

# West Berkshire Local Plan Annual Monitoring Report 2012

## Housing - January 2013



# Annual Monitoring Report 2012: Housing

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## Executive Summary

### Preparation of the Local Plan

The Annual Monitoring Report (AMR) monitors and reviews the progress made with the preparation of the Local Plan and the extent to which planning policies are being successfully implemented. This report monitors the housing policies within the development plan and will be followed by a further report which will cover other monitoring indicators.

The Development Plan for West Berkshire comprises the South East Plan adopted in May 2009, the West Berkshire Core Strategy, adopted in July 2012, the Saved Policies of 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 Core Strategy replaced a number of policies in the WBDLP.

The Local Development Scheme (LDS) sets out the timetable for Local Plan preparation. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was adopted by the Council in May 2012.

Progress on the Local Plan 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. The Core Strategy hearings began on 2nd November 2010 and initially ran for 8 days. The Examination was 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 was suspended until February 2012 and further hearings were held in May 2012. The Inspector's Report was received on 3 July 2012 and the Core Strategy adopted by the Council on 16 July 2012, meeting the timetable in the 2012 LDS, which anticipated adoption in September 2012.
- **Site Allocations and Delivery DPD.** Work on the Site Allocations and Delivery DPD is commencing in 2013.

Two Supplementary Planning Documents (SPD) 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.

Three SPDs are in preparation:

- Sandleford Park Newbury, an SPD to guide a planning application for this strategic site allocated in the Core Strategy
- Institute for Animal Health Site, Compton, an SPD to guide potential redevelopment.
- Delivering Investment from Sustainable Development, an update of the current SPG.

### Monitoring the Housing Elements of the Local Plan 2011/12

This section of the AMR examines the success of Development Plan policies for housing in meeting objectives and targets. 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.

**Housing Delivery** – There were 162 net completions of dwelling units in the year, lower than the average annual requirement set out in the Core Strategy and South East Plan and significantly lower than in previous years. Completions are anticipated to increase substantially in 2012/13 with completions on a number of the larger sites which were under construction at the end of the monitoring year 2011/12. There is a high number of outstanding commitments with 3,754 dwellings with permission at end March 2012 either under construction or not yet started.

**Five Year Housing Land Supply** - The Council is able to demonstrate a five year supply of housing land, as required by the National Planning Policy Framework (NPPF). The strategic sites allocated in the Core Strategy will contribute to this supply. Construction has commenced on the Racecourse site and the Sandleford site is anticipated to contribute to delivery from 2016/17 onwards. The high level of commitments means new greenfield developments are unlikely to be required for delivery before 2017/18.

## Executive Summary

**Location of Development** - 64% of residential completions in 2011/12 were on previously developed land. This figure is lower than previous years because of the change in definition of previously developed land in June 2010 to exclude residential gardens, which are now classified as greenfield land. The percentage of completions on previously developed land over the plan period so far, from April 2006 is 78.5%, well above the Core Strategy target of 60%. 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.

The majority of housing completions were in the urban areas of Newbury and the Eastern Urban Area, but there were significant numbers of completions on small sites in the more rural parts of the District. 17% of net completions were in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The indicator of accessibility of completed developments reflects this more dispersed pattern in this monitoring year, although access from new developments to primary schools remains high, with 95% of new dwellings on sites completed in 2011/12 within 30 minutes by public transport of a primary school.

**Affordable Housing** – There were only 7 affordable housing completions in the monitoring year, at a rural exceptions site at Chaddleworth.

## Background

**1.1** Following the introduction of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required 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 'plan, monitor and manage' approach to the planning system, and is the key to developing a robust evidence base.

**1.2** Previous national guidance on monitoring has been withdrawn and it is now a matter for each council to determine what to include in their monitoring reports. This AMR builds on the format of previous years but is published in separate sections. This report covers monitoring of the housing policies within the Local Plan. A second report will follow, covering other elements of plan monitoring.

**1.3** 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 West Berkshire District Local Plan as well as the policies in the Core Strategy, which was adopted in July 2012.

## Planning Context

**1.4** The Development Plan for West Berkshire comprises the South East Plan adopted in May 2009, the West Berkshire Core Strategy, adopted in July 2012, 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.

**1.5** The WBDLP is being replaced in stages by Development Plan Documents within the new Local Plan. The programme for production of this is set out in the Local Development Scheme (LDS). The West Berkshire Core Strategy, sets out the strategic approach to spatial planning in the District. 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 were saved by the Secretary of State. Some of these saved policies were superseded in July 2012 on adoption of the Core Strategy.

**1.6** The National Planning Policy Framework (NPPF) was published in March 2012. This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF replaced the Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents.

## Key Characteristics of West Berkshire

**1.7** 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.

**1.8** 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.

**1.9** 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**



**1.10** 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.

**1.11** 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.

**1.12** 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.

**1.13** 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

**1.14** Research and evidence base work, including public consultation and sustainability appraisal, has highlighted a number of key issues affecting West Berkshire which have informed the Core Strategy and will inform preparation of the Site Allocations and Delivery DPD.

- 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.

## Introduction 1

- **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.** Government statistics indicate that the population of the District is projected to rise to 168,200 by 2026 <sup>(1)</sup> and the population of over 65's is projected to grow significantly 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.

## Duty to Cooperate

**1.15** Section 110 of the Localism Act sets out a general duty to cooperate and came into force on 15 November 2011. This requires the local planning authority to cooperate with neighbouring authorities in the preparation of development plan documents. Prior to this duty coming into force it was already part of national policy that the local planning authority would consider the wider area and that there would be cross-boundary consultation. The Core Strategy was prepared before the duty to cooperate came into effect but its preparation required cooperation with neighbouring authorities and other organisations and the plan needed to demonstrate that it was coherent with the core strategies prepared by neighbouring authorities, where cross boundary issues were relevant.

**1.16** West Berkshire Council has engaged constructively, actively and on an ongoing basis with other local planning authorities in the plan making process. It has engaged with a wide range of statutory and other consultees which include the Highways Agency, Natural England, English Heritage and parish and town councils within and adjoining West Berkshire. The duty to cooperate is effectively replacing the strategic planning previously carried out in the preparation of the RSS ( the South East Plan). The Council and all the neighbouring authorities were fully involved during the preparation of the South East Plan and have mechanisms in place for joint working in the future.

**1.17** The Core Strategy sets out that the Strategic Housing Market Assessment (SHMA) will be reviewed in cooperation with neighbouring authorities. The Council is already in discussions with neighbouring authorities with regard to cooperation on reviews of the evidence base in the light of the NPPF and the duty to cooperate.

**1.18** Berkshire has had, and continues to have, a strong tradition of cooperation on strategic planning, initially through the joint Structure Plan process, and later through a joint approach in contributing to the preparation of the South East Plan. Good working relationships at officer level have been established through Planning Officer Groups, including the Berkshire Heads of Planning (BHoP) and the Berkshire Development Plan Group (DPG). Work is underway by DPG to establish an agreed, practical and effective structure and processes for joint working on common planning issues, taking account of the NPPF guidance on how the duty will be complied with.



# 1 Introduction

**1.19** Cross boundary issues in relation to non Berkshire authorities are equally important to West Berkshire. The Council has consistently liaised with all of its neighbours throughout the preparation of the Core Strategy and continues to do so. The Council has also engaged with statutory consultees such as the Highways Agency in terms of policy development and through the preparation of the evidence base, for example the Infrastructure Delivery Plan (IDP) and the Transport Assessments.

