

# Annual Monitoring Report 2013

## West Berkshire Local Plan



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# Contents

## 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.

The Development Plan for West Berkshire comprises 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 the preparation of the Local Plan. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was adopted by the Council in September 2013.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** was adopted in July 2006.
- **The West Berkshire Core Strategy DPD** (the Core Strategy) was adopted by the Council on 16 July 2012.
- **Site Allocations and Delivery DPD.** Work on the Site Allocations and Delivery DPD has now commenced.
- **Minerals and Waste DPD.** Work on the Minerals and Waste DPD has now commenced.

Five 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.
- Delivering Investment from Sustainable Development - an update of the current Supplementary Planning Guidance (SPG) and adopted in September 2013.
- Sandleford Park Newbury SPD - adopted in September 2013 to guide a planning application for this strategic site allocated in the Core Strategy.
- Pirbright Institute Site, Compton SPD - adopted in September 2013 to guide potential redevelopment of the site.

### Monitoring the Key Elements of the Local Plan 2012/13

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 22,609 sq m of gross employment floorspace was developed in 2012/13, less than in 2011/12 (30,422 sq m). Most of the employment development was for B1b uses (research and development). A total of 169,082 sq m gross floorspace for B class uses remain outstanding across the District.

**Housing Delivery** – There were 552 net completions of dwelling units in the year, above the average annual requirement set out in the Core Strategy. Construction has commenced on the strategic site at Newbury Racecourse and 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 until allocations are made in the Site Allocations and Delivery DPD. Over 90% 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 182 affordable housing units completed in 2012/13, all in the urban areas of the District.

**Accessibility** – Analysis of accessibility of completed housing sites indicates high levels of accessibility to services and facilities. 98% of dwellings on completed sites were within 30 minutes travel time by public transport of a GP and 100% within 30 minutes of a primary school. Over 50% of dwellings on completed sites were within 30 minutes travel time of a hospital compared to 16% in 2011/12.

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**Town Centres** – Completed retail development across West Berkshire was lower than the previous year with a total of 4,943 sq m of gross internal floorspace completed. This decrease was inevitable given the significant retail provision that was completed at Parkway in Newbury in 2011/12. Retail completions in 2012/13 are nonetheless higher than in 2010/11.

## Background

**1.1** The planning system has changed significantly. A fundamental change has been the publication of the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and replaced previous Planning Policy Statements and Planning Policy Guidance. The [Localism Act](#) came into force in 2011, and Part 6 (section 113) amended the [Planning and Compulsory Purchase Act 2004](#) in respect of the requirements for producing Annual Monitoring Reports. Part 8 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out details of the requirements for the content of 'authorities' monitoring reports. This report has been produced in light of these changes.

**1.2** The Planning and Compulsory Purchase Act (as amended) requires *"every local planning authority to prepare reports containing (a) the implementation of the local development scheme; (b) the extent to which policies set out in the local development documents are being achieved."*

**1.3** This monitoring report covers the period of 12 months from the end of the last Annual Monitoring Report (AMR), i.e. 1 April 2012 to 31 March 2013, and is the ninth to have been produced by West Berkshire Council. 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 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 in effect until 27 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-on-Thames 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, has highlighted a number of key issues affecting West Berkshire which 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.

## 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 significantly with the proportion of over 65's projected to grow substantially.<sup>(1)</sup> 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** The Duty to Cooperate was introduced in the Localism Act of 2011 and requires local planning authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. The aim is to encourage positive, continual partnership working on issues that go beyond a single local planning authority's area. At the heart of the Duty is effective partnership working to achieve outcomes. This principle is not new to good planning practice and is one that the Council has been committed to for some time. The Council has a history of working with other bodies to address planning issues of common concern. Although the Core Strategy was prepared before the Duty came into effect, 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. This work included:

- the joint commissioning of evidence to inform individual local plans on key issues such as on population and household projections;
- aligning plans across several local planning areas to ensure complementary policies on AWE Aldermaston and AWE Burghfield;
- producing a single Management Plan for the North Wessex Downs AONB which was overseen by a joint advisory body, the North Wessex Downs AONB Council of Partners;
- a non statutory Delivery Framework for the Thames Basin Heaths Special Protection Area.

**1.16** The strategic issues that need to be addressed through the preparation of the Site Allocations and Delivery DPD are currently being identified and a review of existing partnerships and working groups is underway in order to ensure fit for purpose governance and support arrangements can be established. It is important that co-operation is proportionate to the issues that need to be addressed and that the scale and type of co-operation required should flow from the issues identified. Bringing together the right partners that have a key role to play in terms of evidence gathering or delivery will be crucial in effective delivery and if there are no suitable existing structures in place then new ones will be established.

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**1.17** The other local planning authorities and public bodies that the Council will need to cooperate with will depend on the strategic matters being planned for and the most appropriate functional area to gather evidence and develop planning policies. For example, the Core Strategy sets out that the Strategic Housing Market Assessment (SHMA) will be reviewed in cooperation with neighbouring authorities. Work is now underway to produce a project brief for a Berkshire wide SHMA. The brief is being prepared in partnership with the six Berkshire local authorities to inform the preparation of their Local Plans. In addition, a Memorandum of Understanding has also been prepared to form an ongoing basis for implementing the Duty for strategic planning across the former county of Berkshire.

## Monitoring Development Plan Policies

**1.18** 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. The Core Strategy sets out the indicators that will be used to monitor its policies.

**1.19** Monitoring follows an 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 saved Local Plan policies are presented. Targets, whether local 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 since been revised in 2010, 2012 and 2013. The current LDS was published in September 2013.

### Statement of Community Involvement (SCI)

2.2 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 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 (SAD DPD)

2.4 The current LDS sets out the following timetable for the production of the SAD DPD as outlined below -

Table 2.1

	Consulting on scope of Sustainability Appraisal	Public participation in the preparation of the DPD	Publication of Proposed Submission documents	Submission to Secretary of State	Start of Independent Examination	Adoption
<b>SAD DPD</b>	Sept - Oct 2013	Sept 2013 - Feb 2015	Feb 2015	Sept 2015	Nov 2015	Sept 2016
<b>Policies Map</b>	The policies map spatially illustrates the policies of the Local Plan on an Ordnance Survey base. It will be updated to reflect any area specific policies in the SAD DPD					

2.5 The Council consulted on the scope of the Sustainability Appraisal in accordance with the current LDS in September 2013. Public participation also commenced in accordance with the current LDS in September 2013.

### Supplementary Planning Documents

2.6 Five 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 adopted on 19th June 2006.
- **Delivering Investment from Sustainable Development SPD** was adopted on 6th June 2013 and took effect from 1st July 2013.
- **Sandleford Park, Newbury SPD** was adopted on 19th September 2013.
- **Pirbright Institute site, Compton SPD** was adopted on 19th September 2013.

### 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 19th April 2005
- Compton Village Design Statement, adopted 11th October 2005
- Pangbourne Village Design Statement, adopted 16th November 2005
- Brimpton Village Design Statement, adopted January 2007
- Stratfield Mortimer Village Design Statement, adopted November 2007

## 3 Business Development and Town Centres

### Business Development

#### Context

**3.1** 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.

**3.2** Table 3.1 presents indicators of economic activity in the District. Activity rates are higher than regional and national rates, while unemployment rates within West Berkshire are lower than average.

**Table 3.1 Economic Activity 2012-13**

	West Berkshire	South East	GB
<b>Economic Activity Rate</b> (percentage of working age population in employment or unemployed)	82.3%	79.6%	77.1%
<b>Unemployed</b> (unemployed of working age as percentage of economically active)	4.9%	6.1%	7.8%
<b>Job Seeker's Allowance Claimants</b> (percentage of working age population as at March 2013)	1.8%	2.5%	3.6%

Source: Nomis Official Labour Market Statistics: ONS annual population survey (April 2012 – March 2013)

**3.3** According to the Office for National Statistics (ONS), West Berkshire has a skilled labour force with 35.9% of working age population educated to HND, Degree and Higher Degree level, compared to 34.4% nationally<sup>(3)</sup>.

**Table 3.2 Business and Town Centres: Objectives**

<p><b>Sustainable Community Strategy Strategic Aims:</b></p> <ul style="list-style-type: none"> <li>Increase knowledge and skills in local businesses</li> <li>Increase the number of residents employed locally</li> <li>Increase the skills of local people</li> <li>Increase the economic prosperity of our Market Towns</li> </ul>
<p><b>Core Strategy Objective:</b></p> <p>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.</p>

## Business Development and Town Centres 3

Table 3.3 Business Development and Town Centres: Indicators and Policies

Indicators	West Berkshire District Local Plan (Saved Policies)	West Berkshire Core Strategy Development Plan Document Policies
<p>Total amount of additional employment floorspace - by type</p> <p>Total amount of outstanding commitments - by type</p>	ECON.5: Town Centre Commercial Areas	<p>ADPP2: Newbury</p> <p>ADPP3: Thatcham</p> <p>ADPP4: Eastern Area</p> <p>ADPP5: North Wessex Downs</p> <p>AONB</p> <p>ADPP6: The East Kennet Valley</p> <p>CS9: Location and type of business development</p> <p>CS10: The rural economy</p> <p>CS11: Hierarchy of centres</p> <p>CS12: Equestrian/racehorse industry</p>
Total amount of floorspace for 'town centre uses'	<p>ECON.5: Town Centre Commercial Areas</p> <p>SHOP.1: Non-retail Uses in Primary Shopping Frontages</p> <p>SHOP.3: Retail Areas and Retail Warehousing</p> <p>SHOP.5: The Encouragement of Local and Village Shops</p>	<p>ADPP2: Newbury</p> <p>ADPP3: Thatcham</p> <p>ADPP4: Eastern Area</p> <p>ADPP5: North Wessex Downs</p> <p>AONB</p> <p>ADPP6: The East Kennet Valley</p> <p>CS9: Location and type of business development</p> <p>CS10: The rural economy</p> <p>CS11: Hierarchy of centres</p>
Amount of floorspace developed for employment by type, in employment or regeneration areas	<p>ECON.5: Town Centre Commercial Areas</p> <p>ECON.6: Future of the former Greenham Common Airbase</p>	<p>ADPP2: Newbury</p> <p>ADPP3: Thatcham</p> <p>ADPP4: Eastern Area</p> <p>ADPP5: North Wessex Downs</p> <p>AONB</p> <p>ADPP6: The East Kennet Valley</p> <p>CS9: Location and type of business development</p> <p>CS10: The rural economy</p> <p>CS11: Hierarchy of centres</p> <p>CS12: Equestrian/racehorse industry</p>
<p>Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.</p> <p>Amount of employment land lost to residential development</p>	ECON.5: Town Centre Commercial Areas	<p>ADPP2: Newbury</p> <p>ADPP3: Thatcham</p> <p>ADPP4: Eastern Area</p> <p>ADPP5: North Wessex Downs</p> <p>AONB</p> <p>ADPP6: The East Kennet Valley</p> <p>CS9: Location and type of business development</p> <p>CS10: The rural economy</p> <p>CS12: Equestrian/racehorse industry</p>

## 3 Business Development and Town Centres

Indicators	West Berkshire District Local Plan (Saved Policies)	West Berkshire Core Strategy Development Plan Document Policies
Amount of vacant retail units in town centres	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS11: Hierarchy of centres

### Indicator

#### Employment Completions and Commitments

- Total amount of additional employment floorspace - by type
- Total amount of outstanding commitments - by type

**Table 3.4 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	6,180	11,100	593	1,300	2,448	988	<b>22,609</b>
Net completions	3,057	10,878	-844	1,300	2,341	-695	<b>16,037</b>
Outstanding (softs) in sqm	0	0	0	0	0	0	<b>0</b>
Gross outstanding (hards) in sqm	48,186	27,037	1,285	37,199	35,216	20,159	<b>169,082</b>

\* Unable to split use class.

