

West Berkshire Local Plan Annual Monitoring Report 2017

Housing - March 2018



Executive Summary

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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. A separate AMR is produced for the Minerals and Waste Local Plan.

The Local Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012; the Housing Site Allocations Development Plan Document (HSADPD), adopted in May 2017 and the Saved Policies of the West Berkshire District Local Plan (WBDLP) 1991-2006. The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001; the Waste Local Plan for Berkshire (WLP) adopted December 1998; the Stratfield Mortimer Neighbourhood Development Plan which was adopted in June 2017 and South East Plan Natural Resource Management Policy 6 which deals with the Thames Basin Heaths Special Protection Area.

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 published by the Council in January 2018.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** - adopted in September 2014 and amended in January 2015
- **The West Berkshire Core Strategy DPD** (the Core Strategy) - adopted on 16 July 2012
- **Housing Site Allocations DPD** - adopted on 9 May 2017
- **West Berkshire Local Plan Review to 2036** - work on the Review of the Local Plan is underway

The following current Supplementary Planning Documents (SPDs) add detail to the policies in the Local Plan:-

- Market Street Planning and Design Brief SPD was adopted in June 2005
- Quality Design - West Berkshire SPD was adopted in June 2006
- Sandford Park, Newbury SPD was adopted in September 2013
- Pirbright Institute site, Compton SPD was adopted in September 2013
- Planning Obligations SPD was adopted on 11 December 2014. It came into effect, alongside the Community Infrastructure Levy, on 1 April 2015

SPDs are capable of being material considerations in planning decisions but are not part of the Development Plan.

Progress on Neighbourhood Plans has been as follows:

- A Neighbourhood Area for the parish of Tilehurst was designated by the Council on 29 May 2015
- A Neighbourhood Area for the parish of Compton was designated by the Council on 11 January 2017
- A Neighbourhood Area for the parish of Burghfield was designated by the Council on 1 March 2017
- A Neighbourhood Development Plan for Stratfield Mortimer was adopted on 22 June 2017

Monitoring the Key Housing Elements of the Local Plan 2016/17

This section of the AMR examines the success of Local Plan policies in meeting objectives and targets. Contextual indicators describing the wider social, environmental and economic background are presented, together with output indicators, which measure the implementation of planning policies for housing.

This report covers the period of 12 months from the end of the last Annual Monitoring Report i.e. 1 April 2016 to 31 March 2017.

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Housing Delivery – There were 485 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway and delivery is expected to increase over the next few years. Permissions were granted for over 880 net dwellings on new sites, together with over 150 identified through the prior approval process. The inclusion of allocations in the Housing Site Allocations DPD helps to demonstrate that there is a five year supply of housing land.

87% 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. Development on greenfield land will increase in this second half of the plan period as local plan greenfield allocations begin to deliver housing.

Background

1.1 Under the [Planning and Compulsory Purchase Act 2004](#) (as amended by Part 6 Section 113 of the [Localism Act 2011](#)) the Council is required to publish a regular monitoring report which monitors and reviews the progress made with the Local Plan and the extent to which its planning policies are being successfully implemented. Part 8 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended) sets out the requirements for the content of these 'authorities' monitoring reports.

1.2 The Council produces its monitoring report on an annual basis. The Annual Monitoring Report (AMR) monitors the remaining policies of the West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007 as amended in July 2012 and May 2017) as well as the policies in the West Berkshire Core Strategy, which was adopted in July 2012 and the Housing Site Allocations DPD which was adopted in May 2017.

1.3 This report presents planning data for the period of 12 months from the end of the last Annual Monitoring Report (AMR), i.e. 1 April 2016 to 31 March 2017. It also updates on Local Plan progress and the Duty to Cooperate to January 2018. It builds on the format of previous years but is being published in separate sections. This section of the report covers monitoring of the housing policies within the Local Plan.

Planning Context

1.4 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 sets out that the Development Plan is the starting place for decision making.

1.5 The Local Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012; the Housing Site Allocations Development Plan Document (HSADPD), adopted in May 2017 and the Saved Policies of the West Berkshire District Local Plan (WBDLP) 1991-2006. The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001; the Waste Local Plan for Berkshire (WLP) adopted December 1998; the Stratfield Mortimer Neighbourhood Development Plan which was adopted in June 2017 and South East Plan Natural Resource Management Policy 6 which deals with the Thames Basin Heaths Special Protection Area, to form the current Development Plan for West Berkshire.