**1.20** It is intended that a document will be prepared setting out how the Council will take forward the duty to cooperate with all relevant bodies and organisations. This will need to be adopted by Full Council.

## Monitoring Development Plan Policies

**1.21** Monitoring is an essential part of the continuous planning process. Monitoring enables the examination of trends and comparison against existing targets and policies, indicating where a review of these policies may be needed.

**1.22** The previous 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. The core output indicators are no longer required to be reported to Government. The Council has, however, continued to monitor most of these indicators as they are relevant to monitoring the policies in the West Berkshire Local Plan. They are no longer identified as core output indicators.

**1.23** Monitoring follows the objectives - policies - targets - indicators approach. Where appropriate, strategic aims from the Sustainable Community Strategy update, published in 2011 <sup>(2)</sup>, 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.

## Local Development Scheme Implementation 2

### The Local Development Scheme (LDS)

**2.1** The first LDS was submitted in March 2005 and came into effect on 11 April 2005. It has been revised since, in 2010 and 2012. The current LDS was published in May 2012.

### Statement of Community Involvement (SCI)

**2.2** 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

**2.3** 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 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 was suspended until February 2012 and further hearings were held in May 2012. The Inspector's Report was received on 3 July 2012 and the Core Strategy adopted by the Council on 16 July 2012, meeting the timetable in the 2012 LDS, which anticipated adoption in September 2012.

### Site Allocations and Delivery DPD

**2.4** Work on the Site Allocations and Delivery DPD was delayed by the extended Core Strategy Examination. Public participation in the preparation of this DPD will commence early in 2013.

### Supplementary Planning Documents

**2.5** 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.

**2.6** Three SPDs are in preparation:

- **Sandleford Park Newbury**, an SPD to guide a planning application for this strategic site allocated in the Core Strategy
- **Institute for Animal Health Site, Compton**, an SPD to guide potential redevelopment.
- **Delivering Investment from Sustainable Development**, an update of the current SPG

### 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

## 2 Local Development Scheme Implementation

- Stanford Dingley - Adopted 21 January 2010
- Burghfield - Adopted 24 August 2011

## Context and Policy Monitoring 3

## Context

**3.1** The 2001 Census recorded a population of 144,483 for West Berkshire, an increase of 4.1% since 1991. The total population recorded by the 2011 Census was 153,822, an increase of 6.5% over the period 2001 - 2011. Average household size in 2011 was 2.42 compared to 2.36 for England and Wales. Data on population and household structure is presented in Appendix A.

**3.2** The latest population projections prepared by the Office for National Statistics (2010-based) project a population of 154,500 at 2011 and 168,200 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 16.1% in 2011 to 21.4% by 2026.

**3.3** Data on accommodation types and tenure is also presented in Appendix A. At 2011, 14.5% of households were accommodated in flats or maisonettes compared with an average of 21.6% for England and Wales. Owner occupation is higher than the national average with 70% of households in owner occupation compared with 63.5% for England and Wales and 14% of households renting from the local authority or housing association, compared to 18% nationally.

**3.4** 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 2012 was £228,947 compared to £161,605 for England and Wales.<sup>(3)</sup> The table in Appendix A 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.

## Policy Monitoring

**3.5** The tables below set out the housing objectives in the Sustainable Community Strategy, the Core Strategy and the WBDLP and show how the indicators relate to the policies within the planning documents. The table includes some WBDLP policies which have now been superseded by policies within the Core Strategy, but which were adopted policies within the monitoring year 2011/12.

**Table 3.1 Housing Objectives, Indicators and Policies**

<p><b>Sustainable Community Strategy Strategic Aims:</b></p> <p>Support and encourage the provision of appropriate, decent and sufficient housing</p>
<p><b>Core Strategy Objectives:</b></p> <p>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.</p> <p>To secure provision of affordable and market housing to 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.</p>
<p><b>WBDLP Objectives:</b></p> <p>To locate housing having regard to the principles of sustainable development.</p> <p>To secure the maximum level of affordable dwellings to meet the needs of the local population</p>

## 3 Context and Policy Monitoring

Table 3.2

Indicators	West Berkshire District Local Plan Saved Policies	West Berkshire Core Strategy Policies
Plan Period and Housing Targets		<b>ADPP1:</b> Spatial Strategy <b>CS1:</b> Delivering new homes and retaining the housing stock
Housing Trajectory Completions on allocated sites Five Year housing Land Supply	<b>HSG1:</b> The Identification of Settlements for Planning Purposes <b>HSG5:</b> Allocation of New Housing Sites	<b>ADPP1:</b> Spatial Strategy <b>CS1:</b> Delivering new homes and retaining the housing stock <b>CS2:</b> Newbury Racecourse Strategic Site Allocation <b>CS3:</b> Sandford Strategic Site Allocation
Windfall Permissions and completions		<b>CS1:</b> Delivering new homes and retaining the housing stock
New and converted dwellings - on previously developed land  Percentage of outstanding commitments on previously developed land	<b>OVS.1:</b> The Overall Strategy <b>ENV.18:</b> Control of Development in the Countryside <b>HSG.1:</b> The Identification of Settlements for Planning Purposes	<b>ADPP1:</b> Spatial Strategy <b>CS1:</b> Delivering new homes and retaining the housing stock
Net additional pitches (Gypsy and Traveller)	<b>HSG. 17 :</b> Gypsy Transit Sites <b>HSG.17A :</b> Permanent Gypsy Site	<b>CS7:</b> Gypsy, travellers and travelling showpeople
Gross and net affordable housing completions  Applications including contribution to affordable housing	<b>HSG.9:</b> Affordable Housing for Local Needs <b>HSG.11:</b> Rural Exceptions	<b>CS6</b> Provision of affordable housing
Percentage of completed residential development within settlement boundaries	<b>HSG1:</b> The Identification of Settlements for Planning Purposes <b>ENV.18:</b> Control of Development in the Countryside	<b>ADPP1:</b> Spatial Strategy <b>CS1:</b> Delivering new homes and retaining the housing stock
Housing completions in settlements within the District Settlement Hierarchy  Housing completions in Spatial Areas	<b>HSG1:</b> The Identification of Settlements for Planning Purposes  <b>ENV.18:</b> Control of Development in the Countryside	<b>ADPP1:</b> Spatial Strategy <b>ADPP2 - 6</b> <b>CS1:</b> Delivering new homes and retaining the housing stock
Density of new development  Housing mix by type and size		<b>CS4:</b> Housing Type and Mix

## Housing Delivery 4

## The Housing Requirement

## Indicator

Plan Period and Housing Targets

Table 4.1

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

**4.1** The Examination into the West Berkshire Core Strategy covered the issue of the overall housing requirement. The South East Plan is still in place and the Core Strategy needs to be in general conformity with it. The Inspector recognised that the regional plan, which was intended to reduce uncertainty for Councils producing lower order plans, had grappled with the conflicting needs and pressures for housing and constraints to its delivery. He needed, however, to assess the soundness of the housing provision in the light of the NPPF's requirements. He concluded that the Berkshire Housing Market Assessment does not provide a clear understanding of housing needs and demands in the area as required in the NPPF, and does indicate a substantial need for affordable housing. Recent population and household projections indicate a higher rate of increase in the population than those in the earlier projections informing the South East Plan. The NPPF expects such projections to form part of an assessment of need and demand and also seeks housing needs to be met in full (subject to an overall balancing against environmental impact), including any unmet needs in adjoining areas. He therefore concluded that the planned provision of 10,500 is not justified by an assessment which meets the requirements of the NPPF and what is required is a new Housing Market Assessment which complies with NPPF paragraph 159, a complex task which requires co-operative working between several authorities. The Inspector considered that the Core Strategy represents a positive approach to planning, that there were exceptional circumstances relating to its timing, and that the government's planning aims are best achieved by the adoption of the Core Strategy with a requirement to review the housing provision within three years, in order to determine a justified long term basis for planning in West Berkshire.

