	0	0	0	0	0	0
Red Shute Hill, Hermitage	0	0	560	0	0	0
Hungerford: Charnham Park /Station Rd / Smitham Bridge	0	0	6,562	0	0	0
Lambourn: Lowesdon Works/Membury Estate	0	0	0	136	175	0
Theale: Arlington Business Park / Station Rd / Sheffield Bottom	158	0	19,509	0	-9,724	447
Horseshoe Park, Pangbourne	0	0	0	0	0	0
Rest of West Berkshire	504	-45	82,391	15,909	8,594	86,705
Total for Rest of West Berkshire	662	-45	110,052	16,045	-955	87,152
WEST BERKSHIRE TOTAL	45,474	-65	227,846	30,646	58,623	112,681

*Includes developments not started & under construction.

A Business Development

Table A.4 B Class Uses Completions 2006/07 - 2010/11 Internal Floorspace (sqm)

		B1a	B1b	B1c	B1	Total B1 (B1/a/b/c)	B2	B8	B1-B8	Total
2006/07										
	gross	4,723	0	5,417	0	10,140	7,875	853	0	18,868
	net	1,890	0	-2,266	0	-376	2,095	634	-3,302	-949
2007/08										
	gross	22,519	0	2,338	515	25,372	439	9,704	29,552	65,067
	net	19,795	0	1,298	-2,979	18,114	-4,427	8,799	29,552	52,038
2008/09										
	gross	25,549	0	2,528	0	28,077	7,068	2,975	0	38,120
	net	22,395	0	2,424	0	24,819	5,967	-7,525	0	23,261
2009/10										
	gross	870	2,406	214	0	3,490	3,034	2,686	0	9,210
	net	-2,651	2,406	-3,006	-621	-3,872	2,512	1,245	-1,213	-1,328
2010/11										
	gross	1,553	0	778	2,807	5,138	23,796	4,109	0	33,043
	net	-2,203	0	89	2,807	693	23,103	3,408	0	27,204
Total 2006-11										
	gross	55,214	2,406	11,275	3,322	72,217	42,212	20,327	29,552	164,308
	net	39,226	2,406	-1,461	-793	39,378	29,250	6,561	25,037	100,226