1.6 Together these documents set out a vision and a framework for the future development of the District up to 2026, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure - as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Plan is also a critical tool in guiding decisions about individual development proposals, as it is the starting-point for considering whether applications can be approved. It is important that the Council has an up to date plan in place to positively guide development decisions.

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 are also a large number of significant heritage assets, including nearly 1900 listed buildings, 52 Conservation Areas, 12 Historic Parks and Gardens, approximately 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

Duty to Cooperate

1.14 The Council has a Duty to Cooperate when preparing all DPDs. This Duty was introduced in the Localism Act of 2011 and requires us to work with neighbouring authorities and other prescribed bodies (Set out in Part 2 (4(1)) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in preparing DPDs in order to address strategic issues relevant to our area. It requires that we engage constructively, actively and on an ongoing basis to develop strategic policies; and requires us to consider joint approaches to plan making. At the heart of the Duty is effective partnership working to achieve outcomes. Work on satisfying the Duty takes place on an ongoing basis. Further details are set out in Appendix B.

Monitoring Local Plan Policies

1.15 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.

1.16 Monitoring follows an objectives- policies - targets - indicators approach. Within this AMR the Core Strategy objectives and policies and saved Local Plan policies are presented. Targets, whether local or national, are given where possible along with the indicator used to evaluate the policy effectiveness. Actions required, whether in terms of additional monitoring requirements or review of policies, are outlined, together with the significant sustainability effects of the policies.

2 Local Development Scheme Implementation

The Local Development Scheme (LDS)

2.1 The Council's first LDS was approved by Government in April 2005. Further updates were then published in April 2010, May 2012, September 2013, May 2014, March 2015 and October 2015. The current LDS contains updates to reflect changes in circumstances since October 2015, namely the re-evaluation of the previously approved timetable following an extended examination of the HSA DPD and a lack of available resources due to subsequent staff shortages.

2.2 The LDS shows that the Council is intending to produce the following DPD between 2017 and 2020:

- West Berkshire Local Plan Review to 2036

Table 2.1

	Formal Stages of Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)				
	Reg 18	Reg 19	Reg 22	Reg 24	Reg 26
	Public participation	Publication of Proposed Submission documents	Submission to Secretary of State	Examination	Adoption
West Berkshire Local Plan Review to 2036	December 2017 to November 2019	September 2019	December 2019	April 2020	November 2020
The Policies Map spatially illustrates the policies of the Local Plan on an Ordnance Survey base					

2.3 As part of the AMR the Council assesses whether any changes to this timetable may be needed, whether the results of monitoring suggest attention to particular policy areas are required, or whether new or emerging issues may necessitate a review of the LDS. Since the LDS was published so recently, the Council does not consider any changes are needed.

Statement of Community Involvement (SCI)

2.4 The requirement to prepare an SCI was introduced in the Planning and Compulsory Purchase Act 2004 and we adopted our first SCI in July 2006. A revised SCI was adopted by the Council on 18 September 2014. Subsequently a minor factual update was made to para 2.16 of the SCI and so the SCI was updated in January 2015 to reflect this small change.

2.5 The SCI is kept under regular review (through our Annual Monitoring Reports and Minerals and Waste Annual Monitoring Reports) and will be changed when necessary to correct factual changes not material to its content.

West Berkshire Core Strategy DPD

2.6 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.

Housing Site Allocations and Delivery DPD (HSA DPD)

2.7 The HSA DPD was adopted by the Council on 9 May 2017. The programme slipped slightly from that set out in the October 2015 LDS as a result of the additional work and consultation requested by the Inspector.

Local Development Scheme Implementation 2

West Berkshire Local Plan Review to 2036

2.8 The purpose of the Local Plan Review will be to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2036 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

2.9 The Local Plan Review has to be accompanied by a Sustainability Appraisal (SA) under the Planning and Compulsory Purchase Act 2004, and must also be prepared in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive. As part of this process the Council issued the draft scoping report to the three statutory consultation bodies (Natural England, Historic England and the Environment Agency) for consultation in December 2017.