Source: *Employment Commitments 2012/13, West Berkshire Council (WBC)*

### 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 3.4 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 2012/13 is less than that of last year with 22,609sqm (gross) internal employment floorspace developed this year, compared to 30,422sqm 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 3.4 also indicates approximately 169,082sqm (gross) floorspace has already been committed to business uses (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 3.5 Floorspace completed for business use (square metres – gross internal floorspace) 2012/13**

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	3,973	11,100	0	1,300	673	0	17,046
Rest of West Berkshire	2,207	0	593	0	1,775	988	5,563
<b>West Berkshire Total</b>	<b>6,180</b>	<b>11,100</b>	<b>593</b>	<b>1,300</b>	<b>2,448</b>	<b>988</b>	<b>22,609</b>

\* Unable to split use class.

Source: *Employment Commitments 2012/13 (WBC)*

**Commentary**

**3.7** Table 3.5 shows there were no gross completions within Newbury Town Centre in any of the sectors in the B-use class. Most of the employment floorspace completed in 2012/13 was within the Newbury/Thatcham area due to a large completion for a B1b use at New Greenham Park. The market for B1a office space is continuing to pick up, with slightly more completions this year across the District compared to 2011/12 (3,831 sq.m) and 2010/11 (1,553 sq.m), but still remaining low. More detailed tables on employment completions are contained in Appendix A.

**Employment Land Available**

**Total amount of outstanding commitments by type for which planning permission has been granted but not yet completed**

**Table 3.6 Outstanding commitments for business use at March 2013**

GROSS FLOORSPACE - (sqm) Outstanding	B1a Offices	B1b R&D	B1c Light Ind	Business B1*	B2 General Ind	B8 Storage & Dist.	Total
Newbury Town Centre	196	0	0	215	0	0	411
Newbury/Thatcham Area	11,295	0	195	29,940	2,250	17,178	60,858
Rest of West Berkshire	36,695	27,037	1,090	7,044	32,966	2,981	107,813
<b>West Berkshire Total</b>	<b>48,186</b>	<b>27,037</b>	<b>1,285</b>	<b>37,199</b>	<b>35,216</b>	<b>20,159</b>	<b>169,082</b>

\* Unable to split use class.

Source: *Employment Commitments, 2012/13 (WBC)*.

**3.8** Outstanding commitments are those for which planning permission has been granted but implementation is not yet complete. Table 3.5 shows outstanding commitments for business uses as at March 2013. Further details of outstanding commitments are shown in Table A.3 in Appendix A.

## 3 Business Development and Town Centres

**3.9** 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.

**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 both 2011/12 and 2010/11, whilst outstanding commitments are high.

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.

### Indicator

Amount of floorspace developed for employment by type, in employment or regeneration areas

**Table 3.7 Floorspace developed for employment use in Protected Employment Areas 2012/13 (Gross sqm)**

	Internal floorspace - square metres	Percentage of total completed employment floorspace (by use class)
<b>Business B1*</b>	1,300	100%
<b>Offices B1(a)</b>	4,203	68%
<b>Research and Development B1(b)</b>	0	0%
<b>Light Industry B1(c)</b>	0	0%
<b>General Industrial B2</b>	1,873	76%
<b>Storage/ Distribution B8</b>	0	0%
<b>Total</b>	<b>7,376</b>	<b>33%</b>

\* Unable to split use class.

Source: *Employment Commitments, 2012/13 (WBC)*

### Commentary

**3.10** Table 3.7 shows the amount of employment floorspace developed within Protected Employment Areas (PEAs) as designated in the West Berkshire District Local Plan. Details of these are included in Appendix A. The percentage of total completed employment floorspace delivered within Protected Employment Areas is lower than last year, at 33% (in 2011/12 it was 64%) because of a large completion for a B1b use class at New Greenham Park. Table 3.6 shows 68% of B1a floorspace and 76% of B2 floorspace was completed within Protected Employment Areas.

## Business Development and Town Centres 3

**Policy Effectiveness:** Policy allows for some economic development, particularly B1a (office), outside of designated Protected Employment Areas.

**Actions Required:** The production of Development Plan Documents are required to continue the emphasis on focusing business development in Protected Employment Areas and on Previously Developed Land, and encouraging a diverse economic base. A review of the role and function of Protected Employment Areas as part of the Site and Allocations Development Plan Document will assist in strengthening the role and status of these areas.

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

### Losses of Employment Land

#### Indicator

- Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.
- Amount of employment land lost to residential development.

**Table 3.8 Losses of Employment Land to Alternative Uses 2012/13**

Area	Site	Existing Use Class	Lost Floorspace (net sq m)
Losses to completed residential use			
Newbury Town Centre	18b Kings Road West	B8	237
Newbury Town Centre	5 London Road	B1a	111
Newbury Town Centre	Boxshall Court, Pound Street	B1a	124
Chieveley	The Old Village Hall, School Road	B1c	237
<b>Total losses to completed residential use</b>			<b>709</b>
Losses to completed alternative uses			
Colthrop	Pinnock Bros Ltd., Pipers Industrial Estate	B8	714
<b>Total losses to completed alternative uses in Protected Employment Areas</b>			<b>714</b>
Thatcham	Walnut Close Residential Home, Brownsfield Road	B1a	181
<b>Total losses to completed alternative uses outside of Protected Employment Areas</b>			<b>181</b>
<b>Total losses to completed alternative uses</b>			<b>895</b>
<b>Total losses of employment floorspace across the District</b>			<b>1,604</b>

Source: *Employment Commitments, 2012/13 (WBC)*

## 3 Business Development and Town Centres

### Commentary

**3.11** The Core Strategy allows for alternative uses for employment sites, other than for the protected areas subject to policy CS9. There have been some losses of employment land across the District, to both residential uses (709sqm) and alternative uses (895sqm). Changes to permitted development introduced in May 2013, including that to allow change of use of offices to residential use without the need for planning permission, will need to be monitored through the prior approval process.

**3.12** Within Newbury town centre a total of 235sqm of B1a office space has been lost to residential use, creating six residential units. 237sq of B8 floorspace has been lost to residential use, creating three units.

**3.13** Overall, Table 3.8 depicts that over the last year a total of 1,604sqm of employment floorspace (B uses) has been lost to alternative uses across the District, including residential. Of this total 714sqm 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 one Protected Employment Area. Despite this the policies have been effective in retaining Protected Employment Areas for employment use, with only one completed loss to an alternative use 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. The changes to permitted development will impact on the effectiveness of these local policies and their effect will need to be monitored.

**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

**3.14** The Core Strategy identifies six town and district centres: the major town centre of Newbury, which is the principal shopping and leisure destination in the District, the smaller town centres of Thatcham and Hungerford, and the three district centres of Lambourn, Pangbourne and Theale. The Core Strategy seeks to encourage mixed uses in existing town and district centres (within the defined town centre commercial boundary) and protect the vitality of the primary shopping areas. Core Strategy policy CS11 sets out a hierarchy of centres which defines each centre according to their scale, character and role within the District.

**3.15** At present Lambourn, although defined as a district centre given its role and function, does not have a town centre commercial boundary, and is therefore not recorded in Table 3.9. The designation of a town centre commercial boundary will be assessed through the production of the Site Allocations and Delivery Development Plan Document.

**3.16** The completion of the Parkway scheme in 2011/12 has significantly boosted the retail offer within Newbury town centre. The Newbury Vision document 'Newbury 2025', published in October 2003, sets out the long term vision for Newbury and its role in supporting the surrounding villages and rural area. The implementation of Parkway was one of the key outcomes from this vision. The 'Newbury 2025' document is currently being revised.

## Indicator

**Total amount of floorspace for 'town centre uses'**

**Table 3.9 Completed floorspace (sqm gross & net) for town centre uses within town centres and the District**

	Square metres	A1	A2	B1a	D2	Total
<b>Newbury town centre</b>	Gross	3,622	128	0	0	3,750
	Net	3,074	24	-235	0	2,863
<b>Hungerford town centre</b>	Gross	0	0	0	0	0
	Net	0	0	0	0	0
<b>Pangbourne district centre</b>	Gross	0	0	0	0	0
	Net	0	0	0	0	0
<b>Thatcham town centre</b>	Gross	0	0	0	0	0
	Net	-13	-107	0	0	-120
<b>Theale district centre</b>	Gross	0	0	0	0	0
	Net	0	0	0	0	0
<b>Town/District Centres Total</b>	Gross	3,622	128	0	0	3,750
<b>Town/District Centres Total</b>	Net	3,061	-83	-235	0	2,983
<b>Newbury/Thatcham Area</b>	Gross	1,201	0	3,973	0	5,174
	Net	1,201	0	1,269	-265	2,192
<b>Rest West Berkshire</b>	Gross	120	0	2,207	433	2,640
	Net	-457	0	2,023	357	1,863
<b>West Berkshire Total</b>	Gross	4,943	128	6,180	433	11,684
	Net	3,805	-83	3,057	92	6,871
<b>Percentage completed in town centres</b>	Gross	73%	100%	0%	0%	-
<b>Percentage completed in town centres</b>	Net	80%	-7%	-8%	0%	

## 3 Business Development and Town Centres

Source: *Employment Commitments, 2012/2013 (WBC)*

### Commentary

**3.17** Retail developments across West Berkshire in 2012/13 have reduced significantly compared to the previous year with a total of 4,943 sq metres of gross internal floorspace completed this year and 27,809 sq metres in 2011/12. This decrease was inevitable given the completion of the Parkway development last year. However, completions in 2012/13 are above those in 2010/11 when 2,908 sq metres of gross internal floorspace was completed.

**3.18** Of the 4,943 sq metres completed for retail use, 73% was completed in town centres. This took place in two of the five town and district centres - Newbury and Thatcham.

**3.19** In 2012/13, there has been a total of 493 sq metres of gross internal floorspace completed for leisure uses in Bradfield Southend and Theale. There was the loss of a gymnasium at Theale Lakes Business Park to an office unit.

**3.20** The table below sets out the level of development activity for town centre uses within Newbury town centre since the start of the Core Strategy plan period (2006/07 - 2012/13).

**Table 3.10 Completed floorspace (gross & net) for town centre uses within Newbury town centre (2006/07 - 2012/13)**

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	1,071
	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
2011/12	gross	27,809	0	0	105	27,914
	net	27,809	-381	-98	105	27,435
2012/13	gross	3,622	128	0	0	3,750
	net	3,074	24	-235	0	2,863
<b>Total 2006/07 - 2012/13</b>	<b>gross</b>	<b>32,758</b>	<b>1,803</b>	<b>471</b>	<b>2,336</b>	<b>37,368</b>
	<b>net</b>	<b>26,526</b>	<b>478</b>	<b>-7,362</b>	<b>2,336</b>	<b>21,978</b>

**3.21** It is evident from Table 3.9 that over the past 7 years Newbury town centre has seen an overall net gain in town centre uses of 21,978sqm. There has been a net loss of 7,362sqm of B1a office floorspace 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 development should be promoted in town centre locations. The effect of recent changes to permitted development allowing conversion of offices to residential use without the need for planning permission will need to be monitored over the next few years.