## Housing Delivery

## Indicator

## Housing Trajectory

- Net additional dwellings - in previous years
- Net additional dwellings - for the reporting year
- Net additional requirement - in future years
- Managed delivery target

## 4 Housing Delivery

Table 4.2 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	
Net completions	1064	683	528	246	199	Rep	Curr	1	2	3	4	5									
Net Completions 11/12						162															
Additional Requirement							548	597	511	638	721	592	510	510	510	510	510	529	470	470	470
a) Net additions							525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
c) Target	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Managed Delivery Target	525	497	486	484	499	519	544	544	539	542	532	511	501	500	499	496	493	487	466	466	462

Source: Planning Commitments for Housing at March 2012, West Berkshire Strategic Housing Land Availability Assessment (SHLAA) February 2011.

## Housing Delivery 4

## Commentary

**4.2** 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 2011/12 show another decline, lower than projected in the trajectory in the 2011 AMR. This was due to slower than anticipated completions on sites already under construction and demolitions prior to redevelopment. The downturn in the housing market has led to lower than average completions over the last three years but completions are projected to increase significantly in 2012/13.

**4.3** Data for new housing permissions, starts, and numbers under construction can be found in Housing Permissions, Starts and Completions 1999/00 – 2011/12. Information on completions by site size can be found in Net Housing Completions by Site Size 1997/98 to 2011/12 and shows that over the period 1997/98 to 2001/12 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 140 units a year (25% of all completions).

**4.4** Of the requirement for 10,500 dwellings in the South East Plan period 2006 - 2026, 2,882 were completed in the first 6 year period to 2012. Delivery has fallen below the cumulative requirement for the first time in the plan period with a shortfall of 268 net units. Housing Land Availability at March 2010 shows the housing land position at March 2012 and identifies the contribution that the proposed strategic sites in the Core Strategy will make to housing supply.

**Table 4.3 Housing Land Requirement at March 2012**

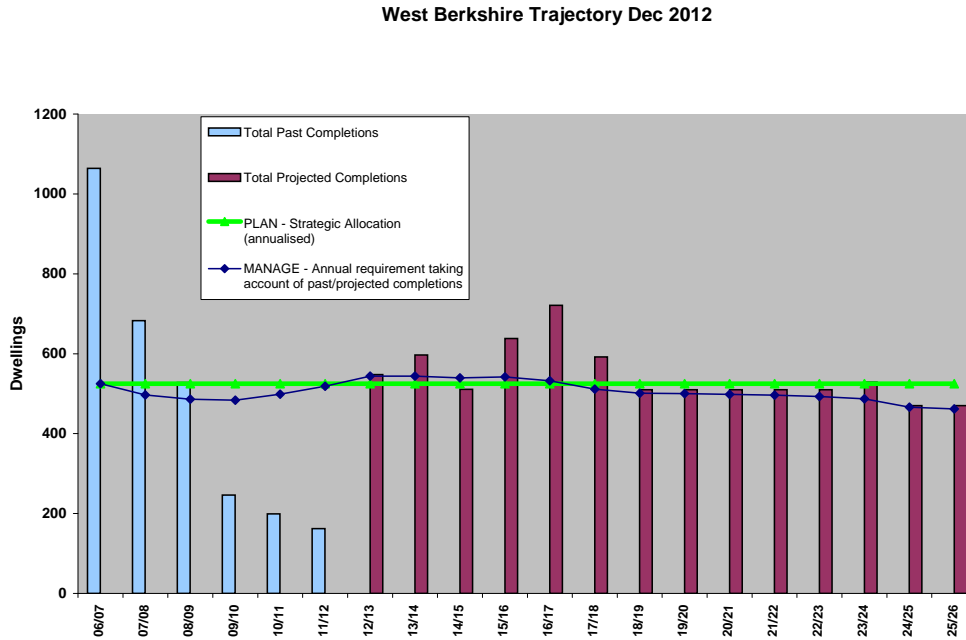
<b>South East Plan/ Core Strategy Requirement 2006 - 2026</b>	<b>10,500</b>
<b>Components of Housing Land Supply</b>	
Dwellings completed April 2006 - March 2012	2,882
Dwellings with outstanding planning permission at March 2010 (including 1,500 dwellings on Racecourse site)	3,754
Subtotal of dwellings completed and with planning permission at March 2011	6,636
Allocated strategic site at Sandleford Park	1,000
Small site windfall allowance for period 2023 - 2026	210
Identified sites, allocations in Sites Allocation and Delivery DPD	2,654
<b>Total</b>	<b>10,500</b>

**4.5** 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 2012 that have been assessed as deliverable or developable, allocated sites, other identified sites 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 Housing Trajectory 2012 at March 2012 - Monitoring against South East Plan and Core Strategy Requirement.



## 4 Housing Delivery

Figure 4.1 Housing Trajectory 2012



**Policy Effectiveness:**

Local Plan policies have been successful in delivering the housing requirement. The current shortfall is a result of the national economic downturn but indicators are that completions will increase significantly over the next few years. Delivery of housing on the Racecourse strategic site is anticipated from 2012/13 and the allocation of Sandford Park in the Core Strategy will enable completions on this site from 2016 onwards.

**Actions Required:**

Preparation of the Site Allocations DPD, which will need to make provision for additional allocations of housing land for delivery in the period post 2018.

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 current monitoring 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 2017/18.

## Five Year Housing Land Supply 5

**Indicator**

Five Year Supply of Deliverable Housing Sites

**5.1** The five year housing land supply is set out in an annex to this monitoring report and contains the calculations of the requirement plus the schedules of housing sites which make up the supply <sup>(4)</sup>. This section summarises how the requirement to demonstrate a five year housing land supply has been met.

**5.2** The NPPF 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 2018.

**5.3** Deliverable sites are those which are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

**5.4** The calculation of the housing requirement is shown in Table 5.1. By March 2012, 2,882 additional homes had been completed since March 2006 and 548 are projected to be delivered in 2012/13, leaving a requirement for 2,717 for the five year period 2013/14 to 2017/18. With a 5% buffer as required in the NPPF, a supply of 5.25 years needs to be demonstrated.