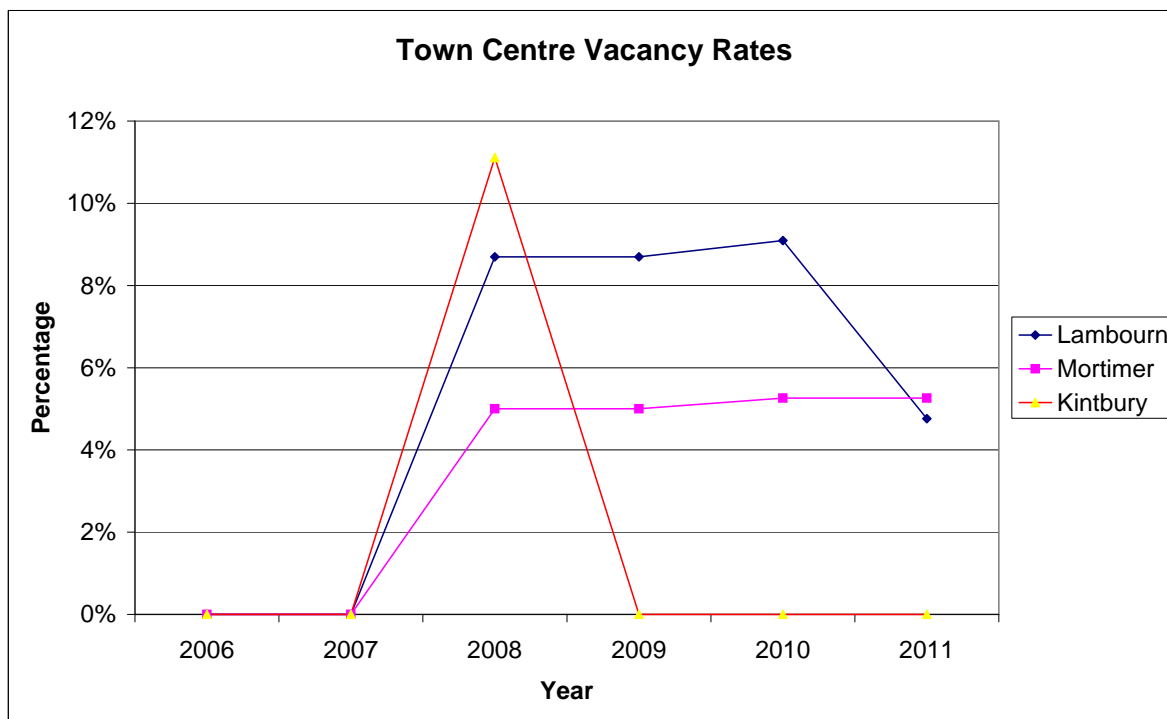
Business Development A

Table A.5 Protected Employment Areas (Areas where policy ECON.1 of West Berkshire District Local Plan applies)

	Area (hectares)		Area (hectares)
Newbury		Aldermaston	
Hambridge Road and Lane Newbury	64.6	CallevaPark Aldermaston	7.1
London Road Estate Newbury	13.4	Paices Hill Aldermaston	6.4
Newbury BusinessPark	10.9		
Turnpike Estate Newbury	4.6	Beenham Industrial Area	21.4
Castle Estate Newbury	1.8		
		Lambourn	
Thatcham		Membury	21.9
Green Lane Thatcham	0.7	Lowesdon Works	2.7
Colthrop Estate Thatcham	88.7		
		Theale	
Hungerford		Arlington / Station Road Theale	50.4
Smitham Bridge Road	1.3	Sheffield Bottom Theale	1.7
Charnham Park	9.8		
Station Road	5.3	Hermitage - Red Shute Hill	4.0
		Pangbourne - HorseshoePark	1.2

B Town Centre Vacancy Rates

Figure B.1 Combined Town Centre Vacancy Rate



Commentary

Unlike the town centres which appear in Fig 3.1, the settlements measured in the graph above do not have designated town centre boundaries. Whilst percentage changes appear to be extreme in some instances, this may be caused by the change of a small number of retail outlets, even down to an individual unit.

Table B.1 Percentage of vacant retail units in West Berkshire Town Centres 2002-2010

Year	Newbury	Thatcham	Hungerford	Theale	Pangbourne	Lambourn	Motimer	Kintbury
2002	7		4	7	2			
2003	7	8	5	7	2			
2004	5	3	4	3	0			
2005	9	7	5	3	2			
2006	8	7	5	7	2	0	0	0
2007	4	9	3	3	2	0	0	0
2008	8	12	11	3	4	9	5	11
2009	7	14	13	10	4	9	5	0
2010	6	16	8	13	4	9	5	0
2011	10	12	7	10	4	5	5	0

Population and Housing C

Contextual Indicators

Table C.1 Population Structure 2001 - Percentage

Age	West Berkshire	South East	England
0 -4	5.9	5.7	5.8
5-14	13.0	12.1	12.0
15-19	6.9	6.5	6.6
20-44	40.2	33.8	35.1
45-64	26.7	25.3	24.6
65+	14.1	16.6	16.0

Source 2001 Census

The latest population projections ⁽¹⁵⁾ show a population of 151,400 at 2008, projected to increase to 177,200 by 2026. These projections show the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 14.3% in 2008 to 20.1% by 2026.

The sub-national population projections are trend based projections that do not take into account future policy changes or local development policies. Projections for Berkshire carried out for the unitary authorities by the GLA ⁽¹⁶⁾ taking account of anticipated housing growth over the period, project a population of 163,500 in West Berkshire in 2026.

Table C.2 Household Type 2001 – Percentage

Household Type	West Berkshire	South East	England&Wales
Pensioner living alone	11.6	14.4	14.4
One person non-pensioner	13.0	14.1	15.6
Other pensioner households	8.4	9.7	9.0
Couples with no children	22.2	19.3	17.7
Couple with dependent children	24.9	22.1	20.8
Couple with non-dependent children	7.1	6.1	6.3
Lone parent with dependent children	4.5	5.2	6.5
Lone parent with non-dependent children	2.5	2.7	3.1
Other with dependent children	1.9	1.9	2.2

Source 2001 Census

The Census data shows a lower percentage of people living alone and of pensioner households than for the South East or England and Wales and a higher percentage of couples and families with children.