## Business Development and Town Centres 3

**Policy Effectiveness:** Current economic conditions have seen office development decrease over the plan period. With the development of Parkway, Newbury town centre remains vibrant.

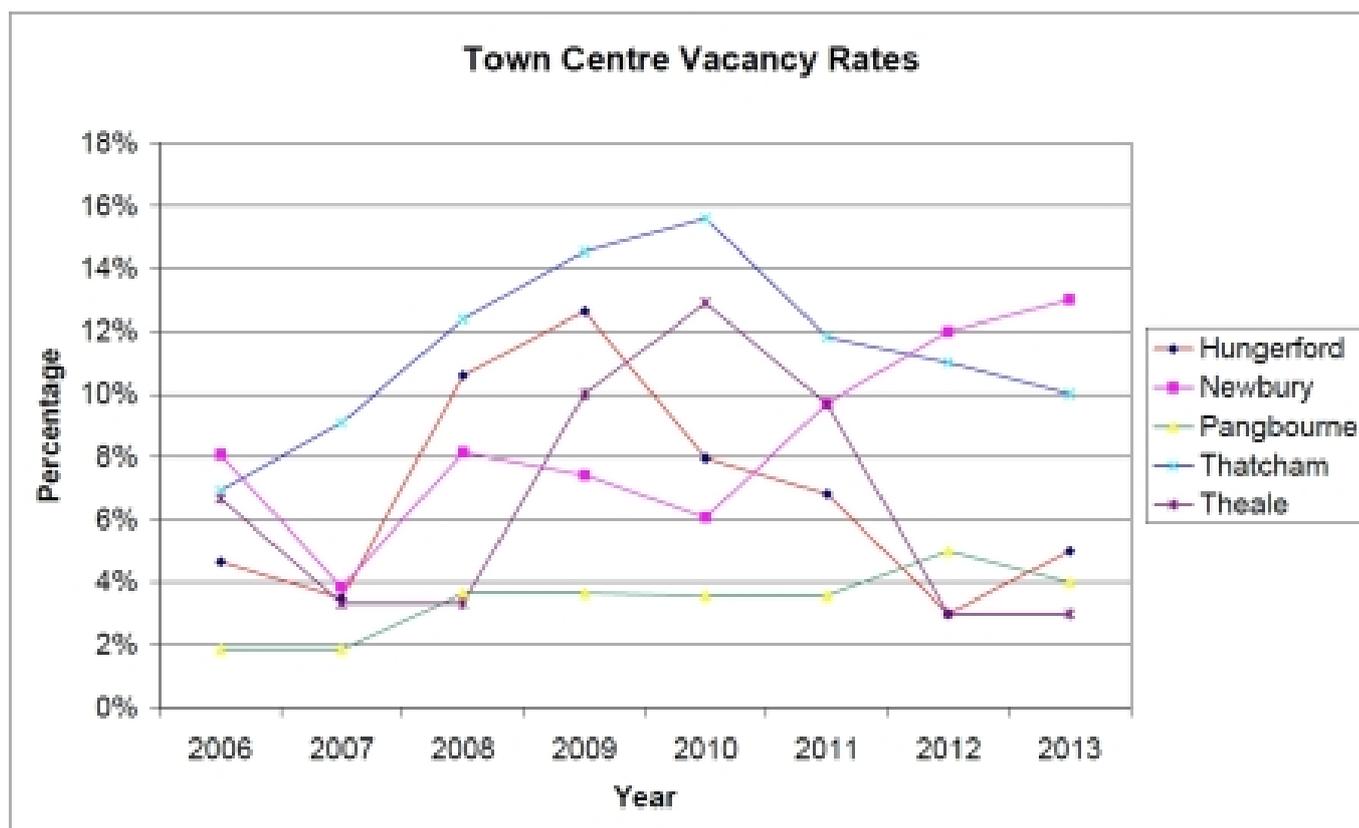
**Actions Required:** Encourage the retention of office floorspace in town centres through Development Plan Documents.

**Significant Sustainability Effects:** Additional retail and leisure floorspace enhances consumer choice and promotes competition within the retail and 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.

### Indicator

Amount of vacant retail units in town centres

Figure 3.1



### Commentary

**3.22** The graph above shows vacancy rates in the retail centres of the District with town centre boundaries. Vacancy rates within these centres have continued to be low over the past year. The slight increase in the percentage of vacant units in Newbury is partly due to the development of approximately 40 units in the 'Parkway' development.

**3.23** 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.

**3.24** Vacancy rates for Lambourn, Mortimer and Kintbury over the period 2006 – 2013 are set out in Appendix B of this document. Vacancy rates in these centres are low but are based on only a small number of units.

## 3 Business Development and Town Centres

**3.25** Vacancies recorded are for retail units (use classes A1 to A5) plus other appropriate town centre uses (such as use classes D1, D2 and sui generis).

**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 Local Plan process should reflect the NPPF 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.

## Housing

### Context

**4.1** The 2011 Census recorded a population of 153,822 for West Berkshire, an increase of 6.5% over the period 2001 - 2011. Over the period 1991 - 2001 the population increased by 4.1%. 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 Population and Housing.

**4.2** The 2010-based population projection prepared by the Office for National Statistics projected a population of 168,200 by 2026. It showed 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 more recent 2011-based interim projection by ONS projects a population of 170,100 by 2021.

**4.3** Data on accommodation types and tenure is also presented in Population and Housing. 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.

**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 2013 was £233,895 compared to £165,515 for England and Wales.<sup>(4)</sup> The table in Population and Housing shows the average price for different property types. Affordability remains a critical issue.

**Table 4.1 Housing Objectives**

<p>Sustainable Community Strategy Strategic Aims:</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>

## 4 Housing

**Table 4.2 Housing Indicators and Policies**

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

## Housing Delivery

### Indicator

#### Plan Period and Housing Targets

**Table 4.3 Plan Period and Housing Targets**

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

**4.5** The Examination into the West Berkshire Core Strategy covered the issue of the overall housing requirement. The Inspector 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. He therefore concluded that 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 were best achieved by the adoption of the Core Strategy with a requirement to review the Housing Market Assessment within three years, in order to determine a justified long term basis for planning in West Berkshire.

### 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

Table 4.4 Housing Trajectory to meet Core Strategy Requirement

	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	162	Rep	Curr	1	2	3	4	5							
Net Completions 12/13							552													
Additional Requirement								491	502	556	659	683	668	570	530	526	524	415	415	415
a) Net additions																				
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	544	544	548	552	552	540	522	501	490	481	469	451	414	413

Source: Planning Commitments for Housing at March 2013, West Berkshire Strategic Housing Land Availability Assessment (SHLAA) December 2013.

## Commentary

**4.6** 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 period from 2009/10 to 2011/12 showed a decline, largely as a result of the economic downturn. Net completions in 2012/13 were 552, above the average net annual requirement, and very close to the projected figure in the 2012 AMR trajectory.

**4.7** Data for new housing permissions, starts, and numbers under construction can be found in Table C.8. Information on completions by site size can be found in Table C.9 and shows that over the period 1997/98 to 2012/13 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).

**4.8** Of the requirement for 10,500 dwellings in the Core Strategy period 2006 - 2026, 3,434 additional units were completed in the first 7 years to 2013. Delivery has therefore fallen below the cumulative requirement with a shortfall of 241 net units. Table 4.5 shows the housing land position at March 2013 and identifies the contribution that the proposed strategic sites in the emerging Core Strategy will make to housing supply.

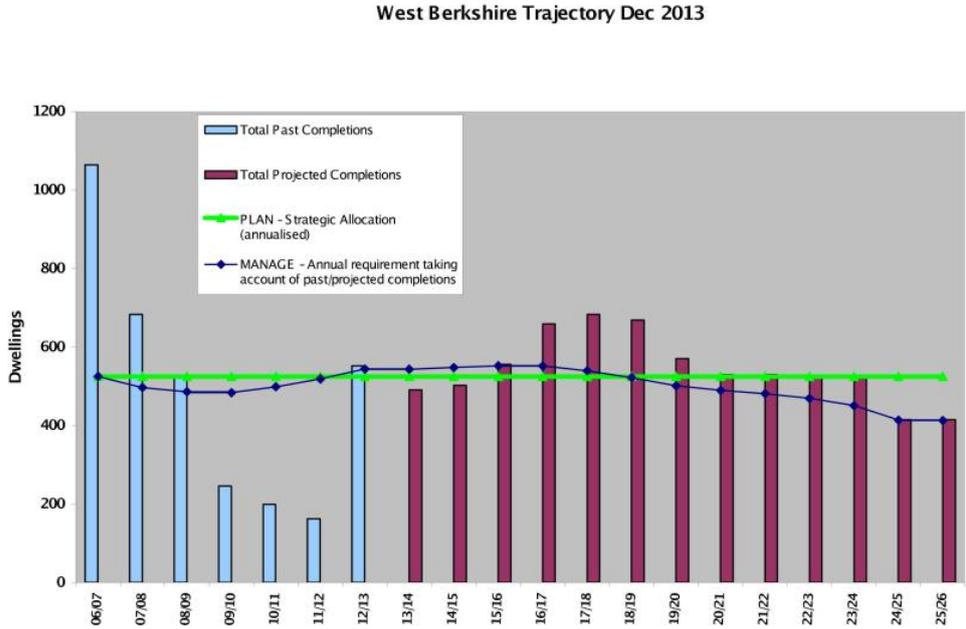
**Table 4.5 Housing Land Requirement at March 2013**

<b>Core Strategy Requirement 2006 - 2026</b>	<b>10,500</b>
<b>Components of Housing Land Supply</b>	
Dwellings completed April 2006 - March 2013	3,434
Dwellings with outstanding planning permission at March 2010 (including 1,500 dwellings on Racecourse site)	3,348
Subtotal of dwellings completed and with planning permission at March 2011	6,782
Allocated strategic site at Sandlesford Park	1,000
Small site windfall allowance ( approx number in 5 year supply)	350
Identified sites including allocations in Site Allocations and Delivery DPD	2,368
<b>Total</b>	<b>10,500</b>

**4.9** The site-based trajectory compares past performance on housing supply to future anticipated supply. The Strategic Housing Land Availability Assessment (SHLAA) was updated in 2013 and has informed the trajectory. Current commitments at March 2013 that have been assessed as deliverable or developable, allocated sites, and identified large and medium sites (which will include future site allocations) 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.11

# 4 Housing

**Figure 4.1 Housing Trajectory**



**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 has commenced and the allocation of Sandleford Park in the Core Strategy and the adoption of an SPD will enable completions on this site from 2016/17 onwards.

**Actions Required:**

Preparation of the Site Allocations DPD, which will allocate additional housing sites for delivery towards the end of the first five years and beyond.

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**

The level of commitments is such that Core Strategy targets for West Berkshire should be met without additional development on greenfield land being required until allocations are made in the Site Allocations DPD.

**Indicator**

Completions on Allocated Sites

**4.10** Progress on allocated sites is set out in Table 4.6. Construction started in 2012/13 on the strategic site at Newbury Racecourse, with 75 dwellings under construction at March 2013. A supplementary planning document for Sandlford Park, which will provide guidelines for a planning application, was prepared and adopted in September 2013.