**Table 5.1 Five Year Housing Requirement to March 2018**

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Completions 2006 - 2012	2,882
Remaining Requirement 2012 - 2026 (14 years)	7,618
Annual residual requirement 2012 - 2026 (7,618/ 14)	544
Requirement 2012 - 2018 (6 years at 544 p.a.)	3,265
Anticipated completions 2012/13 (current year)	548
Remaining Requirement 2013/14 - 2017/18 (Years 1-5)	2,717

**5.5** The specific deliverable sites which make up the five year supply are shown in the housing trajectory and are summarised below in Summary Deliverable Five Year Supply. Sites of 10 units or more with permission at March 2012 were assessed for deliverability according to the criteria in the NPPF. Small sites of less than 10 units are also included in the supply and a windfall allowance included, as windfalls are expected to continue to provide a reliable source of supply. For the 5 year period a supply of 3,059 homes is demonstrated against the requirement for 2,717 (5.6 years supply). From April 2012 to March 2018 a supply of 6.6 years is therefore demonstrated. There will be additional supply during the 5 year period from 2013 - 2018 from applications currently under consideration and from new applications on identified sites.

## 5 Five Year Housing Land Supply

**Table 5.2 Summary Deliverable Five Year Supply**

Deliverable Sites	Current 2012/13	Yr 1 2013/14	Yr 2 2014/15	Yr 3 2015/16	Yr 4 2016/17	Yr 5 2017/18	Net Units Years 1-5
Commitments at March 2012							
Allocated sites (including soft commitment at Sandford Park)	15	169	180	200	300	280	1,129
Non-allocated sites of 10 or more units	426	282	152	242	325	198	1,199
Non-allocated small sites under 10 units	100	118	110	102	0	0	330
<b>Total commitments at March 2012</b>	<b>541</b>	<b>569</b>	<b>442</b>	<b>544</b>	<b>625</b>	<b>478</b>	<b>2,658</b>
<b>Additional supply</b>							
Identified sites permitted April - October 2012	0	0	10	18	6	24	58
Windfall allowance	7	28	59	76	90	90	343
<b>Total Deliverable Supply</b>	<b>548</b>	<b>597</b>	<b>511</b>	<b>638</b>	<b>721</b>	<b>592</b>	<b>3,059</b> <b>(5.6 years supply excluding 5% buffer)</b>

**5.6** 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 2012, 39 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 5.3 Windfall Permissions and Development 2008/12**

Windfall Development (Sites not identified in SHLAA)	2008/09	2009/10	2010/11	2011/12
Units permitted on sites >10 units	0	30	20	0
Units permitted on sites <10 units	138	99	98	118
Units permitted on residential gardens	N/A	34	27	28
Units completed	4	19	69	64
Units under construction	21	56	91	69

### Policy Effectiveness:

A five year housing land supply can be demonstrated. Completions are expected to increase over the next few years. Delivery of housing on the Racecourse strategic site is anticipated from 2012/13 and the allocation of Sandford Park in the Core Strategy will enable completions on this site from 2016 onwards.

## Five Year Housing Land Supply 5

### **Actions Required:**

Set out in the Housing Implementation Strategy (see below).

### **Significant Sustainability Effects**

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 2017/18.

### **Housing Implementation Strategy**

**5.7** Para 47 of the NPPF requires planning authorities to set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

**5.8** Policies within the Core Strategy will enable the delivery of a range of housing types and tenures. Policy CS 4: Housing Mix seeks a mix of housing to meet the needs of all in the community and Policy CS 6: Affordable Housing introduces a lower threshold for provision affordable housing which should lead to increased delivery of affordable homes.

**5.9** The five year supply of housing land will be maintained through:

- Delivery of homes on the strategic sites allocated in the Core Strategy. These will continue to deliver housing throughout the remainder of the plan period and beyond.
- Approval of applications for housing which are in accordance with the development plan.
- Preparation of the Site Allocations and Delivery DPD which will allocate additional sites for housing, including on greenfield land adjacent to the settlements within the settlement hierarchy set out in the Core Strategy.
- An update of the Strategic Housing Land Availability Assessment (SHLAA) which will identify and assess the developability of potential housing sites.
- Monitoring of windfall permissions and completions to update the evidence relating to the windfall allowance.

## 6 Location of Development

### Housing Development on Previously Developed Land

#### Indicator

New and converted dwellings - on previously developed land

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

**Table 6.1 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	2011/12
Gross completions	484	545	696	1027	1134	1158	807	592	290	276	<b>154</b>
% on PDL	73	77	76	69	70	70	82	88	89	88	<b>64</b>

Source: *Planning Commitments for Housing at March 2012 and planning application information*

#### Commentary

**6.1** The percentage of housing completions on previously developed land has been consistently above the South East Plan and Core Strategy 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 increased as the number of completions on allocated greenfield sites reduced.

**6.2** The percentage of completions on previously developed land is lower in this monitoring year due to the changed definition in the NPPF and in the earlier PPS3 of June 2010, which defined residential gardens as greenfield land. This year all completed dwellings on residential gardens were classified as greenfield even if they were permitted before June 2010 as previously developed land. 23% of gross completions in 2011/12 were on residential garden sites which would previously have been classified as previously developed land. This relatively high proportion is mainly due to the low overall completions, with later than anticipated completions on larger schemes under construction on previously developed land. Other than residential garden sites, other greenfield sites with completions in this monitoring year included the rural exception housing scheme at Chaddleworth and Manor Farm at Hampstead Norreys, which involves change of use of former agricultural buildings.

**6.3** 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 six year period 2006/07 to 2011/12, 78.5% of gross completions have been on previously developed land.

## Location of Development 6

**Indicator****Percentage of Outstanding Commitments on Previously Developed Land****Table 6.2 Outstanding Commitments on Previously Developed Land at March 2012**

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,754	3,279	87.3%
Soft Commitments (includes 2,000 at Sandleford with delivery extending beyond 2026)	2,079	15	0.7%
<b>Total</b>	<b>5,833</b>	<b>3,294</b>	<b>56.5%</b>

Source: *Planning Commitments for Housing at March 2012*

*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 on sites awaiting signing of legal agreements.*

**Commentary**

**6.4** 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.

**6.5** 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 will continue to be monitored.

**Table 6.3 Commitments and Completions on Greenfield Residential Garden Sites**

Greenfield Residential Garden sites	2011/12
Permitted	28
Completed	55

**Policy Effectiveness:** Planning policies have been successful in meeting previous government targets for development on previously developed land and in meeting the Core Strategy target of at least 60% of development to be on previously developed land over the plan period.

**Actions Required:** Development Plan Documents to continue the emphasis on priority for development on previously developed land.