15 Office of National Statistics Revised 2008-based Subnational projections May 2010

16 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

C Population and Housing

Table C.3 Dwelling types – Percentage of Households 2001

	West Berkshire	South East	England&Wales
Detached	35.2	29.3	22.8
Semi-detached	33.7	28.5	31.6
Terraced	17.8	23.1	26.0
Flat	11.9	18.1	19.2

Source: 2001 Census

2001 data on types of accommodation shows that West Berkshire has a significantly higher percentage of detached and semi-detached dwellings than the South East region and than England and Wales overall, and a lower percentage of households living in flats or maisonettes.

Table C.4 Household Tenure 2001

	Percentage		
	West Berkshire	South East	England&Wales
Owner Occupied: owns outright	28.4	31.3	29.5
Owner Occupied with mortgage or loan	45.7	41.9	38.8
Rented from Council / Registered Social Landlord	13.8	14.0	19.2
Private Rented	7.1	8.8	8.7
Other rented	4.3	3.3	3.2

Source: 2001 Census

West Berkshire has high levels of home ownership. 74.1% of household were owner occupiers compared with 68.2% for England and Wales.

Table C.5 Housing Stock: Number of Rooms per Household Space – West Berkshire

No. of Rooms	No. of Household Spaces	Percentage
1 room	320	0.6
2 rooms	1,044	1.8
3 rooms	4,314	7.5
4 rooms	8,922	15.6
5 rooms	13,877	24.2
6 rooms	11,303	19.7
7 rooms	6,493	11.3
8 or more rooms	11,087	19.3
Total Occupied Household Spaces	57,360	

Source: 2001 Census

Population and Housing C

Table C.6 Household Size – Percentage 2001

Household Size	West Berkshire	South East	England&Wales
1 person	24.5	28.5	30.0
2 person	36.1	35.5	34.2
3 person	16.9	15.2	15.5
4 person	15.4	13.9	13.4
5 person	5.4	5.1	4.9
6 person	1.3	1.3	1.4
7 person	0.3	0.3	0.3
8+ person	0.1	0.2	0.2

Source: 2001 Census

The breakdown of household spaces in West Berkshire by size (number of rooms) shows that the majority of household spaces (74.5%) have five or more rooms. Only a small proportion of dwellings have less than four rooms. The majority of households, however are small, 60% are one and two person households.

Table C.7 Land Registry Property Prices : October 2011

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£148,810	£127,905	£146,725
Terraced House	£119,848	£161,526	£177,202
Semi-detached House	£152,543	£204,850	£214,142
Detached House	£255,315	£360,302	£374,027
All	£159,999	£206,818	£224,368

Source: Land Registry, 2011

House prices in West Berkshire have fallen this year from those recorded in October 2010 (£228,700) but remain higher than those of October 2009 (£212,975). For all property types, prices in West Berkshire remain higher than those for the south east region and country as a whole. This has led to a shortage of affordable homes for local people and key workers.

C Population and Housing

Output Indicators

Table C.8 Local Plan Housing Sites Progress March 2011

Site	Parish/ Town	Total Units	Units Compl 2010/11	Total Units Compl	Status at March 2011
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Hard Commitment
South Aldermaston	Aldermaston	48	0	48	Complete
Upper Bucklebury	Bucklebury	40	0	40	Complete
Chieveley (two sites)	Chieveley	50	0	50	Both Sites Complete
Newbury Racecourse, Greenham	Greenham	180	0	180	Complete
Pinchington Lane, Deadman's Lane, Newbury	Greenham	157	0	157	Complete
Cementation Site, Hermitage	Hermitage	209	0	209	Complete
Bath Road, Eddington	Hungerford	34	0	34	Complete
Salisbury Road	Hungerford	50	0	50	Complete
Mortimer Hill, Mortimer	Mortimer	120	0	120	Complete
Enborne Road, Newbury	Newbury	58	0	58	Complete
Manor Park, Newbury	Newbury	80	0	80	Complete
Park House School, Newbury	Newbury	70	0	0	Outstanding
Basingstoke Road / Mill Lane, Aldermaston Wharf	Padworth	98	0	98	Complete
Long Lane, Purley	Purley on Thames	96	0	96	Complete
Stockcross	Stockcross	9	0	0	Outstanding
Land adjacent to Benham's Farm, Burghfield Common	Sulhampstead	80	0	80	Complete
North West Thatcham	Thatcham	55	0	55	Complete
TOTAL		1,463	0	1,355	

Source: *Planning Commitments for Housing 2011*

Hard Commitments - the number of dwellings on sites that have planning permission