**Table 4.6 Local Plan Housing Sites Progress March 2013**

Site	Parish/ Town	Total Units	Units Compl 2012/13	Total Units Compl	Status at March 2013
West Berkshire District Local Plan remaining allocation					
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Under construction
Core Strategy Strategic Sites					
Newbury Racecourse	Greenham	Up to 1,500	0	0	Under construction
Sandlford Park	Greenham/ Newbury	Up to 2,000	0	0	SPD adopted
<b>TOTAL</b>		<b>3,529</b>	<b>0</b>	<b>0</b>	

Source: *Planning Commitments for Housing 2013*

## 4 Housing

### Five Year Housing Land Supply

#### Indicator

Five Year Supply of Deliverable Housing Sites

**4.11** 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>(5)</sup>. This section summarises how the requirement to demonstrate a five year housing land supply has been met but the detailed calculations, and schedules are contained in the annex.

**4.12** The NPPF includes the requirement to demonstrate a five year supply of specific deliverable sites. The Council has used the methodology from the former DCLG guidance, as in previous years, to demonstrate the requirement up to March 2019.

**4.13** 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.

**4.14** The calculation of the housing requirement is shown in Table 4.7. By March 2013, 3,434 additional homes had been completed since March 2006 and 491 are projected to be delivered in 2013/14 leaving a requirement for 2,773 for the five year period 2014/15 to 2018/19. With a 5% buffer as required in the NPPF, a supply of 5.25 years needs to be demonstrated.

**Table 4.7 Five Year Housing Requirement to March 2019**

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Completions 2006 - 2013	3,434
Remaining Requirement 2013 - 2026 (13 years)	7,066
Annual Residual Requirement	544 per annum
Requirement 2013 - 2019 (6 years at 544 p.a.)	3,264
Anticipated completions 2013/14 (current year)	491
Remaining Requirement 2014/15 - 2018/19 (Years 1 - 5)	2,773

**4.15** The specific deliverable sites which make up the five year supply to March 2019 are shown in the housing trajectory and are summarised below in Table 4.8 Identified sites were assessed for deliverability according to the criteria in the NPPF. Small sites of less than 10 units are also included in the supply but a 10% allowance for non-implementation has been applied to small sites not currently under construction. A windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply. For the 5 year period a supply of 3,068 homes is demonstrated against the requirement for 2,773 (5.64 years supply, which meets the NPPF requirement for a 5% buffer). This is equivalent to a supply of 6.64 years for the period from March 2013 to March 2019. There will be additional supply during the period from applications currently under consideration and from new applications on identified sites.

Table 4.8 Summary Deliverable Five Year Supply

Deliverable Sites	Current 13/14	Yr 1 14/15	Yr 2 15/16	Yr 3 16/17	Yr 4 17/18	Yr 5 18/19	Net Units Years 1-5
<b>Commitments at March 2011</b>							
Allocated sites (including allocated site at Sandford Park)	118	182	120	235	288	300	1,125
Non-allocated sites of 10 or more units	226	146	174	257	273	152	1,002
Non-allocated small sites under 10 units (including 10% non-implementation allowance on sites where construction has not started)	140	91	80	50	22	20	263
<b>Total deliverable commitments</b>	<b>484</b>	<b>419</b>	<b>374</b>	<b>542</b>	<b>583</b>	<b>472</b>	<b>2,390</b>
Identified sites without permission at March 2013	0	52	121	37	11	100	321
Windfall allowance	7	31	61	80	89	96	357
<b>Total Deliverable Supply</b>	<b>491</b>	<b>502</b>	<b>556</b>	<b>659</b>	<b>683</b>	<b>668</b>	<b>3,068</b> <b>(5.6 years supply)</b>

### Indicator

Windfall Permissions and Completions

**4.16** The update of the SHLAA in December 2013 monitored the progress of sites through the planning system. Since the first SHLAA base date of March 2008 up to March 2013, 41 identified sites and 5 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 since March 2008 and completions on these sites are shown in the table below. The monitoring of windfall permissions provides the evidence to support the inclusion of a windfall allowance in the five year housing land supply.

Table 4.9 Windfall Permissions and Development 2008/13

Windfall Development (Sites not identified in SHLAA)	2008/09	2009/10	2010/11	2011/12	2012/13
Units permitted on sites >10 units	0	30	20	0	14
Units permitted on sites <10 units	138	99	98	118	138
Units permitted on residential gardens	N/A	34	27	28	27
Units completed	4	19	69	64	91
Units under construction	21	56	91	69	157

## 4 Housing

### Policy Effectiveness:

A five year land supply can be demonstrated. Completions are expected to increase over the next few years following a period of lower housing delivery due to the national economic downturn. Delivery of housing on the Racecourse strategic site commenced in 2012/13 with first occupations in 2013. The adopted SPD for Sandford Park has set out guidelines for development of the site.

### Actions Required:

Actions to maintain delivery of a five year supply of housing are set out in the Housing Implementation Strategy

### Significant Sustainability Effects

The level of commitments is such that Core Strategy housing targets for West Berkshire should be met without additional development on greenfield land being required until allocations are made in the Site Allocations DPD.

### Housing Implementation Strategy

**4.17** 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.

**4.18** 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 of affordable housing which should lead to increased delivery of affordable homes.

**4.19** 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.
- Regular updates 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.

## Location of Development

### Housing Development on Previously Developed Land

#### Indicator

New and converted dwellings - on previously developed land

Target: Core Strategy target of 60% of development on previously developed land

Table 4.10 New and Converted Dwellings on Previously Developed Land

Year	Gross Completions	Percentage on Previously Developed Land
2006/07	1,158	70
2007/08	807	82
2008/09	592	88
2009/10	290	89
2010/11	275	88
2011/12	240	64
2012/13	588	94
<b>TOTAL</b>	<b>3,950</b>	<b>81</b>

Source: Planning Commitments for Housing at March 2013 and planning application information

#### Commentary

**4.20** The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60%. 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 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 seven year period 2006/07 to 2012/13, 81% of gross completions have been on previously developed land.

**4.21** The definition of previously developed land changed in June 2010 when residential gardens were defined as greenfield land. This revised definition has been used since that date.

## 4 Housing

### Indicator

#### Percentage of Outstanding Commitments on Previously Developed Land

**Table 4.11 Outstanding Commitments on Previously Developed Land at March 2013**

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,348	2,868	85.7%
Soft Commitments -strategic site at Sandleford Park with delivery extending beyond current plan period	2,000	0	0%
<b>Total</b>	<b>5,348</b>	<b>2,868</b>	<b>53.6%</b>

Source: *Planning Commitments for Housing at March 2013*

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

**4.22** 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.

**4.23** 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 4.12 Commitments and Completions on Greenfield Residential Garden Sites**

Greenfield Residential Garden sites	2010/11	2011/12	2012/13
Permitted	16	28	27
Completed	N/A	55	7

**Policy Effectiveness:** Planning policies have been successful in meeting the Core Strategy target of at least 60% of development on previously developed land.

**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.

## Housing Development Within Settlement Boundaries

### Indicator

Percentage of completed residential development inside settlement boundaries

**Table 4.13 Percentage of Net Completions within settlement boundaries**

Year	Net residential completions	Percentage within settlement boundaries
2006/07	1064	88.2
2007/08	687	88.8
2008/09	528	91.0
2009/10	246	86.0
2010/11	199	88.4
2011/12	162	57.4
2012/13	552	96.9

## 4 Housing

## Indicator

## Completions in Settlements within the Proposed District Hierarchy

Table 4.14 Net Completions within Settlements of District Hierarchy

Settlements	Completions 08/09	Completions 09/10	Completions 10/11	Completions 11/12	Completions 12/13	Outstanding Hard Commitments at March 2013
Newbury	182	76	48	69	361	2,044
Thatcham	132	42	4	15	75	163
EUA	10	9	13	23	39	31
<b>Total Urban Areas</b>	<b>324</b>	<b>127</b>	<b>65</b>	<b>107</b>	<b>475</b>	<b>2,238</b>
Burghfield Common	6	3	18	5	10	4
Hungerford	3	2	25	-33	4	112
Lambourn	22	4	2	0	1	28
Mortimer	7	-1	9	10	-1	29
Pangbourne	-1	3	18	-4	10	29
Theale	31	1	5	0	14	394
<b>Total Rural Service Centres</b>	<b>68</b>	<b>12</b>	<b>77</b>	<b>-22</b>	<b>38</b>	<b>596</b>
Aldermaston	1	0	1	0	0	29
Bradfield Southend	-1	4	4	1	0	0
Chieveley	-18	-5	7	1	0	72
Cold Ash	5	4	0	3	5	5
Compton	4	31	0	0	4	40
Great Shefford	-1	4	0	0	0	0
Hermitage	2	2	0	1	0	30
Kintbury	2	1	2	0	0	4
Woolhampton	1	0	0	0	2	0
<b>Total Service Villages</b>	<b>-5</b>	<b>41</b>	<b>14</b>	<b>6</b>	<b>11</b>	<b>180</b>
Other villages with settlement boundary	120	41	20	43	14	121
Remainder of Rural Area	21	25	23	28	14	213
<b>Total</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>552</b>	<b>3,348</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

## Commentary

**4.24** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. There were only a few small developments completed outside settlement boundaries in 2012/13.

**4.25** 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 4.14 shows the distribution of completions at the different levels of the hierarchy: the vast majority of homes completed in 2012/13 were in the urban areas of the District.

**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 4.15 Housing Completions and Commitments: Spatial Areas**

Spatial Area	Completions 2012/13	Completions 2006 - 2013	Hard Commitments at March 2013
Newbury/Thatcham	440	1,932	2,262
Eastern Area	53	283	427
AONB	39	855	493
East Kennet Valley	20	364	166
<b>Total West Berkshire</b>	<b>552</b>	<b>3,434</b>	<b>3,348</b>

**Table 4.16 Housing Completions and Commitments in Newbury and Thatcham**

Newbury/ Thatcham Spatial Area	Completions 2012/13	Completions 2006 - 2013	Hard Commitments at March 2013
Newbury area	365	1,264	2,093
Thatcham area	75	668	169
<b>Total Newbury/Thatcham</b>	<b>440</b>	<b>1,932</b>	<b>2,262</b>

## Commentary

**4.26** 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 4.15 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 4.16.

## 4 Housing

### Indicator

Commitments and completions of residential development within the defined boundaries of the AWE land use planning consultation zones

**Table 4.17 Housing Commitments and Completions within the AWE Consultation Zones 2012/13.**

	Completions 11/12	Completions 12/13	Outstanding Commitments at March 2013
<b>Aldermaston Consultation Zones</b>			
2	0	3	33
Middle	0	10	65
Outer	9	-1	34
<b>Burghfield Consultation Zones</b>			
Inner	0	0	0
Middle	0	0	4
Outer	11	41	27
<b>Overlapping Aldermaston and Burghfield Consultation Zones</b>			
Aldermaston Outer/Burghfield Outer	0	8	28
Aldermaston Outer/Burghfield Middle	-1	2	3

### Commentary

**4.27** Core Strategy Policy CS8 sets out the land use planning consultation zones for development within the vicinity of the nuclear installations at AWE Aldermaston and Burghfield. Proposals for development in these zones will be considered in consultation with the Office for Nuclear Regulation.

**4.28** Table 4.17 shows the number of housing completions and commitments within the Inner, Middle and Outer AWE Consultation Zones.