**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.

## 6 Location of Development

### Housing Development Within Settlement Boundaries

#### Indicator

Percentage of completed residential development inside settlement boundaries

**Table 6.4 Percentage of Net Completions within Settlement Boundaries**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Net residential completions	967	1071	1064	687	528	246	199	162
Percentage within settlement boundaries	94.0%	94.5%	88.2%	88.8%	91%	86%	88.4%	57.4%

## Location of Development 6

## Indicator

## Completions in Settlements within the District Settlement Hierarchy

Table 6.5 Net Completions within Settlements of District Hierarchy

Settlements	Completions 08/09	Completions 09/10	Completions 10/11	Completions 11/12	Outstanding Hard Commitments at March 2012
Newbury	182	76	48	69	2,344
Thatcham	132	42	4	15	211
EUA	10	9	13	23	68
<b>Total Urban Areas</b>	<b>324</b>	<b>127</b>	<b>65</b>	<b>107</b>	<b>2,623</b>
Burghfield Common	6	3	18	5	7
Hungerford	3	2	25	-33	111
Lambourn	22	4	2	0	29
Mortimer	7	-1	9	10	16
Pangbourne	-1	3	18	-4	35
Theale	31	1	5	0	408
<b>Total Rural Service Centres</b>	<b>68</b>	<b>12</b>	<b>77</b>	<b>-22</b>	<b>606</b>
Aldermaston	1	0	1	0	29
Bradfield Southend	-1	4	4	1	0
Chieveley	-18	-5	7	1	70
Cold Ash	5	4	0	3	10
Compton	4	31	0	0	44
Great Shefford	-1	4	0	0	0
Hermitage	2	2	0	1	3
Kintbury	2	1	2	0	4
Woolhampton	1	0	0	0	2
<b>Total Service Villages</b>	<b>-5</b>	<b>41</b>	<b>14</b>	<b>6</b>	<b>162</b>
Other villages with settlement boundary	120	41	20	43	161
Remainder of Rural Area	21	25	23	28	202
<b>Total</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>3,754</b>

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



## 6 Location of Development

### Commentary

**6.6** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. The percentage of completions outside settlement boundaries was relatively high this year, the percentage influenced by the low overall completions. Significant residential sites outside settlement boundaries with completions in 2011/12 were the rural exception site at Chaddleworth on a greenfield site well related to the existing settlement and providing affordable homes to meet local needs, and the site south of Pinchington Lane, on brownfield land adjacent to the Newbury settlement boundary.

**6.7** The Core Strategy sets out a District Settlement Hierarchy. This identifies the most sustainable locations for growth and identifies settlements which contain a range of facilities which can provide services to a wider area. Table 6.5 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.

### Indicator

#### Completions in Core Strategy Spatial Areas

**Table 6.6 Housing Completions and Commitments: Spatial Areas**

Spatial Area	Completions 2011/12	Completions 2006 - 2012	Hard Commitments at March 2012
Newbury/Thatcham	95	1,492	2,594
Eastern Area	24	230	478
AONB	28	816	496
East Kennet Valley	15	344	186
<b>Total West Berkshire</b>	<b>162</b>	<b>2,882</b>	<b>3,754</b>

**Table 6.7 Housing Completions and Commitments in Newbury and Thatcham**

Newbury/ Thatcham Spatial Area	Completions 2011/12	Completions 2006 - 2012	Hard Commitments at March 2012
Newbury area	72	899	2,380
Thatcham area	23	593	214
<b>Total Newbury/Thatcham</b>	<b>95</b>	<b>1,492</b>	<b>2,594</b>

## Location of Development 6

### Commentary

**6.8** 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. Housing Completions and Commitments: Spatial Areas shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Housing Completions and Commitments in Newbury and Thatcham

## Accessibility

### Context

**6.9** 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.

**6.10** 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.

**6.11** The rural nature, dispersed population and affluence of West Berkshire mean that few bus services are financially viable. Car ownership levels are high with 87.6% of households having one or more cars <sup>(5)</sup>. The 2001 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 6.8 Accessibility: Objectives, Indicators and Policies**

<p><b>Sustainable Community Strategy Strategic Aims:</b></p> <p><b>Reduce the carbon footprint of the District</b></p> <p><b>Ensure local services remain accessible</b></p>
<p><b>Local Plan Objective:</b></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><b>Local Transport Goals 2011-2026:</b></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>

## 6 Location of Development

Indicators	West Berkshire District Local Plan Policies	West Berkshire Core Strategy Policies
<p><b>Accessibility of new residential development:</b></p> <p>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</p>	<p><b>OVS.1:</b> The Overall Strategy  <b>HSG.1:</b> The Identification of Settlements for Planning Purposes</p>	<p><b>ADPP1:</b> Spatial Strategy  <b>CS1:</b> Delivering new homes and retaining the housing stock</p>

### Indicator

#### 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 6.9 Accessibility of residential developments completed in 2011/12**

Percentage and Number of Units Accessible within 30 minutes public transport time to the following destinations			
Destination	Number of Accessible Units on completed sites 2011/12	Percentage of Total Net Units on Completed Sites	
		2010/11	2011/12
Employment	100	82%	57%
General Practitioners	123	84%	70%
Hospital	28	15%	16%
Major Centre	92	73%	53%
Primary School	166	94%	95%
Secondary School	103	79%	59%

Completed sites exclude replacement dwellings.

Source: *Planning commitments for Housing 2012: Accession modelling*

### Commentary

**6.12** Accessibility of residential developments completed in 2011/12 presents the results of an analysis of the accessibility of residential sites completed in 2011/12 using the Accession software package. A total of 175 units have been built on sites which were completed in 2011/12. These figures exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix B .

**6.13** Overall, accessibility of developments completed in 2011/12 is poorer than from sites completed in 2010/11. 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. Table 6.9 illustrates the location and scale of residential development sites completed in 2011/12.

## Location of Development 6

**6.14** 53% of dwellings on sites completed in 2011/12 are within 30 minutes travel time by public transport of a retail centre and 57% of dwellings within 30 minutes travel time of 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.

**6.15** Access from new developments to primary schools remains high, with 95% of new households on completed sites within 30 minutes of a primary school. Access to secondary schools from new developments is good, with 59% of new dwellings within 30 minutes of a secondary school. This represents a decline from last year's 79% figure and reflects the higher proportion of completions in the rural parts of the District in the monitoring year.

**6.16** Whilst access to general practitioners by public transport from completed sites fell to 70% in 2010/11, 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 16% of new dwellings completed within 30 minutes travel time 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.