Population and Housing C

Table C.9 Housing Permissions, Starts and Completions 1999/00 – 2010/11

Year	Net New Permissions	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan Target –Annual Average	Net Completions
1999/00	362	439	279	650	390
2000/01	398	519	370	650	421
2001/02	924	234	326	780	278
2002/03	692	745	573	780	496
2003/04	1269	753	675	780	637
2004/05	966	1323	1025	780	967
2005/06	517	986	932	780	1071
2006/07	684	801	727	525	1064
2007/08	876	670	608	525	683
2008/09	394	248	298	525	528
2009/10	399	322	369	525	246
1010/11	1801	379	534	525	199

Source: *Planning Commitments for Housing 2011*

Table C.10 Net Housing Completions by Site Size 1997/98 to 2010/11

Year	Net Completions 1997 to 2010				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
1997/98	134	264	127	90	615
1998/99	134	71	38	165	408
1999/00	68	112	49	161	390
2000/01	93	60	229	68	450
2001/02	82	-45	124	117	278
2002/03	91	198	81	126	496
2003/04	112	289	142	94	637
2004/05	262	351	176	178	967
2005/06	311	369	210	181	1071
2006/07	390	313	159	202	1064
2007/08	236	216	33	198	683
2008/09	50	100	217	161	528
2009/10	7	25	99	115	246
2010/11	0	40	46	113	199
Average 1997/2011	141	169	124	141	574

Source: *Planning Commitments for Housing 2011*

C Population and Housing

Table C.11 Housing Completions and Commitments by Parish 2001/02 to 2009/10

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)										Total hard commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	
Aldermaston	1	-1	0	42	6	2	0	-1	1	1	31
Aldworth	0	0	0	0	0	2	0	2	0	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0	0
Basildon	9	14	1	-6	17	22	3	12	0	3	18
Beech Hill	0	0	0	0	0	0	0	0	0	0	1
Beedon	0	0	9	0	0	3	0	2	1	0	0
Beenham	0	1	0	-2	2	1	1	0	1	2	3
Boxford	1	2	-2	5	1	0	-1	1	2	0	7
Bradfield	3	2	0	-1	8	-1	2	2	3	6	8
Brightwalton	0	0	0	0	0	2	0	9	1	1	0
Brimpton	0	0	2	1	4	2	4	0	2	0	0
Bucklebury	-1	2	1	1	6	38	0	1	1	-3	12
Burghfield	2	35	4	0	1	6	1	7	5	27	8
Catmore	-	-	-	0	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	0	9
Chieveley	3	4	25	32	9	12	-7	-18	-2	7	64
Cold Ash	2	2	30	46	58	36	3	6	4	2	16
Combe	0	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	5	29
East Garston	0	0	0	0	2	3	2	0	0	0	1
East Ilsley	2	2	1	0	0	3	6	1	0	2	4
Enborne	21	1	23	19	8	5	1	-4	3	0	2
Englefield	0	0	0	4	0	-1	1	0	0	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	-1	2
Fawley	0	0	1	0	2	2	2	0	0	2	0
Frilsham	0	2	0	0	0	1	0	0	0	0	1
Gt Shefford	4	3	4	4	0	3	0	0	4	-1	2
Greenham	35	21	9	36	164	148	15	1	2	35	1,537
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	-2	22
Hampstead Marshall	0	0	0	0	1	0	0	0	1	0	1
Hermitage	-1	0	0	2	32	94	151	10	3	0	7
Holybrook	-	-	-	3	1	-1	4	0	0	0	76
Hungerford	8	51	48	17	37	11	2	4	1	25	62