## Accessibility

### Context

**4.29** 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.

**4.30** 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.

**4.31** The rural nature, dispersed population and affluence of West Berkshire mean that few bus services are financially viable. Car ownership levels are high with 87.4% of households having one or more cars <sup>(6)</sup>. The Census showed only 8.4% of the employed population travel to work by public transport, with a further 11.9% walking or cycling, compared to 68% travelling to work by car.

**Table 4.18 Accessibility: Objectives**

<p>Sustainable Community Strategy Strategic Aims:</p> <p>Reduce the carbon footprint of the District</p> <p>Ensure local services remain accessible</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>

**Table 4.19 Accessibility: Indicators and Policies**

Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
<b>Accessibility of new residential development:</b>	<b>HSG.1:</b> The Identification of Settlements for Planning Purposes	<b>ADPP1:</b> Spatial Strategy CS1: Delivering new homes and retaining the housing stock

## 4 Housing

Indicators	West Berkshire District Local Plan Policies	West Berkshire Submission Core Strategy (as at Nov 2011) Policies
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		

### 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 4.20 Accessibility of residential developments completed in 2012/13**

Percentage and Number of Units Accessible within 30 minutes public transport time to the following destinations				
Destination	Number of Accessible Units on completed sites 2012/13	Percentage of Total Net Units on Completed Sites		
		2012/13	2011/12	2010/11
Employment	543	96%	57%	82%
General Practitioners	551	98%	70%	84%
Hospital	305	54%	16%	15%
Major Centre	533	95%	53%	73%
Primary School	564	100%	95%	94%
Secondary School	510	90%	59%	79%

Completed sites exclude replacement dwellings.

Source: *Planning commitments for Housing 2013: Accession modelling*

### Commentary

**4.32** Table 4.20 presents the results of accessibility analysis using Accession software package. A total of 564 units have been built on sites which were completed in 2012/13. These figures exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix D.

**4.33** Overall, accessibility of developments completed in 2012/13 is better than in 2011/12 or 2010/11. The majority of development continued to be built in Newbury and in the towns and villages along the Newbury-Reading transport corridor, which is well served by buses and trains. Picture 4.1 illustrates the location and scale of residential development sites completed in 2012/13.

**4.34** 95% of dwellings on sites completed in 2012/13 are within 30 minutes travel time by public transport of a major centre. 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.

**4.35** All households on newly completed sites in 2012/13 are within 30 minutes of a primary school. Access to secondary schools from new developments is very good, with 90% of new dwellings within 30 minutes of a secondary school. This is an increase from 2011/12 when only 59% of completed sites were within 30 minutes of a secondary school.

**4.36** Access to general practitioners by public transport from completed sites rose from 70% in 2011/12 to 98% in 2012/13. Access to hospitals within 30 minutes travel time rose from 16% of new dwellings completed in 2011/12 to 54% in 2012/13. 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.

**4.37** 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.

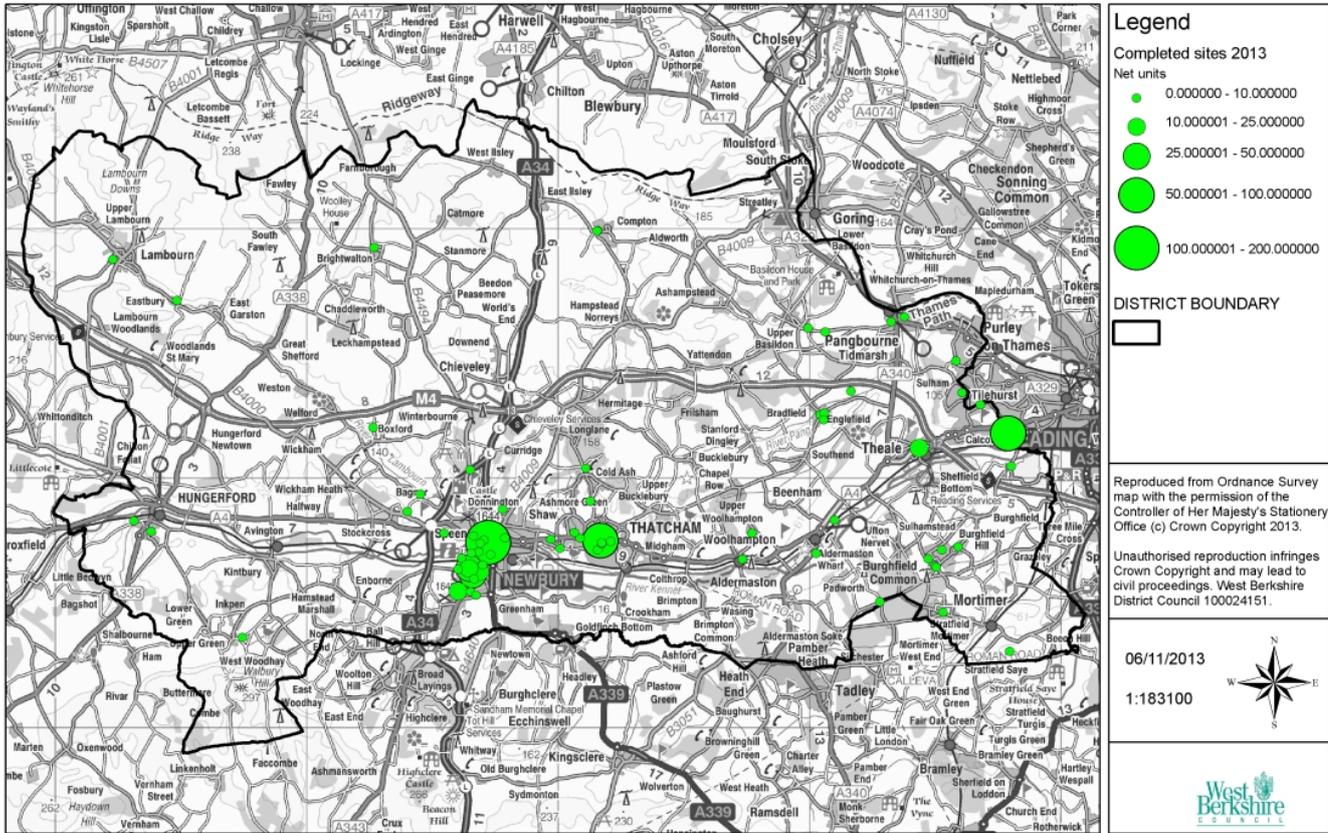
**Actions Required:** Local Plan policies promote residential development in sustainable locations which are close to a range of services and facilities and with access to public transport. Key services and facilities should be retained to serve local communities, and public transport services to key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

# 4 Housing

Picture 4.1 Residential Sites Completed 2012/13

## Completed Sites 2013



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## Housing Mix

### 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 4.21 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
2012/13	141	41		182

### Commentary

**4.38** Policy CS6 of the Core Strategy seeks to ensure that a proportion of the housing allocation will be for affordable housing. The Council seeks to achieve affordable housing on schemes proposing 5 or more dwellings, with 40% provision sought on greenfield sites of 15 or more dwellings. In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

**4.39** 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. This monitoring year has seen a number of larger schemes completed in Newbury and Thatcham, with 33% of total net completions for affordable housing. Details of affordable housing completions are presented in Table C.13

**4.40** At March 2013 there were over 730 outstanding commitments for affordable housing, including over 400 at Newbury Racecourse.

## 4 Housing

### Indicator

Applications including contribution to affordable housing

**Target:** Core Strategy target of 100% of applications where policy applies making contribution to affordable housing

**Table 4.22 Permitted developments above affordable housing threshold**

Applications permitted above threshold	No. of applications	No with affordable housing contribution
Permissions for 15 or more units	5	5
Permissions for 5 - 9 units	3	1

### Commentary

**4.41** Core Strategy Policy CS6 seeks affordable housing from developments of 5 or more dwellings and replaced the previous Local Plan policy which had a threshold for contributions of 15 dwellings. In 2012/13 there were 8 applications permitted which were above the threshold current at the time. Of these, two demonstrated, through a viability assessment, that the scheme would not be viable with an affordable housing contribution.

**Policy Effectiveness:** Whilst previous Local Plan 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, but it is too early to assess its effectiveness.

**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.

**Indicator****New Build Completions by Type****Table 4.23 New Build Completions 2012/13 - Housing Mix**

	Market Housing	Affordable Housing	Total
Houses/Bungalows			
1 Bed	2	0	2
2 Bed	19	7	26
3 Bed	36	0	36
4+ Bed	69	1	70
Total Houses	126	8	134
Flats/ Apartments			
1 Bed	49	81	130
2 Bed	160	87	247
3 Bed	2	0	2
4+ Bed	0	0	0
Total Flats	211	168	379
<b>TOTAL</b>	<b>337</b>	<b>176</b>	<b>513</b>

**Commentary**

**4.42** The 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 2012/13 is shown in Table 4.23 and densities of residential sites of 10 units or more completed in 2012/13 are shown in Table C.12. These tables show that 26% of new build completions were for houses and bungalows and 74% for flats and apartments, and the relatively high densities that have been achieved on some of the more accessible sites completed in 2012/13.

## 4 Housing

### Provision for Gypsies, Travellers and Travelling Showpeople

#### Indicator

Net additional pitches (Gypsy and Traveller)

Table 4.24 Net Additional Pitches for Gypsies and Travellers 2010/11

	Permanent	Transit	Total
2010/11	1	0	1
2011/12	0	0	0
2012/13	0	0	0

#### Commentary

**4.43** Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive, including the 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.

**4.44** 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.

**4.45** The Council is in the process of finalising the evidence base for the Site Allocations and Delivery DPD and will be addressing the 5 year supply through the plan-led process.

**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 the Local Plan together with identification of sites.

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

## The Environment

**Table 5.1 The Environment: Objectives**

<p><b>Sustainable Community Strategy Strategic Aims:</b></p> <p>Reduce the carbon footprint of the District</p> <p>Increase the use of local food and resources</p> <p>Improve the health and wellbeing of local people</p>
<p><b>Core Strategy Strategic Objectives:</b></p> <p>To exceed 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.</p> <p>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.</p> <p>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.</p>
<p><b>WBDLP Objectives:</b></p> <p>To conserve resources and minimise the impacts of development.</p>

**Table 5.2 The Environment: Indicators and Policies**

Indicators	West Berkshire District Local Plan Policies	West Berkshire adopted Core Strategy (July 2012) Policies
Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds		<b>CS16:</b> Flooding
Change in areas of biodiversity importance Condition of SSSIs Distribution and status of selected species		<b>CS17:</b> Biodiversity and geodiversity
Number of listed buildings at risk The total number of conservation areas, the percentage of these with an up-to-date character appraisal and the percentage with published management proposals.		<b>CS19:</b> Historic environment and landscape character
Amount of eligible open spaces managed to Green Flag Award Standards	<b>RL.1:</b> Public Open Space Provision in Residential Development Schemes <b>RL.3:</b> The Selection of Public Open Space and Recreation Sites	<b>CS19:</b> Green infrastructure

## 5 The Environment

Indicators	West Berkshire District Local Plan Policies	West Berkshire adopted Core Strategy (July 2012) Policies
Renewable Energy Generation		<b>CS16:</b> Renewable, low and zero carbon energy

### FLOOD PROTECTION AND WATER QUALITY

**5.1** The provision of services, particularly water and sewage, can have significant implications for local environments. The Local Plan 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.