**6.17** 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.

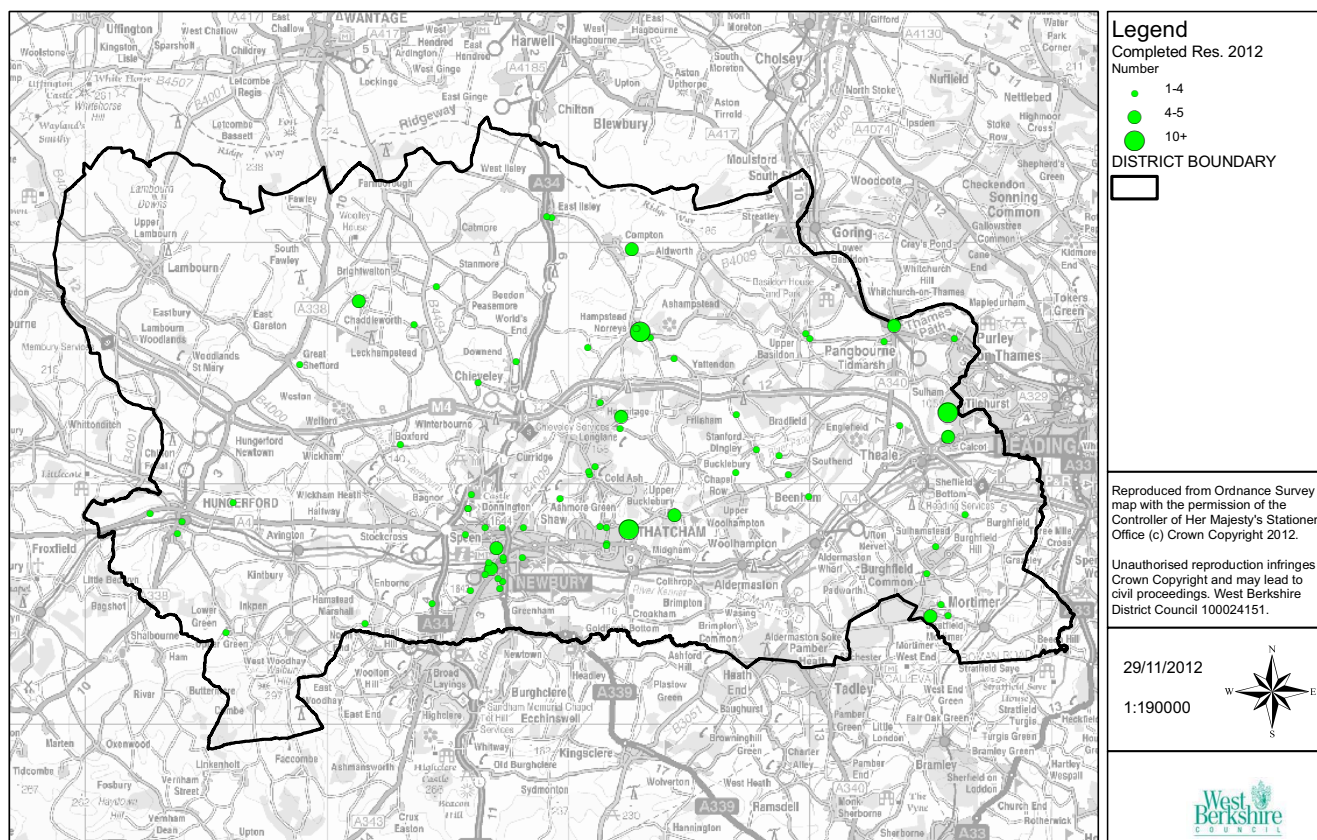
**Actions Required:** Local plan policies promote residential development in sustainable locations which are close to a range of services and facilities and with access to public transport. Key services and facilities should be retained to serve local communities, and public transport services to key 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.

# 6 Location of Development

Figure 6.1 Residential Sites Completed in 2011/12

## West Berkshire Net Housing Completions



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## Affordable Housing

### Indicator

#### 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 7.1 Gross Affordable Housing Completions**

Year	Social Rented Homes	Intermediate Homes	Special Needs	Affordable Homes Total
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
2011/12	7	0		7

### Commentary

**7.1** Policy HSG.9 of the WBDLP, which sought to achieve affordable housing on sites of over 0.5 hectares or on schemes proposing 15 or more dwellings, has now been replaced with Policy CS6 of the Core Strategy which reduces the threshold to 5 dwellings and proposes that 40% provision should be sought on greenfield sites. This should lead to higher levels of affordable housing in future years and help to meet the target of 35% of completions to be for affordable housing. In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

**7.2** 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 26 units in 2011/12 as 33 units were demolished at The Priory, Hungerford where new units are now under construction. A rural exception scheme was completed at Chaddleworth, providing 7 homes to meet local needs in that community. Details of affordable housing completions are presented in Appendix A.

**7.3** At March 2012 there were approximately 900 outstanding commitments for affordable housing, including over 400 at Newbury Racecourse.

**Policy Effectiveness:** Whilst previous policies and SPG 4/04 have been effective in delivering affordable housing, a significant number of schemes fell below the threshold and therefore did not contribute to affordable housing. The Core Strategy policy which reduces the threshold for affordable housing provision should increase provision in the longer term.

## 7 Housing Mix

**Actions Required:** Ensure that the Local Plan 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.

### Housing Mix

#### Indicator

#### New Build Completions by Type

Table 7.2 New Build Completions 2011/12 - Housing Mix

	Market Housing	Affordable Housing	Total
Houses/Bungalows			
1 Bed	7	2	9
2 Bed	19	3	22
3 Bed	63	2	65
4+ Bed	65	0	65
Total Houses	154	7	161
Flats/ Apartments			
1 Bed	18	0	18
2 Bed	2	0	2
3 Bed	4	0	4
4+ Bed	0	0	0
Total Flats	24	7	24
<b>TOTAL</b>	<b>178</b>	<b>7</b>	<b>185</b>

#### Commentary

**7.4** 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 2011/12 is shown in Table 7.2 and densities of residential sites of 10 units or more completed in 2011/12 are shown in Table A.12 These tables show that 87% of new build completions in 2011/12 were for houses and bungalows and 13% for flats and apartments. This balance is likely to change in the next few years as higher numbers of flats are either under construction or in the planning pipeline. 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

### Indicator

Net additional pitches (Gypsy and Traveller)

Table 7.3 Net Additional Pitches for Gypsies and Travellers 2011/12

	Permanent	Transit	Total
2010/11	1	0	1
2011/12	0	0	0

### Commentary

**7.5** Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive, including the recently published Planning Policy for Traveller Sites (March 2012). The Council's Joint Police and Unitary Authority Gypsy and Traveller Protocol (2009/10) 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.

**7.6** 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 2011 for a private one-pitch site in Aldermaston.

**Policy Effectiveness:** Whilst the policies have not resulted in additional pitches being granted planning permission in this monitoring period, 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.



# A Population and Housing

## Contextual Indicators

**Table A.1 Population Structure 2001 and 2011: Percentage**

Age	West Berkshire		South East		England	
	2001	2011	2001	2011	2001	2011
0-4	5.9	6.5	5.7	6.2	5.8	6.3
5-14	13.0	12.3	12.1	11.6	12.0	11.4
15-19	6.9	6.3	6.5	6.3	6.6	6.3
20-44	40.2	31.8	33.8	32.7	35.1	34.3
45-64	26.7	27.8	25.3	26.1	24.6	25.4
65+	14.1	15.4	16.6	17.2	16.0	16.3

Source 2001 and 2011 Census

The most marked change in the age structure is the reduction in the percentage of younger adults in West Berkshire. Only 10.3% of the population falls within the 20 - 29 age group compared with 13.7% in this age group nationally. This could be a reflection of high house prices and the high mobility of this age group.

The latest population projections <sup>(6)</sup> show a population of 154,500 at 2011 (compared with 153,800 recorded in the 2011 Census), projected to increase to 168,200 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 16.1% in 2011 to 21.4% 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 <sup>(7)</sup> taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

**Table A.2 Household Type 2001 and 2011 – Percentage**

Household Type	West Berkshire		South East		England&Wales	
	2001	2011	2001	2011	2001	2011
Pensioner living alone	11.6	10.9	14.4	12.7	14.4	12.4
One person non-pensioner	13.0	14.9	14.1	16.1	15.6	17.9
Other pensioner households	8.4	8.7	9.7	9.3	9.0	8.5
Couples with no children	22.2	21.4	19.3	19.0	17.7	17.6
Couple with dependent children	24.9	23.6	22.1	21.0	20.8	19.3
Couple with non-dependent children	7.1	6.6	6.1	6.0	6.3	6.1
Lone parent with dependent children	4.5	5.4	5.2	6.1	6.5	7.2
Lone parent with non-dependent children	2.5	2.8	2.7	3.1	3.1	3.5
Other with dependent children	1.9	1.9	1.9	2.3	2.2	2.6
Full-time students		0.0		0.5		0.6
Other		3.6		4.2		4.4

Source 2001 and 2011 Census

6 Office of National Statistics Revised 2010-based Subnational projections March 2012

7 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

## Population and Housing A

The Census data shows a lower percentage of people living alone than for the South East or England and Wales and a higher percentage of couples and families with children. The percentage of lone parents has increased from 2001 but is lower than for the South East and England and Wales, as is the percentage of pensioner households.