Population and Housing C

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)										Total hard commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	
Inkpen	3	1	-2	1	0	-1	0	2	-3	3	5
Kintbury	0	1	4	2	2	4	42	3	3	8	102
Lambourn	36	5	12	15	7	35	8	23	6	4	41
Leckhampstead	0	0	0	0	0	-1	2	1	11	1	2
Midgham	0	0	1	0	0	0	2	5	1	1	3
Newbury	-30	220	252	398	286	275	78	169	72	13	789
Padworth	0	0	-2	12	-1	12	37	78	14	0	76
Pangbourne	0	12	25	15	13	6	17	-1	4	20	13
Peasemore	0	0	-1	3	-1	5	-1	0	1	1	2
Purley	16	-2	2	11	34	76	51	0	5	1	6
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	0	13
Speen	0	5	1	8	2	0	1	2	2	2	7
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	0	2
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	9	31
Streatley	0	6	0	0	4	2	2	1	0	4	0
Sulham	-	-	-	0	1	0	0	0	0	0	1
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	2	2
Thatcham	141	56	178	219	147	135	200	132	48	4	205
Theale	22	27	0	3	1	-21	0	31	1	5	380
Tidmarsh	0	0	1	5	-2	0	15	3	1	0	1
Tilehurst	1	12	-2	20	70	16	0	10	3	12	47
Ufton Nervet	0	0	0	0	1	0	0	0	0	2	0
Wasing	0	0	0	0	0	0	0	0	-1	-4	0
Welford	0	0	1	1	0	0	1	1	-5	0	18
West Ilsley	-1	2	2	1	0	1	0	0	2	0	0
West Woodhay	0	0	0	0	2	0	2	0	2	0	0
Winterbourne	0	-2	0	0	1	0	-2	-2	1	0	1
Wokefield	0	1	0	0	0	0	0	0	0	0	1
Woolhampton	-1	4	0	-1	13	64	9	0	0	0	1
Yattendon	0	0	0	2	0	0	0	0	0	0	1
West Berkshire Total	278	496	637	967	1071	1064	683	528	246	199	3,671

Source: Planning Commitments for Housing 2011

Hard Commitments are the number of dwellings on sites that have planning permission

C Population and Housing

Table C.12 Housing Trajectory 2010 at March 2010 - Monitoring against South East Plan Requirement.

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	
Completions - Allocated Sites	390	236	50	7	0																
Completions- Unallocated Sites	674	447	478	239	199																
Committed (at March 2011) and allocated sites (10 or more units)						249	317	390	369	260	125										
Committed small sites (at March 2011)						100	100	67	44	44	44										
Deliverable without permission at March 2011							10	88	47	44	75										
Racecourse Strategic site							80	120	160	193	160	150	150	146	146	80	79				
Sandleford Proposed Strategic site											100	100	100	100	100	100	100	100	100	100	100
Site Allocations/ Identified Sites												300	300	300	300	300	300	300	300	300	300
Unidentified small site allowance																	70	70	70	70	70
Past Completions	1064	683	528	246	199																
Projected Completions						349	507	665	620	541	504	550	550	546	546	480	549	470	470	470	470
Cumulative Completions	1064	1747	2275	2521	2720	3069	3576	4241	4861	5402	5906	6456	7006	7552	8098	8578	9127	9597	10067	10537	10537
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-81	-99	41	136	152	131	156	181	202	223	178	202	147	92	37	37
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	531	533	522	513	510	510	506	499	491	480	481	458	452	433	433

Population and Housing C

Table C.13 Large and Medium Housing Sites Completed in 2010/11

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Net Density Units/ha
Burghfield	Saxon Gate	GF	11	11	27
Hungerford	North Standen Road	GF	16	16	38
Newbury	St Nicholas School, Enborne Road	PDL	14	14	40
Newbury	174-178 Craven Road	PDL	21	18	131
Pangbourne	63 - 65 Reading Road	PDL	14	12	87
Mortimer	Land To Rear Of 33-37 West End Rd	PDL	10	7	34

Source: *Planning Commitments for Housing 2011: Planning Applications Data*

Table C.14 Affordable Housing Completions 2010/11

Address	Total Affordable	Completed 2010/11	Registered Social Landlord	No. Rented	No. Shared Ownership	Special Needs
Burghfield, Saxon Gate	5	5	Sovereign	5	0	
Hungerford, North Standen Road	16	16	Testway	16	0	
Through Planning Obligations		21		21	0	
Beenham, 24 Stoneyfield	2	2	Sovereign	2	0	
Burghfield, The Close	5	5	Sovereign	5	0	
Newbury, Elizabeth Avenue	3	3	Sovereign	3	3	
Total Affordable Units		31		31	0	0

Source: *Planning Commitments for Housing 2011 Planning Applications Data: Housing Service data*

D Accessibility

Methodology for Local Indicator A1.

Definitions

Amount of new residential development within 30 minutes public transport time of: a GP, a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

New residential development has been defined as the net additional dwellings on all housing sites (or phases of larger sites) completed in 2010/11. Replacement dwellings are excluded. This definition is not the same as net additional dwellings for the current year; the Berkshire authorities agreed that measurements of accessibility were more appropriately calculated on completion of the housing development.