**5.2** 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. <sup>(7)</sup> A Strategic Flood Risk Assessment for the District has been completed and is available on the Council's website.

#### Indicator

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

**Table 5.3 Applications granted contrary to EA advice**

Flooding	Water Quality	Total
0	0	0

**5.3** There were no planning applications approved contrary to Environment Agency advice during this monitoring period.

**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

**5.4** 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.

**5.5** 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.

**Indicator****Change in areas of biodiversity and geodiversity importance****Changes in areas designated for their intrinsic environmental value****Table 5.4 Areas Designated for their Intrinsic Environmental Value**

	No. of Sites	Area in hectares (2010)	Area in hectares (2011)	Area in hectares (2012)	As % of West Berkshire	Details of change
<b>Special Areas of Conservation (SACs)</b>	3	154.04	154.04	154.04	0.22	None - stable
<b>Special Protection Areas (SPAs)</b>	0	0	0	0	0	None - stable
<b>Sites of Special Scientific Interest (SSSIs)</b>	51	1,348.86	1,348.86	1,348.86	1.92	None - stable
<b>Local Wildlife Sites (LWS)</b>	460	6320.80	6320.80	6,112.00	9.00	None - no recording undertaken
<b>Local Geological Sites (LGS)</b>	7	150.70	156.00	156.00	0.21	None - stable
<b>Local Nature Reserves (LNR)</b>	3	67.31	67.31	67.31	0.10	None - stable

**5.6** 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**

**5.7** The purpose of this indicator is to show losses or additions to biodiversity habitat. Areas of biodiversity importance should be recognised in the Development Plan for their intrinsic environmental value in the form of an analysis of sites of international, national, regional and local significance.

**5.8** The change in area of Local Wildlife Sites in 2012 is due to more accurate mapping of boundaries and not an actual decrease in Local Wildlife Site area.

## 5 The Environment

### Change in area of UK BAP Priority Habitat

Table 5.5 UK BAP Priority Habitats in West Berkshire

UK BAP priority habitat type	Area (ha) 2009	Area (ha) 2010	Area (ha) 2011	Area (ha) 2012	% of Berkshire context 2012
Arable field margins	Not known	Not known	Not known	Not known	Not known
Coastal & floodplain grazing marsh	1,602.0	1,424.1	1,424.13	1216.0	60
Eutrophic standing waters	526.9	528.65	526.97	531.0	36
Fens	Not given	36.04	36.02	33.0	31
Hedgerows	Not known	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	228.8	228.14	228.15	229.0	53
Lowland calcareous grassland	184.4	184.36	184.36	184.0	88
Lowland dry acid grassland	10.6	18.75	18.76	29.0	20
Lowland heathland	273.2	252.43	175.13	163.0	42
Lowland meadows	107.0	107.01	106.99	132.0	52
Lowland mixed deciduous woodland	4,264	4,997.26	4,897.47	4,983.0	59
Mesotrophic lakes (new)	0.0	0.0	0.0	0.0	0
Oligotrophic and dystrophic lakes	Not known	Not known	Not known	Not known	Not known
Open mosaic habitats on previously developed land	Not known	Not known	8.52	9.0	100
Ponds	2.2	2.2	2.19	2.0	15
Purple moor grass and rush pastures	0.0	0.0	0.0	0.0	0
Reedbeds	36.0	35.76	35.76	38.0	89
Rivers	132.1	131.96	131.95	137.0	85
Traditional orchards	Not known	56.05	56.21	60.0	41
Wet woodland	288.9	291.14	291.19	286.0	61
Wood pasture and parkland	385.7	385.74	385.74	330.0	36
<b>Total area of BAP priority habitat</b>	<b>8,052.3</b>	<b>8,679.6</b>	<b>8,599.52</b>	<b>8,360.0</b>	

Source: Thames Valley Environmental Records Centre (TVERC), October 2013

**5.9** The total area of UK Biodiversity Action Plan (BAP) priority habitat in the District has been calculated at 8,360 ha. The extent of individual BAP priority habitats in West Berkshire is given in Table 5.5. The changes in the habitats are attributable to new information provided by a review of previous Local Wildlife Site survey habitat mapping and recent updates in habitat inventories.

## Commentary

**5.10** 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. 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.

**5.11** The reduced area of coastal and floodplain grazing marsh and lowland heathland was down to more accurate mapping rather than a reduction in habitat. The reduction in lowland fens and increase in reedbeds was due to reclassification following survey.

### Proportion of Local Sites where positive conservation management has been or is being implemented

**Table 5.6 Single Data List for West Berkshire**

West Berkshire	Total of sites	Sites qualifying under Criteria				Total	SDL 160
		1	2	3	4		
2012/13	473	178	30	21	8	199	42%
2011/12	473	157	10	0	10	169	36%
2010/11	472	189	12	0	10	203	43%
2009/10	468	173	10	0	8	191	41%
Baseline 2008/09	469	183	6	0	7	196	42%
<b>Berkshire total 2012/13</b>	<b>765</b>	<b>235</b>	<b>101</b>	<b>70</b>	<b>47</b>	<b>321</b>	<b>42%</b>

Source: TVERC from DEFRA, October 2013

**5.12** The qualifying criteria is listed below which is derived from DEFRA 2008 guidance:

- 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

## Commentary

**5.13** This indicator calculates the number of Local Wildlife Sites and Local Geological Sites that can be said to be in or have been in positive conservation management in the five year period to 31st March 2013. 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.

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**5.14** There was an increase of 6% in the proportion of sites in positive conservation management in West Berkshire from 36% to 42%. The number of Local Wildlife Sites stayed the same, but the number of qualifying sites increased by 30, due to 11 more sites having a site management plan and meeting criteria 1 and a net total of 20 more sites being in woodland grant schemes than last year. The overall figure for Berkshire for 2012/13 was 42%, an increase of 3% from the previous year.

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

### Indicator

#### Condition of SSSIs

**Table 5.7 Condition of SSSIs**

Condition	No. of units or part units 2012	Ha. in 2012	% of total SSSI in District							
			2005	2006	2007	2008	2009	2010	2011	2012
Favourable	73	739	63	63	63	66.7	66.9	53.17	53.74	54.00
Unfavourable recovering	24	445	18	20	20	20.0	19.8	35.78	37.51	33.00
Unfavourable no change	10	167	16	16	16	11.7	10.8	8.59	8.11	12.00
Unfavourable declining	4	9	3	2	2	1.6	2.5	2.46	0.63	Less than 1
TOTAL	111	1,360	100.0	100.0	100.0	100.0	100.0	100.0	100.00	100.00

Source: TVERC from Natural England, 2013

**5.16** 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 5.7. The data has been collected over a period from 2000 – 2013. Twelve sites were assessed between 2012-13. Changes for 2012 include Boxford Water Meadows (units 1 and 2) changing from favourable in 2008 to unfavourable recovering in 2012; Inkpen and Walbury Hills (unit 5) changing from unfavourable recovering in 2007 to favourable in 2012; Greenham and Crookham Commons (unit 2) changing from unfavourable recovering in 2009 to unfavourable no change in 2012 and Chilton Foliat Meadows (unit 5) changing from unfavourable recovering in 2010 to unfavourable no change in 2012.

**5.17** The data shows that 87% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition.

### Distribution and status of selected species

**5.18** 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 5.8 Water vole records in West Berkshire**

Year	Number of sites surveyed in Berkshire (per 500m stretch)	Number of sites surveyed in West Berkshire
2012	115 (47 positive)	105 (48 positive)
2011	97 (84 positive for water vole)	73 (40 positive for water vole)
2010	Not known	Not known
2009	130	120
2008	202	Not known
2007	Not known	Not known
2006	Not known	Not known
2005	330	22
2004	170	30
2003	149	65
2002	87	38
1998-2001 inclusive	136	21

Source: TVERC from BBOWT 2013

**5.19** In 2012/13, of the 105 known potential sites for water vole that were surveyed, 48 sites still had water vole present. 57 had no further evidence of their presence.

### Commentary

**5.20** There are 666 survey stretches of watercourse in West Berkshire, identified by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) water vole project officer. Of these, 412 are to be found in West Berkshire. Survey effort from year to year has not been consistent as the water vole project has developed and more surveyors recruited. However, data provided by the BBOWT project officer for survey effort in 2012 revealed that water vole populations in areas surveyed this year in West Berkshire remained stable. There have, however, been short term declines along the River Lambourn.

**5.21** 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

**5.22** 17 of the 19 farmland bird species were recorded with the tree sparrow and turtle dove failing to be observed. Specialist farmland bird species such as the yellowhammer were recorded in fewer numbers in 2012. Other specialists maintained or slightly increased their numbers.

### Commentary

**5.23** 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

## 5 The Environment

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.

**5.24** 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:** Policy has been effective in ensuring there has been no change in the area of sites of international and national importance. There is a recorded change in habitat resource, but this is a result of improved understandings and data collection rather than any ecological factors or threats.

Inconsistent survey effort for the distribution and status of selected species makes it difficult to establish trends.

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

Distribution and status of species requires resource investment to ensure continued monitoring and improved accuracy (water voles) and as many field survey records as possible (farmland birds).

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

### HISTORIC ENVIRONMENT

#### Indicator

#### Number of listed buildings at risk

**Table 5.9 Listed Buildings on the Heritage at Risk Register**

Site Names	Designation	Condition
Chapel of St Leonard, east of Manor Farmhouse, Brimpton Road, Brimpton	Listed Building Grade II*	Good
Pair of gate piers 204 metres east of entrance to Home Farm, Park Lane, Hamstead Marshall	Listed Building Grade I	Poor
Three pairs of gate piers and walls around gardens and terrace at Home Farm, Park Lane, Hamstead Marshall	Listed Building Grade I	Very Bad

**5.25** The 2013 Heritage at Risk Register published by English Heritage includes three Grade I and II\* buildings in West Berkshire, which are listed above in Table 5.9 This figure has reduced from eight buildings at risk in the previous reporting year.

**5.26** Also included on the Risk Register are three registered Parks and Gardens, which are located at Aldermaston Court, Sandford Priory and Shaw House in Newbury. In addition, there are eight Scheduled Monuments, throughout the District and one Battlefield site in Newbury that are also on the Risk Register.

**Indicator**

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 5.10 Conservation Areas**

	No of Conservation Areas 2011	% of total	No of Conservation Areas 2012	% of total	No of Conservation Areas 2013	% of total
Conservation Areas with an adopted Conservation Area Appraisal (CAA)	2	3.77	2	3.77	2	3.77
CAA in preparation	3	5.66	3	5.66	3	5.66
No CAA	48	90.57	48	90.57	48	90.57
Total	53	100.0	53	100.0	53	100.0

**5.27** There are 53 Conservation Areas in West Berkshire. Conservation Area Appraisals (CAAs) have been completed for Streatley and Peasmore 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:** The continued production of Conservation Area Appraisals and management proposals.

**Significant Sustainability Effects:** The conservation and enhancement of heritage assets has helped to protect and enhance the local distinctive character and identity of the various towns and villages across the District.

**OPEN SPACE**

Amount of eligible open spaces managed to Green Flag Award Standards

**5.28** 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**

**5.29** In line with the NPPF, the Council will be undertaking an up to date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision in West Berkshire. Once completed the assessment will enable detailed standards for open space provision to be defined through the Site Allocations and Delivery DPD.