Supplementary Planning Documents

- **Market Street Planning and Design Brief SPD** was adopted in June 2005
- **Quality Design - West Berkshire SPD** was adopted in June 2006
- **Pirbright Institute, Compton SPD** was adopted in September 2013
- **Sandleford Park, Newbury SPD** was originally adopted on 19 September 2013. The SPD was amended to reflect the need for a single planning application for the site and was adopted by the Council on 3 March 2015.
- **Planning Obligations SPD** was adopted on 11 December 2014. It came into effect, alongside the Community Infrastructure Levy on 1 April 2015, and replaced the 'Delivering Investment from Sustainable Development' SPD which was adopted in June 2013.

Neighbourhood Development Plans

2.10 Following a positive referendum result on the Stratfield Mortimer Neighbourhood Development Plan (NDP) on 22 June 2017, West Berkshire Council adopted the Stratfield Mortimer NDP as part of the development plan. The NDP covers the whole of the parish of Stratfield Mortimer.

2.11 A Neighbourhood Area for the parish of Tilehurst was designated by the Council on 29 May 2015 and we are continuing to work with the parish council to produce the Neighbourhood Development Plan.

2.12 A Neighbourhood Area for the parish of Compton was designated by the Council on 11 January 2017 and we are continuing to work with the parish council to produce the Neighbourhood Development Plan.

2.13 A Neighbourhood Area for the parish of Burghfield was designated by the Council on 1 March 2017 and we are continuing to work with the parish council to produce the Neighbourhood Development Plan.

3 Housing

Housing

Context

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

3.2 The latest 2014-based population projection prepared by the Office for National Statistics projects a population of 162,500 by 2026. It 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 17.4% in 2014 to 22.5% by 2026. The latest 2014-based household projections prepared by DCLG project an increase in households over the plan period from 2006 to 2026 of 8,758, an average of 438 additional households per annum.

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

3.4 House prices in West Berkshire are significantly higher than for England and Wales and slightly higher than for the South East as a whole. ONS statistics show the average house price in West Berkshire for the quarter ended March 2017 was £339,186 compared to £231,826 for England and Wales⁽¹⁾. Table A.7 in Appendix A shows the average price for different property types and highlights that affordability remains a critical issue.

3.5 The six Berkshire authorities together with the Thames Valley Berkshire Local Enterprise Partnership (LEP) commissioned a Strategic Housing Market Assessment (SHMA) at the beginning of 2015. The primary purpose of the SHMA is to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. The conclusions on the objectively assessed need (OAN) were made public in October 2015 and the report was published in February 2016. The conclusion of the SHMA for West Berkshire was that there is an OAN of 665 dwellings per annum averaged over the period 2013-2036.

Table 3.1 Housing Objectives

Core Strategy Objectives:

To deliver at least 10,500 homes across West Berkshire between 2006 - 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.

To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.

WBDLP Objectives:

To locate housing having regard to the principles of sustainable development.

To secure the maximum level of affordable dwellings to meet the needs of the local population.

Table 3.2 Housing Indicators and Policies

Indicators	West Berkshire District Local Plan Saved Policies (superseded in May 2017)	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: Sandford 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/plots (Gypsies, Travellers and Travelling Showpeople)		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
Commitments and completions of residential development within the defined boundaries of the AWE land use planning consultation zones		CS8: Nuclear Installations - AWE Aldermaston and AWE Burghfield
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 - ADPP6 CS1: Delivering new homes and retaining the housing stock
Density of new development Housing mix by type and size		CS4: Housing Type and Mix

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Housing Delivery

Plan Period and Housing Targets

Table 3.3 Plan Period and Housing Targets

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

3.6 The Examination into the West Berkshire Core Strategy covered the issue of the overall housing requirement. The Inspector concluded that the 2007 Berkshire Housing Market Assessment did not provide a clear understanding of housing needs and demands in the area as required in the NPPF. He concluded that a new Housing Market Assessment was required which complies with NPPF paragraph 159, a complex task which requires co-operative working between several authorities. The Inspector did consider though 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.

3.7 The six Berkshire unitary authorities, together with the Thames Valley Berkshire Local Enterprise Partnership (LEP), commissioned consultants GL Hearn to prepare a Strategic Housing Market Assessment (SHMA) for the relevant housing market areas. The purpose of the SHMA is to develop a robust understanding of housing market dynamics and to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. It identifies the "objectively assessed need" (OAN) for housing and provides the evidence for establishing a new housing requirement for the new Local Plan.