Areas of employment are taken to be the protected employment areas in the West Berkshire District Local Plan, (with the exception of some of the smallest rural employment areas). Also included are the major town centres of Newbury and Reading and other major employment areas including New Greenham Park, Vodafone at Newbury, AWE at Aldermaston and Burghfield, Green Park, other employment areas in Reading and Harwell.

The definition of a major retail centre was given in the Government guidance published in October 2005.⁽¹⁷⁾ It includes city, town or district centres (as defined in Annex B of PPS4) identified in the local development framework and on the adopted proposals map. The Core Strategy identifies Newbury, Thatcham and Hungerford as town centres, and Theale, Pangbourne and Lambourn as district centres within West Berkshire. In addition, the following major retail centres near to the district were included in the modelling: Reading, Basingstoke, Tadley, Swindon, Oxford and Wantage.

Methodology

All calculations have been completed using the Accession software package. Calculations have been performed using unique site identifiers weighted according to the net number of units developed on that site. The calculations have been performed for the morning peak hour period on Thursdays as defined in the Technical Guidance on Accessibility Planning in Local Transport Plans document produced by the Department for Transport.

Table D.1

Destination	AM Peak Hour defined as
Primary School	08:00-09:00
Secondary School	08:00-09:00
General Practitioners Surgery	09:00-10:00
Hospital	09:00-10:00
Major Centre	09:00-10:00
Employment Area	09:00-10:00

Calculations look at each site individually and calculate the length of time that is quickest to reach a destination by public transport. Calculations only allow for travel by public transport (registered bus services and rail) and walking through the road network. Walking time is calculated with an average walk speed of 4.8km/hour and a total maximum walking distance of 1200 m. Public transport times are calculated using the latest timetable and route information from the National Public Transport Data Repository.

Journeys that cannot be completed within the specified timescale are disregarded and the software package will return a finding of an inaccessible destination, for that origin site. Threshold reports were then run for each destination type to establish the number and percentage of new dwellings able to access the specified destination type within 30 minutes.

Change in area of sites designated for their intrinsic environmental value – SACs, SPAs, SSSIs and Local Wildlife Sites (LWS).

Information sources

Special Areas of Conservation (SAC) / Special Protection Area (SPA) - Data on SACs and SPAs are derived from the digitised site boundaries layers obtained from Natural England

Sites of Special Scientific Interest (SSSI) - Data on SSSIs are derived from the digitised site boundaries layers obtained from Natural England

Local Nature Reserves (LNR) - Figures on areas of Local Nature Reserves are derived from the Natural England web site.

Local Wildlife Sites (LWS) - The information on change reported relates to the findings from the surveys in the previous year. Figures for changes in the area are derived from analysis of digitised site boundaries. WBC no longer participates in the LWS project (where TVERC survey approximately 10% of the total Berkshire sites each year) so unless sites are completely destroyed there is no update information available for this year.

Local Geological Sites (LGS) - Site information was digitised by TVERC using site documentation provided by the Berkshire Geoconservation Group.

Quality of the information

There is an ongoing requirement for up to date SAC, SPA, SSSI, LNR, LWS and LGS data in the County. TVERC continues to work with partners to ensure that the most up-to-date site boundary information is available. It is hoped that, subject to additional funding, surveys of Local Wildlife Sites within West Berkshire will recommence.

Change in area of UK BAP Priority Habitat

Information Sources

TVERC UK BAP priority habitat mapping uses available field survey data and site field survey reports, complemented by digital aerial photography. The primary datasets used to generate the mapped material are:

- New wetland national inventory mapping carried out by TVERC in 2009, including coastal and floodplain grazing marsh as UKBAP priority landscape type
- Local Wildlife Site project surveys in the 1990s and 2000s, with the highest quality material generated in the last five years;
- Natural England SSSI notification surveys undertaken mainly in the 1980s, but complemented by site habitat condition monitoring visits data from the last five years, provided through the Natural England web site;
- BBONT habitat surveys undertaken in Berkshire in the mid-1980s;
- BBOWT habitat mapping of BBOWT Reserves 2003-present;
- habitat surveys (such as chalk grassland and calcareous fen) undertaken by NCC/English Nature in the mid-1990s, summarised in report format;
- NCC grassland and woodland inventory site survey sheets from the 1980s and updated in 2008 – 2009
- Consultancy survey reports and associated species and habitat data.