**5.30** 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.

## 5 The Environment

**5.31** The Council has set out its strategic approach towards Green Infrastructure through the 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 an up to date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision in West Berkshire in accordance with the NPPF. Detailed standards will be defined through the 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

#### Indicator

#### Renewable energy generation

**5.32** The data reported in table 6.7 below has been collated by TV Energy, <sup>(8)</sup> and was collected from installer surveys sent out by TV Energy and this was supplemented with data obtained from Feed in Tariff (FIT)<sup>(9)</sup> and Renewable Obligation (RO) installation reports and certificate statistics, published by Ofgem.

**5.33** 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.'<sup>(10)</sup>

**Table 5.11 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 1/4/12 and 31/3/13(MW)	0.005	0.929	0	0	0	0	0	0	0	0.934
Cumulative total of installed electric capacity up to 31/3/13 (MW)	0.038	3.538	0	0.346	0	0	0	0	0	3.922

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

9 Details can be viewed online at [http://www.decc.gov.uk/en/content/cms/meeting\\_energy/renewable\\_ener/feedin\\_tariff/feedin\\_tariff.aspx](http://www.decc.gov.uk/en/content/cms/meeting_energy/renewable_ener/feedin_tariff/feedin_tariff.aspx)

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

## The Environment 5

**5.34** For a second consecutive year, there has been a significant increase in the level of renewable energy generated through solar photovoltaic (PV) installations. This could be linked to the introduction of the Feed in Tariff (FiT) by the Department of Energy and Climate Change on the 1<sup>st</sup> April 2010. FiTs are intended to encourage the installation of additional small-scale (less than 5MW) low-carbon electricity generation.

**5.35** 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.

**5.36** 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:

**5.37** 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.

**5.38** In addition, policy CS15 of the submitted Core Strategy requires major development to generate a certain proportion of its energy from renewable sources. <sup>(11)</sup>

**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.

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

## 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.

**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 Local Plan 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.

## 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
<b>Total employee jobs</b>	84,300	-	-

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

# A Business Development

**Table A.2 Employment Completions 2012/13**

Gross floorspace (sq.m. internal) - Completed	B1a	B1b	B1c	B1*	B2	B8
Newbury Town Centre	0	0	0	0	0	0
Castle Estate, Newbury	0	0	0	0	0	0
Hambridge Rd/Hambridge La, Newbury	0	0	0	0	0	0
London Rd Industrial Estate, Newbury	0	0	0	0	0	0
Newbury Business Park	3,598	0	0	0	0	0
Turnpike Estate, Newbury	0	0	0	0	0	0
New Greenham Park ( <i>not a Protected Employment Area</i> )	0	11,100	0	0	0	0
Colthrop Estate, Thatcham	0	0	0	1,300	673	0
Green Lane, Thatcham	0	0	0	0	0	0
<b>Rest of Newbury and Thatcham Area</b>	<b>375</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Calleva Park, Aldermaston	0	0	0	0	0	0
Paices Hill, Aldermaston	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
Station Yard, Hungerford	0	0	0	0	0	0
Smitham Bridge (Hungerford Trading Estate)	0	0	0	0	0	0
Charnham Park, Hungerford	0	0	0	0	1,200	0
Membury Estate, Lambourn	0	0	0	0	0	0
Lowesdon Works, Lambourn	0	0	0	0	0	0
Horseshoe Park, Pangbourne	0	0	0	0	0	0
Arlington Business Park, Theale	0	0	0	0	0	0
Station Road & adj estates, Theale	0	0	0	0	0	0
Theale Lakes at Sheffield Bottom, Theale	605	0	0	0	0	0
<b>Rest of West Berkshire</b>	<b>1,602</b>	<b>0</b>	<b>593</b>	<b>0</b>	<b>575</b>	<b>988</b>
<b>Total for all Employment Sites</b>	<b>4,203</b>	<b>0</b>	<b>0</b>	<b>1,300</b>	<b>1,873</b>	<b>0</b>
<b>West Berkshire Total</b>	<b>6,180</b>	<b>11,100</b>	<b>593</b>	<b>1,300</b>	<b>2,448</b>	<b>988</b>

\* Unable to split use class.

Source: *Employment Commitments 2012/13 (WBC)*

## Business Development A

Table A.3 Planning Permissions (Hard Commitments) Outstanding - Net\* 2012/13

Net Change in Floorspace (sq.m. internal)	A1	A2	B1a	B1b	B1c	B1**	B2	B8	OTHER
Newbury Town Centre	278	-469	-8,945	0	-56	215	0	0	2,379
Castle Estate, Newbury	0	0	0	0	0	0	0	0	0
Hambridge Rd/Hambridge La, Newbury	0	0	0	0	0	0	0	0	0
London Rd Industrial Estate, Newbury	1,200	0	7,770	0	0	0	-1,037	0	7,051
Newbury Business Park	0	0	2,970	0	0	0	0	0	0
Turnpike Estate, Newbury	0	0	0	0	0	0	0	0	0
New Greenham Park ( <i>not a Protected Employment Area</i> )	0	0	0	0	0	0	0	4,331	-12,298
Colthrop Estate, Thatcham	0	0	-48	0	195	29,940	1,750	10,816	266
Green Lane, Thatcham	0	0	0	0	0	0	0	0	0
Rest of Newbury and Thatcham Area	18	-505	93	0	-1,552	0	-232	-769	31,994
<b>Total for Newbury/ Thatcham Area</b>	<b>1,496</b>	<b>-974</b>	<b>1,840</b>	<b>0</b>	<b>-1,413</b>	<b>30,155</b>	<b>481</b>	<b>14,378</b>	<b>29,392</b>
Calleva Park, Aldermaston	0	0	0	0	0	0	0	0	0
Paices Hill, Aldermaston	0	0	0	0	0	0	0	0	0
Beenham Industrial Area, Beenham	0	0	0	0	0	0	0	0	0
Red Shute Hill, Hermitage	0	0	0	0	0	560	0	0	0
Station Yard, Hungerford	0	0	570	0	0	0	0	0	0
Smitham Bridge (Hungerford Trading Estate)	0	0	0	0	0	0	0	0	0
Charnham Park, Hungerford	0	0	0	0	0	0	0	0	0
Membury Estate, Lambourn	0	0	150	0	549	0	136	190	2,395
Lowesdon Works, Lambourn	0	0	0	0	0	0	0	0	0
Horseshoe Park, Pangbourne	0	0	0	0	0	0	0	0	0
Arlington Business Park, Theale	0	0	0	0	0	0	0	0	0
Station Road & adj. Estates, Theale	0	0	9,785	0	0	0	0	0	0
Theale Lakes at Sheffield Bottom, Theale	0	0	0	0	0	0	0	0	0
<b>Rest of West Berkshire</b>	<b>24,770</b>	<b>0</b>	<b>16,064</b>	<b>27,037</b>	<b>541</b>	<b>210</b>	<b>17,151</b>	<b>1,940</b>	<b>64,188</b>
<b>Total for Rest of West Berkshire</b>	<b>24,770</b>	<b>0</b>	<b>26,569</b>	<b>27,037</b>	<b>1,090</b>	<b>770</b>	<b>17,287</b>	<b>2,130</b>	<b>66,583</b>
<b>WEST BERKSHIRE TOTAL</b>	<b>26,266</b>	<b>0</b>	<b>28,409</b>	<b>27,037</b>	<b>-323</b>	<b>30,925</b>	<b>17,768</b>	<b>16,508</b>	<b>95,975</b>

\*Includes developments not started & under construction.

\*\* Unable to split use classes

Source: *Employment Commitments 2012/13 (WBC)*

# A Business Development

**Table A.4 B Class Uses Completions 2006/07 - 2012/13 Internal Floorspace (sqm)**

		B1a	B1b	B1c	B1	Total B1 (B1/a/b/c)	B2	B8	B1-B8	Total
<b>2006/07</b>										
	<b>gross</b>	4,723	0	5,417	0	10,140	7,875	853	0	<b>18,868</b>
	<b>net</b>	1,890	0	-2,266	0	-376	2,095	634	-3,302	<b>-949</b>
<b>2007/08</b>										
	<b>gross</b>	22,519	0	2,338	515	25,372	439	9,704	29,552	<b>65,067</b>
	<b>net</b>	19,795	0	1,298	-2,979	18,114	-4,427	8,799	29,552	<b>52,038</b>
<b>2008/09</b>										
	<b>gross</b>	25,549	0	2,528	0	28,077	7,068	2,975	0	<b>38,120</b>
	<b>net</b>	22,395	0	2,424	0	24,819	5,967	-7,525	0	<b>23,261</b>
<b>2009/10</b>										
	<b>gross</b>	870	2,406	214	0	3,490	3,034	2,686	0	<b>9,210</b>
	<b>net</b>	-2,651	2,406	-3,006	-621	-3,872	2,512	1,245	-1,213	<b>-1,328</b>
<b>2010/11</b>										
	<b>gross</b>	1,553	0	778	2,807	5,138	23,796	4,109	0	<b>33,043</b>
	<b>net</b>	-2,203	0	89	2,807	693	23,103	3,408	0	<b>27,204</b>
<b>2011/12</b>										
	<b>gross</b>	3,831	0	2,130	17,845	23,806	1,936	4,680	0	<b>30,422</b>
	<b>net</b>	1,132	0	1,696	11,254	14,082	1,936	3,182	0	<b>19,200</b>
<b>2012/13</b>										
	<b>gross</b>	6,180	11,100	593	1,300	19,173	2,448	988	3,436	<b>22,609</b>
	<b>net</b>	3,057	10,878	-844	1,300	14,391	2,341	-695	1,646	<b>16,037</b>
<b>Total 2006-13</b>										
	<b>gross</b>	<b>65,225</b>	<b>13,506</b>	<b>13,998</b>	<b>22,107</b>	<b>115,196</b>	<b>46,596</b>	<b>25,995</b>	<b>32,988</b>	<b>217,339</b>
	<b>net</b>	<b>43,415</b>	<b>13,284</b>	<b>-609</b>	<b>11,761</b>	<b>67,851</b>	<b>33,527</b>	<b>9,048</b>	<b>26,683</b>	<b>135,463</b>

Source: Employment Commitments JSPU 2006-2010, WBC 2012/13

## Business Development A

Table A.5 Protected Employment Areas (Areas where policy CS9 of West Berkshire Core Strategy applies)

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

## B Town Centre Vacancy Rates

Figure B.1



### 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 2002-2013

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
2012	12	11	3	3	5	5	0	0
<b>2013</b>	<b>13</b>	<b>10</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>9</b>	<b>6</b>	<b>0</b>

## Population and Housing C

## Contextual Indicators

Table C.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 2010-based population projection<sup>(12)</sup> shows a population of 154,500 at 2011 (compared with 153,800 recorded in the 2011 Census), projected to increase to 168,200 by 2026. The projection shows 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 more recent 2011- based interim projection by ONS projects a population of 170,000 by 2021.

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>(13)</sup> taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

Table C.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

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

13 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

## C Population and Housing

Source 2001 and 2011 Census

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 C.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 C.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.

## Population and Housing C

**Table C.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 C.6 Land Registry Property Prices : October 2013**

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£156,681	£133,585	£153,048
Terraced House	£124,771	£168,700	£184,839
Semi-detached House	£157,031	£213,948	£223,371
Detached House	£260,997	£376,303	£390,146
All	£165,515	£216,004	£233,895

Source: Land Registry, 2013

House prices in West Berkshire have risen from October 2012. The Land Registry had recorded a 1.7% increase over the year with an average price of £233,895 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.