**Table A.3 Dwelling types – Percentage 2001 and 2011**

	West Berkshire		South East		England&Wales	
	2001	2011	2001	2011	2001	2011
Detached	35.2	33.8	29.3	28.0	22.8	22.6
Semi-detached	33.7	32.8	28.5	27.6	31.6	30.7
Terraced	17.8	17.9	23.1	22.4	26.0	24.7
Flat	11.9	14.5	18.1	21.2	19.2	21.6
Caravan or mobile home		1.1		0.7		0.4

Source: 2001 and 2011 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. This remains the situation in 2011 but the percentage of households living in flats has increased considerably over the 10 year period.

**Table A.4 Household Tenure 2001 and 2011**

	Percentage					
	West Berkshire		South East		England&Wales	
	2001	2011	2001	2011	2001	2011
Owner Occupied: owns outright	28.4	31.2	31.3	32.5	29.5	30.8
Owner Occupied with mortgage or loan	45.7	38.5	41.9	35.1	38.8	32.7
Shared Ownership		1.1		1.1		0.8
Social Rented	13.8	13.8	14.0	13.7	19.2	17.6
Private Rented	7.1	12.0	8.8	14.7	8.7	15.3
Other rented	4.3	1.8	3.3	1.6	3.2	1.4
Rent Free		1.6		1.3		1.4

Source: 2001 and 2011 Census

West Berkshire has high levels of home ownership. 69.7% of households were owner occupiers in 2011 compared with 63.5% for England and Wales. The percentage of households in social rented housing is significantly lower in West Berkshire and in the South East generally than in England and Wales. Of particular note is the increase in the percentage of households that are living in private rented accommodation in the period from 2001.

## A Population and Housing

**Table A.5 Average Household Size and Rooms per Household 2011**

	Average Household Size	Average No. rooms per household	Average no. bedrooms per household
West Berkshire	2.4	6.0	3.0
South East	2.4	5.6	2.8
England and Wales	2.4	5.4	2.7

Source: 2011 Census

Average household size has fallen since 2001 but has not decreased to the extent projected in recent household projections. The projection carried out for the Berkshire authorities by the GLA estimated average household size as 2.34 by 2011, compared to the recorded Census figure of 2.42. This has implications for future household projections which will use the Census figures as the base information.

Homes in West Berkshire are on average larger than those in the South East and nationally, with an average of 3 bedrooms per household. The percentage of households living in overcrowded household spaces is low in West Berkshire.

**Table A.6 Land Registry Property Prices : October 2012**

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£152,238	£129,339	£150,026
Terraced House	£121,678	£163,337	£181,188
Semi-detached House	£154,168	£207,147	£218,959
Detached House	£254,378	£364,341	£382,440
All	£161,605	£209,137	£228,947

Source: Land Registry, 2012

House prices in West Berkshire have risen in the year from October 2011. The Land Registry had recorded a 2.3% increase over the year with an average price of £228,947 in West Berkshire. 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, which is reflected in the increase in the percentage of households now living in private rented accommodation.

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## Output Indicators

Table A.7 Local Plan Housing Sites Progress March 2012

Site	Parish/ Town	Total Units	Units Compl 2011/12	Total Units Compl	Status at March 2012
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Hard Commitment - under construction
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
<b>TOTAL</b>		<b>1,463</b>	<b>0</b>	<b>1,355</b>	

Source: Planning Commitments for Housing 2012

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

## A Population and Housing

**Table A.8 Housing Permissions, Starts and Completions 1999/00 – 2011/12**

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
<b>2009/10</b>	<b>399</b>	<b>322</b>	<b>369</b>	<b>525</b>	<b>246</b>
<b>2010/11</b>	<b>1801</b>	<b>379</b>	<b>534</b>	<b>525</b>	<b>199</b>
<b>2011/12</b>	<b>273</b>	<b>538</b>	<b>820</b>	<b>525</b>	<b>162</b>

Source: *Planning Commitments for Housing 2012*

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Table A.9 Net Housing Completions by Site Size 1997/98 to 2011/12

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
2011/12	0	5	31	126	162
Average 1997/2012	131	158	117	140	546

Source: *Planning Commitments for Housing 2012*

# A Population and Housing

**Table A.10 Housing Completions and Commitments by Parish 2001/02 to 2011/12**

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	11/12	
Aldermaston	1	-1	0	42	6	2	0	-1	1	1	0	32
Aldworth	0	0	0	0	0	2	0	2	0	0	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0	-1	1
Basildon	9	14	1	-6	17	22	3	12	0	3	7	15
Beech Hill	0	0	0	0	0	0	0	0	0	0	0	1
Beedon	0	0	9	0	0	3	0	2	1	0	0	0
Beenham	0	1	0	-2	2	1	1	0	1	2	1	1
Boxford	1	2	-2	5	1	0	-1	1	2	0	2	7
Bradfield	3	2	0	-1	8	-1	2	2	3	6	2	11
Brightwalton	0	0	0	0	0	2	0	9	1	1	0	1
Brimpton	0	0	2	1	4	2	4	0	2	0	0	0
Bucklebury	-1	2	1	1	6	38	0	1	1	-3	8	7
Burghfield	2	35	4	0	1	6	1	7	5	27	5	11
Catmore	-	-	-	0	0	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	0	6	3
Chieveley	3	4	25	32	9	12	-7	-18	-2	7	1	59
Cold Ash	2	2	30	46	58	36	3	6	4	2	7	12
Combe	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	5	0	46
East Garston	0	0	0	0	2	3	2	0	0	0	0	1
East Ilsley	2	2	1	0	0	3	6	1	0	2	2	2
Enborne	21	1	23	19	8	5	1	-4	3	0	0	2
Englefield	0	0	0	4	0	-1	1	0	0	0	1	0
Farnborough	0	0	0	0	0	0	0	0	-1	-1	2	0
Fawley	0	0	1	0	2	2	2	0	0	2	0	0
Frilsham	0	2	0	0	0	1	0	0	0	0	-1	2
Gt Shefford	4	3	4	4	0	3	0	0	4	-1	2	2
Greenham	35	21	9	36	164	148	15	1	2	35	28	1,522
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	-2	19	7
Hampstead Marshall	0	0	0	0	1	0	0	0	1	0	0	1
Hermitage	-1	0	0	2	32	94	151	10	3	0	4	3
Holybrook	-	-	-	3	1	-1	4	0	0	0	0	50
Hungerford	8	51	48	17	37	11	2	4	1	25	-30	120