Quality of the information

The quality of the mapping is variable as it is dependent on the quality of the source survey material – older survey data, or decisions made purely on aerial photographic interpretation - introduce less certainty in the determination of the habitat. Mapping was undertaken primarily at a 1:250 scale.

E Biodiversity

Whilst a full habitat map has been created for Berkshire there are still large areas where the information comes primarily from aerial photographic interpretation. TVERC hopes to progressively address these shortcomings in future years.

The PTES digital mapping was undertaken to a large extent using digital aerial photographs, so some confirmation of the mapping through site visits is probably needed before the overall figure of the mapped resource can be authoritatively finalised.

Proportion of Local Sites where positive conservation management has been or is being implemented (National Indicator 197: Improved Local Biodiversity)

Local Sites Qualifying Criteria

DEFRA guidance issued in 2008 stated:

To show that positive conservation management is being undertaken on a Local Site, there must be documented evidence of management that contributes to maintaining or enhancing the features of interest for which a site has been selected and designated. The nature of the management activity appropriate to interest features of a site will commonly be defined within one, or more of the following:

1. site management plan
2. management schemes - agri-environment or conservation management agreement or scheme
3. relevant Biodiversity Action Plan (including habitat action plan, species action plan or local biodiversity action plan). Where a site is designated primarily for its geological features, the recommended management activity may be defined within a site specific management plan or, more broadly, within a Local Geodiversity Action Plan
4. management guidance and advice
5. for Local Geological Sites the monitoring process and guidance provides a basis for judging whether appropriate management is being undertaken.

Information sources:

- Countryside Stewardship (CSS). Data provided by DEFRA, 2003 - 2010
- Environmentally Sensitive Areas Scheme (GIS dataset provided by Natural England in 2009)
- Environmental Stewardship (GIS dataset provided by DEFRA). To qualify as in positive management only LWS under EL3, EL4, EK3, EK4 and HLS schemes were included.
- Woodland Grant Scheme (GIS dataset provided by Forestry Commission 2003 - 2010)
- England Woodland Grant Scheme (GIS dataset provided by Forestry Commission 2003 - 2010)
- Site management plans from by Forestry Commission, Woodland Trust, National Trust, BBOWT or Local Authorities for the conservation of the features of that site
- Local Authority ecology contacts supplied ad hoc information on sites where known positive management has been undertaken in the last 5 years.

Change in number of UK BAP Priority Species

The list of BAP priority species in the County is derived from the national revised list of priority species (UK BAP website). The list for each UA contains the species most likely to still be extant in the area.

The main source of this data has been the TVERC Recorder database with a threshold date of 1990, i.e. any records before this date were investigated and in most cases discounted. All species on the list were also cross referenced with the national database of the National Biodiversity Network (NBN) and recent local publications and atlases, e.g. the Berkshire Flora. A list of publications and sources of information are provided below:

- Recorder 6 database for Berkshire held by Thames Valley Environmental Records Centre
- NBN (National Biodiversity Network) - data sources listed and mapped on NBN Gateway
- Crawley, M.J. (2005) The Flora of Berkshire. Brambleby Books

- Harvey, M (1998) A review of BAP invertebrates in Berkshire. BBOWT report
- www.ukbap.org.uk/NewPriorityList.aspx National list of UK BAP priority species

It should be recognised that the list of BAP priority species in the County is as much a reflection of the presence and/or the absence of species as the amount of effort applied by Recorders in surveying and observation. Lack of records for a species therefore does not always reflect an absence of that species in the County. The quality of information provided this year has improved with the continued review of the distribution of these species.

TVERC actively supports recording and recording groups in the County and is building a good overview of the distribution of species and indeed the information on these species in the County. Recording depends on the commitment and dedication of local naturalists and most of the records held by TVERC come from this route. Gaps in the provision of information on these species can be identified and TVERC can assist recorders in targeting survey and field effort. This is an ongoing process and is essential for the future monitoring of this indicator.

Distribution and Status of Water Voles

Information Sources

Information for this indicator is entirely from survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. The local Wildlife Trust (BBOWT) has recruited a water vole project officer. The survey methodology records presence or absence of water vole within a 500m stretch of water course and not population size. The information for 2010 is not currently available.

Quality of the information

More detailed survey that makes estimates of population size would give a more accurate picture of the trends in status of water voles in the County. The resources to do this sort of work are not currently available.