## C Population and Housing

**Table C.7 Local Plan Housing Sites Progress March 2013**

Site	Parish/ Town	Total Units	Units Compl 2012/13	Total Units Compl	Status at March 2013
West Berkshire District Local Plan remaining allocation					
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Under construction
Core Strategy Strategic Sites					
Newbury Racecourse	Greenham	Up to 1,500	0	0	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000	0	0	SPD adopted
<b>TOTAL</b>		<b>3,529</b>	<b>0</b>	<b>1,355</b>	

Source: *Planning Commitments for Housing 2013*

**Table C.8 Housing Permissions, Starts and Completions 1999/00 – 2012/13**

Year	Net New Permissions	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan / core Strategy 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
2010/11	1801	379	534	525	199
2011/12	273	538	820	525	162
2012/13	152	314	539	525	552

Source: *Planning Commitments for Housing 2013*

## Population and Housing C

**Table C.9 Net Housing Completions by Site Size 1997/98 to 2012/13**

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
2112/13	0	223	211	118	552
Average 1997/2013	123	162	123	138	547

Source: *Planning Commitments for Housing 2013*

## C Population and Housing

Table C.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	12/13	
Aldermaston	1	-1	0	42	6	2	0	-1	1	1	0	-1	34
Aldworth	0	0	0	0	0	2	0	2	0	0	0	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0	-1	0	1
Basildon	9	14	1	-6	17	22	3	12	0	3	7	0	16
Beech Hill	0	0	0	0	0	0	0	0	0	0	0	-1	1
Beedon	0	0	9	0	0	3	0	2	1	0	0	0	0
Beenham	0	1	0	-2	2	1	1	0	1	2	1	0	1
Boxford	1	2	-2	5	1	0	-1	1	2	0	2	1	6
Bradfield	3	2	0	-1	8	-1	2	2	3	6	2	8	4
Brightwalton	0	0	0	0	0	2	0	9	1	1	0	1	0
Brimpton	0	0	2	1	4	2	4	0	2	0	0	0	4
Bucklebury	-1	2	1	1	6	38	0	1	1	-3	8	3	4
Burghfield	2	35	4	0	1	6	1	7	5	27	5	9	13
Catmore	-	-	-	0	0	0	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	0	6	0	3
Chieveley	3	4	25	32	9	12	-7	-18	-2	7	1	-1	63
Cold Ash	2	2	30	46	58	36	3	6	4	2	7	5	8
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	5	0	5	41
East Garston	0	0	0	0	2	3	2	0	0	0	0	0	3
East Ilsley	2	2	1	0	0	3	6	1	0	2	2	0	1
Enborne	21	1	23	19	8	5	1	-4	3	0	0	0	2
Englefield	0	0	0	4	0	-1	1	0	0	0	1	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	-1	2	0	0
Fawley	0	0	1	0	2	2	2	0	0	2	0	0	0
Frilsham	0	2	0	0	0	1	0	0	0	0	-1	0	2
Gt Shefford	4	3	4	4	0	3	0	0	4	-1	2	0	0
Greenham	35	21	9	36	164	148	15	1	2	35	28	-1	1,538
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	-2	19	-1	9
Hampstead Marshall	0	0	0	0	1	0	0	0	1	0	0	0	1
Hermitage	-1	0	0	2	32	94	151	10	3	0	4	0	30
Holybrook	-	-	-	3	1	-1	4	0	0	0	0	39	11

## 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	11/12	12/13	
Hungerford	8	51	48	17	37	11	2	4	1	25	-30	4	115
Inkpen	3	1	-2	1	0	-1	0	2	-3	3	1	2	2
Kintbury	0	1	4	2	2	4	42	3	3	8	2	0	100
Lambourn	36	5	12	15	7	35	8	23	6	4	-2	3	37
Leckhampstead	0	0	0	0	0	-1	2	1	11	1	2	0	1
Midgham	0	0	1	0	0	0	2	5	1	1	0	0	3
Newbury	-30	220	252	398	286	275	78	169	72	13	40	358	534
Padworth	0	0	-2	12	-1	12	37	78	14	0	0	6	73
Pangbourne	0	12	25	15	13	6	17	-1	4	20	-5	9	34
Peasmore	0	0	-1	3	-1	5	-1	0	1	1	2	0	0
Purley	16	-2	2	11	34	76	51	0	5	1	2	-2	6
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	0	3	2	9
Speen	0	5	1	8	2	0	1	2	2	2	1	6	10
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	0	2	1	1
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	9	10	2	31
Streatley	0	6	0	0	4	2	2	1	0	4	0	-1	2
Sulham	-	-	-	0	1	0	0	0	0	0	0	0	1
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	2	1	1	0
Thatcham	141	56	178	219	147	135	200	132	48	4	15	75	165
Theale	22	27	0	3	1	-21	0	31	1	5	0	14	396
Tidmarsh	0	0	1	5	-2	0	15	3	1	0	0	0	1
Tilehurst	1	12	-2	20	70	16	0	10	3	12	21	2	14
Ufton Nervet	0	0	0	0	1	0	0	0	0	2	0	0	0
Wasing	0	0	0	0	0	0	0	0	-1	-4	0	0	0
Welford	0	0	1	1	0	0	1	1	-5	0	1	0	10
West Ilsley	-1	2	2	1	0	1	0	0	2	0	0	0	0
West Woodhay	0	0	0	0	2	0	2	0	2	0	0	0	0
Winterbourne	0	-2	0	0	1	0	-2	-2	1	0	0	0	0
Wokefield	0	1	0	0	0	0	0	0	0	0	0	0	7
Woolhampton	-1	4	0	-1	13	64	9	0	0	0	0	4	0
Yattendon	0	0	0	2	0	0	0	0	0	0	1	0	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>552</b>	<b>3,348</b>

Source: Planning Commitments for Housing 2013

## C Population and Housing

Table C.11 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	0	0														
Completions- Unallocated Sites	674	447	478	239	199	162	552														
Allocated - Newbury Racecourse								89	182	120	135	188	200	115	115	115	110	109			
Allocated - Sandford Park											100	100	100	100	100	100	100	100	100	100	100
WBDLP allocation								29													
Committed sites of 10 or more units								226	146	174	257	273	152								
Committed small sites								140	91	80	50	22	20								
Identified Deliverable sites									52	121	37	11	100	35							
Windfall allowance								7	31	61	80	89	96								
Identified sites including future site allocations															320	315	315	315	315	315	315
Past Completions	1064	683	528	246	199	162	552														
Projected Completions								491	502	556	659	683	668	570	530	530	525	524	415	415	415
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3925	4427	4983	5642	6325	6993	7563	8093	8623	9148	9672	10087	10502	10502
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	-241	-275	-298	-267	-133	25	168	213	218	223	223	222	112	2	2
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	548	552	552	540	522	501	490	481	469	451	414	413	413

## Population and Housing C

**Table C.12 Large and Medium Housing Sites Completed in 2012/13**

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Gross Area	Net Area	Net Density Gross Units/Net Area
Holybrook	Underwood Shopping Centre	PDL	68	68	0.72	0.72	94
Newbury	Garage Area Sidestrand Road	PDL	12	12	0.3	0.3	40
Newbury	St Bartholomew's School Wormestall conversion	PDL	14	14	0.38	0.38	37
Newbury	St Bartholomew's School Wormestall Site, redevelopment	PDL	33	33	1.09	1.09	31
Newbury	St Bartholomews School Luker	PDL	37	37	0.53	0.53	70
Newbury	Land At Willow Close And Malvern Court	PDL	63	24	0.94	0.94	67
Newbury	Land At Park Way	PDL	187	187	2.92	2.92	64
Thatcham	Waring House	PDL	51	51	0.41	0.41	125
Theale	Land at James Butcher Drive	PDL	14	14	0.2	0.2	70

Source: *Planning Commitments for Housing 2013: Planning Applications Data*

**Table C.13 Affordable Housing Completions 2012/13**

Address	Total Affordable	Completed 2012/13	Registered Social Landlord	No. Rented	No. Shared Ownership	Special Needs
Underwood Road, Holybrook	6	6	Sovereign	2	4	
Parkway, Newbury	37	37	Sovereign	19	18	
Willow Close and Malvern Court, Newbury	63	63	Sovereign	63	0	
St. Bartholomew's, Luker Building	15	15	Sovereign	12	3	
St. Bartholomew's, Wormestall	10	10	Sovereign	6	4	
Waring House, Thatcham	51	51	Housing 21	39	12	
<b>Total Affordable Units</b>		<b>182</b>		<b>141</b>	<b>41</b>	

Source: *Planning Commitments for Housing 2013 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.<sup>(14)</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 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.

## Changes in area of biodiversity importance

### 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) - TVERC maintains the Local Wildlife Site boundary information on GIS - alterations are made to these boundaries as decisions are made by the site selection panel during the course of the year, or as any remaining boundary errors are corrected. Figures for changes in area are derived from an analysis of digitised site boundary files following the site selection panel meeting of the AMR year of analysis. In this case the figures presented are those resulting from the March 2013 site selection panel meeting.

Local Geological Sites (LGS) - Site information was digitised by TVERC using site documentation provided by the Berkshire Geoconservation Group. The data are the result of site selection panel meetings.

## Proportion of Local Sites where positive conservation management has been or is being implemented

### 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.

## E Biodiversity

### 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 survey methodology records presence or absence of water vole within a 500m stretch of water course and not population size.

#### 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	

Survey data was generated in the field by BTO survey volunteers and compiled by BTO officers in Thetford. These records were then made available to TVERC for processing at a district specific level, using the methodology established by the RSPB.

#### Quality of the information

There are several limitations with this indicator. The methodology is based on surveying a number of 1 km grid squares chosen on a stratified random basis and the quality of information associated is dependent on as many field survey records as can be obtained. This varies from year to year. As a consequence, the reliability of the resulting farmland bird figures could be open to debate.

As records are obtained from BTO volunteer surveyors, BTO's ability to improve on county survey coverage will determine whether more records can be generated.

Table .1

Acronym	Term	Explanation
<b>AONB</b>	<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
<b>AMR</b>	<b>Annual Monitoring Report</b>	A report that presents an analysis of existing policies and progress on the Local Development Scheme (see below)
<b>BAP</b>	<b>Biodiversity Action Plan</b>	A strategy aimed at conserving and enhancing biological diversity
<b>CAA</b>	<b>Conservation Area Appraisal</b>	
<b>DCLG</b>	<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.
<b>DPD</b>	<b>Development Plan Documents</b>	A statutory element of the Local Plan. DPDs are subject to independent examination and include the Core Strategy.
<b>LDD</b>	<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..
<b>LDF</b>	<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 NPPF makes no reference to the LDF and development plan documents now form part of the Local Plan
<b>LDS</b>	<b>Local Development Scheme</b>	A timetable and project plan for the production of all the LDDs relating to the Local Plan.
<b>NPPF</b>	<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.
<b>PDL</b>	<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
<b>PPS</b>	<b>Planning Policy Statements</b>	Guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These have now been replaced by the NPPF.
<b>RIGS</b>	<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.
	<b>Saved Policies/Saved Plans</b>	Policies within development plans that are saved for a time period during replacement production of Local Development Documents

## Glossary

Acronym	Term	Explanation
<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,  
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