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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	11/12	
Inkpen	3	1	-2	1	0	-1	0	2	-3	3	1	4
Kintbury	0	1	4	2	2	4	42	3	3	8	2	100
Lambourn	36	5	12	15	7	35	8	23	6	4	-2	40
Leckhampstead	0	0	0	0	0	-1	2	1	11	1	2	2
Midgham	0	0	1	0	0	0	2	5	1	1	0	3
Newbury	-30	220	252	398	286	275	78	169	72	13	40	839
Padworth	0	0	-2	12	-1	12	37	78	14	0	0	113
Pangbourne	0	12	25	15	13	6	17	-1	4	20	-5	41
Peasmore	0	0	-1	3	-1	5	-1	0	1	1	2	0
Purley	16	-2	2	11	34	76	51	0	5	1	2	4
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	0	3	11
Speen	0	5	1	8	2	0	1	2	2	2	1	6
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	0	2	1
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	9	10	20
Streatley	0	6	0	0	4	2	2	1	0	4	0	1
Sulham	-	-	-	0	1	0	0	0	0	0	0	1
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	2	1	1
Thatcham	141	56	178	219	147	135	200	132	48	4	15	211
Theale	22	27	0	3	1	-21	0	31	1	5	0	410
Tidmarsh	0	0	1	5	-2	0	15	3	1	0	0	1
Tilehurst	1	12	-2	20	70	16	0	10	3	12	21	14
Ufton Nervet	0	0	0	0	1	0	0	0	0	2	0	0
Wasing	0	0	0	0	0	0	0	0	-1	-4	0	0
Welford	0	0	1	1	0	0	1	1	-5	0	1	10
West Ilsley	-1	2	2	1	0	1	0	0	2	0	0	0
West Woodhay	0	0	0	0	2	0	2	0	2	0	0	0
Winterbourne	0	-2	0	0	1	0	-2	-2	1	0	0	1
Wokefield	0	1	0	0	0	0	0	0	0	0	0	1
Woolhampton	-1	4	0	-1	13	64	9	0	0	0	0	4
Yattendon	0	0	0	2	0	0	0	0	0	0	1	0
<b>West Berkshire Total</b>	<b>278</b>	<b>496</b>	<b>637</b>	<b>967</b>	<b>1071</b>	<b>1064</b>	<b>683</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>3,754</b>

Source: Planning Commitments for Housing 2012

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



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**Table A.11 Housing Trajectory 2012 at March 2012 - Monitoring against South East Plan and Core Strategy 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	0															
Completions- Unallocated Sites	674	447	478	239	199	162															
Committed (at March 2012) and allocated sites (10 or more units and excluding Racecourse site )							426	311	152	242	325	198									
Committed small sites (at March 2011)							100	118	110	102											
Identified sites approved 2012/13									10	18	6	24									
Racecourse Strategic site							15	140	180	200	200	180	100	100	100	100	100	49			
Sandleford Proposed Strategic site											100	100	100	100	100	100	100	100	100	100	100
Site Allocations/ Identified Sites													310	310	310	310	310	310	300	300	300
Unidentified small site allowance							7	28	59	76	90	90						70	70	70	70
Past Completions	1064	683	528	246	199	162															
Projected Completions							548	597	511	638	721	592	510	510	510	510	510	529	470	470	470
Cumulative Completions	1064	1747	2275	2521	2720	2882	3430	4027	4538	5176	5897	6489	6999	7509	8019	8529	99039	9568	10038	10508	10508
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	-268	-245	-173	-187	-74	122	189	174	159	144	129	114	118	63	8	8
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	539	542	532	511	501	500	499	496	493	487	466	462	462

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**Table A.12 Large and Medium Housing Sites Completed in 2011/12**

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Net Density Units/ha
Kintbury	Denford Park	GF	8	8	N/A
Thatcham	Harts Hill Farm	PDL	11	10	23
Tilehurst	138 - 140 City Road	PDL	11	11	68

Source: *Planning Commitments for Housing 2012: Planning Applications Data*

**Table A.13 Affordable Housing Completions 2011/12**

Address	Total Affordable	Completed 2011/12	Registered Social Landlord	No. Rented	No. Shared Ownership	Special Needs
Longrow, Chaddleworth	7	7	Sovereign	7	0	
<b>Total Affordable Units</b>	<b>7</b>	<b>7</b>		<b>7</b>	<b>0</b>	<b>0</b>

Source: *Planning Commitments for Housing 2012 Planning Applications Data: Housing Service data*

## B Accessibility

### Methodology for Indicator of Accessibility.

#### 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 2011/12. 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.<sup>(8)</sup> 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 B.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.

## Glossary

Acronym	Term	Explanation
AONB	<b>Area of Outstanding Natural Beauty</b>	Area with statutory national landscape designation, the primary purpose of which is to conserve and enhance the natural beauty
AMR	<b>Annual Monitoring Report</b>	A report that monitors development plan policies and progress on the Local Development Scheme (see below)
BAP	<b>Biodiversity Action Plan</b>	A strategy aimed at conserving and enhancing biological diversity
BSP	<b>Berkshire Structure Plan</b>	Provided a strategic framework for Local Plans and development control across Berkshire. Superseded by the Regional Spatial Strategy, the South East Plan
CAA	<b>Conservation Area Appraisal</b>	
DCLG	<b>Department for Communities and Local Government</b>	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	<b>Development Plan Documents</b>	A statutory element of the Local Plan. DPDs are subject to independent examination and include the Core Strategy.
LDD	<b>Local Development Documents</b>	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	<b>Local Development Framework</b>	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. The concept of the LDF has not been carried forward in the National Planning Policy Framework published in March 2012 and development plan documents now form part of the Local Plan.
LDS	<b>Local Development Scheme</b>	A timetable and project plan for the production of all the LDDs relating to a Local Plan.
NPPF	<b>National Planning Policy Framework</b>	Planning guidance issued by the DCLG in March 2012, replacing PPSs. It sets out the government's planning policies and how these are expected to be applied.
	<b>Natural England</b>	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	<b>Previously Developed Land</b>	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The NPPF contains a detailed definition
PPG	<b>Planning Policy Guidance</b>	Previous guidance issued by the DCLG (see above), setting out the Government's policy on planning issues.
PPS	<b>Planning Policy Statements</b>	Previous guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These replaced PPGs (see above)
RIGS	<b>Regionally Important Geological &amp; Geomorphological Site</b>	A non-statutory regionally important geological or geomorphological site designated to protect important earth science and landscape features.

## Glossary

Acronym	Term	Explanation
	<b>Saved Policies/Saved Plans</b>	Policies within development plans that are saved for a time period during replacement production of Local Development Documents
<b>S106</b>	<b>Section 106 Agreement</b>	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.
<b>SAC</b>	<b>Special Areas of Conservation</b>	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
<b>SCI</b>	<b>Statement of Community Involvement</b>	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.
<b>SCS</b>	<b>Sustainable Community Strategy</b>	Sets out the long term vision for the local authority area.
<b>SPA</b>	<b>Special Protection Areas</b>	Designated to protect rare and vulnerable birds under EC Directive 79/409.
<b>SPD</b>	<b>Supplementary Planning Documents</b>	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.
<b>SPG</b>	<b>Supplementary Planning Guidance</b>	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
<b>SSSI</b>	<b>Sites of Special Scientific Interest</b>	Defined protected areas of nature conservation and scientific value identified by English Nature as being of national (and sometimes international) importance.
<b>TV ERC</b>	<b>Thames Valley Environmental Records Centre</b>	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
<b>WBDLP</b>	<b>West Berkshire District Local Plan</b>	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.
<b>WHS</b>	<b>Wildlife Heritage Sites</b>	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,  
please contact Planning & Countryside on Telephone 01635 42400 .

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