Distribution and Status of Farmland Birds

This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. Records associated with these species generated through British Trust for Ornithology (BTO) breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. TVERC has obtained these records and followed the RSPB methodology to plot the trend in changes in the index over time. This indicator remains an important one for assessing the general ecological health of the largely rural areas of the District.

Table E.1 Farmland Bird Species

Farmland Bird Species			
Kestrel	Yellow Wagtail	Reed Bunting	Jackdaw
Grey Partridge	Starling	Corn Bunting	Rook
Lapwing	Tree Sparrow	Stock Dove	Greenfinch
Turtle Dove	Linnet	Woodpigeon	Goldfinch
Skylark	Yellowhammer	Whitethroat	

There are a several limitations with this indicator. The methodology is based on surveying a number of 1 km grid squares chosen on a stratified random basis.

Quality of the information

The quality of information associated with this indicator is dependent on as many field survey records as can be obtained. This varies from year to year. As records are obtained from BTO volunteer surveyors, BTOs ability to improve on county survey coverage will determine whether more records can be generated.

Glossary

Table .1

Acronym	Term	Explanation
AONB	Area of Outstanding Natural Beauty	Area with statutory national landscape designation, the primary purpose of which is to conserve and enhance the natural beauty
AMR	Annual Monitoring Report	A report that presents an analysis of existing ('saved') policies and progress on the Local Development Scheme (see below)
BAP	Biodiversity Action Plan	A strategy aimed at conserving and enhancing biological diversity
BSP	BerkshireStructure Plan	Provides a strategic framework for Local Plans and development control across the whole county.
CAA	Conservation Area Appraisal	
DCLG	Department for Communities and Local Government	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
DPD	Development Plan Documents	A statutory element of the Local Development Framework. DPDs are subject to independent examination and include the Core Strategy.
LDD	Local Development Documents	Local Development Documents comprise both Development Plan Documents and Supplementary Planning Documents. LDDs are likely to include core policies, area action plans, proposal maps, site specific policies..
LDF	Local Development Framework	A folder containing a number of documents including LDDs setting out a local authority's policies for meeting the economic, environmental and social aims of its area.
LDS	Local Development Scheme	A timetable and project plan for the production of all the LDDs relating to a LDF
	NaturalEngland	Brings together English Nature, parts of the Countryside Agency and the Rural Development Service. Natural England is working to conserve, enhance and manage the natural environment. It is responsible for agreeing National and Local Nature Reserves, identifying SSSIs (below) and proposed special areas of conservation and advising the Government.
PDL	Previously Developed Land	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. PPS3 has a detailed definition
PPG	Planning Policy Guidance	Guidance issued by the DCLG (see above), setting out the Government's policy on planning issues.
PPS	Planning Policy Statements	New guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These will replace PPGs (see above)
RIGS	Regionally Important Geological & Geomorphological Site	A non-statutory regionally important geological or geomorphological site designated to protect important earth science and landscape features.

Acronym	Term	Explanation
RPG	Regional Planning Guidance	Regional planning policy and advice issued for each region in England by the Secretary of State. As part of the reform process the existing RPG becomes the spatial strategy for the region until revised by a replacement Regional Spatial Strategy (RSS).
RSL	Registered Social Landlord	Social landlords registered with the Housing Corporation:- providers of low cost social housing for rent and shared ownership.
	Saved Policies/Saved Plans	Policies within development plans that are saved for a time period during replacement production of Local Development Documents
S106	Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
SAC	Special Areas of Conservation	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	Statement of Community Involvement	Sets out the Council's policy by which the community will be engaged in the preparation and revision of LDDs and in the consideration of planning applications.
SCS	Sustainable Community Strategy	Sets out the long term vision for the local authority area.
SPA	Special Protection Areas	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SPD	Supplementary Planning Documents	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
SPG	Supplementary Planning Guidance	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan
SSSI	Sites of Special Scientific Interest	Defined protected areas of nature conservation and scientific value identified by English Nature as being of national (and sometimes international) importance.
TV ERC	Thames Valley Environmental Records Centre	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
WBDLP	West Berkshire District Local Plan	Sets out the Council's policies and proposals for the development and use of land within the district. It includes detailed policies and specific proposals to guide planning decisions
WHS	Wildlife Heritage Sites	Designated sites of nature conservation value. These are non-statutory, and defined by the Berkshire Nature Conservation Forum.

If you require this information in an alternative format or translation,
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