3.8 The SHMA conclusions were made public at a stakeholder event in October 2015 and the final report was published in February 2016. The conclusions show West Berkshire to be located within a housing market area (HMA) that also includes Reading, Wokingham and Bracknell Forest.

3.9 The OAN for the District has been derived in stages. The household projections published by the Department of Communities and Local Government (DCLG) provide the starting point; with adjustments to take account of more recent population estimates and an adjustment to meet an assumed increase in net migration from London, the demographic - led need was assessed as 551 dwellings per annum over the period 2013 to 2036. An upward adjustment of 35 dwellings per annum was applied to meet the economic-led need in the HMA and 79 dwellings per annum to help improve affordability (by assuming a reversal in the suppression in household formation, experienced since 2001, for the population aged under 45.) The overall OAN was therefore assessed as 665 dwellings per annum over the period 2013 - 2036.

3.10 Since the preparation of the SHMA new 2014-based official population and household projections have been released. There is also a range of other more recent data available, including house price and affordability data and more recent economic forecasts.

3.11 Against this context the authorities in the Western Berkshire HMA commissioned GL Hearn to carry out a sensitivity assessment of the OAN to update the evidence base. The authorities have considered the consultant's draft report and it is anticipated that the final report will be published in March 2018.

3.12 The draft conclusions across the HMA are very similar to those in the 2016 SHMA but there is some variation in the figures for the individual authorities. The draft housing need for West Berkshire based on the more recent evidence is 600 dwellings per annum. The reduction is mainly due to the different starting point of the 2014-based household projections and more recent, lower projections of economic growth. The assessment shows that, under the current methodology for assessing housing need, the OAN for the District is likely to be less than assessed in the 2016 SHMA on the basis of more recent evidence .

3.13 The SHMA itself does not set a new housing target. That will be set through the new Local Plan following additional work on constraints and opportunities for development, carried out in cooperation with the other authorities within the HMA. There will also be a process of consultation and ultimately any new housing target will be tested through the examination of the new Local Plan.

3.14 The government has published consultation on a new methodology for establishing housing need ⁽²⁾ which is intended to come into effect in 2018. This consultation proposes a simpler means of establishing housing need based on household projections with an uplift to reflect affordability of housing in the local area. The application of the proposed formula results in an assessed housing need for West Berkshire of 545 dwellings per annum over the period to 2016 to 2026.

Housing Trajectory

- Net additional dwellings - in previous years
- Net additional dwellings - for the reporting year
- Net projected completions - in future years
- Managed delivery target - Average annual requirement to meet total requirement over plan period

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Table 3.4 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	552	457	496	625	485	Rep	1	2	3	4	5			
Projected completions												521	721	966	1188	1038	566	339	338	338
Requirement	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Managed Delivery Target	525	497	486	484	499	519	544	544	551	556	549	556	560	537	466	321	142	4	-163	-664

Table 3.5 Housing Trajectory to meet Objectively Assessed Need (OAN) of 665 dpa from 2013

	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	552	457	496	625	485	Rep	1	2	3	4	5			
Projected completions												521	721	966	1188	1038	586	339	338	338
Requirement/OAN	525	525	525	525	525	525	525	665	665	665	665	665	665	665	665	665	665	665	665	665
Managed Delivery Target	525	592	587	591	612	640	674	684	702	721	731	758	788	797	769	685	597	611	747	1156

Commentary

3.15 Levels of housing delivery were high in the early part of the plan period. The net completions for the period from 2009/10 to 2011/12 showed a decline, largely as a result of the economic downturn. Delivery has been recovering since 2012/13. In 2016/17 there were 485 net completions.

3.16 Data for new housing permissions, starts, and numbers under construction can be found in Table A.8. At March 2017 there were 707 dwellings under construction with 689 dwelling starts during 2016/17. The number of dwellings permitted on new sites in 2016/17, at 887, was the highest since 2010/11, when the strategic site at Newbury Racecourse was permitted.

3.17 Information on completions by site size can be found in Table A.9 and shows that over the period 2000/01 to 2016/17 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 144 units a year (26% of all completions).

3.18 Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 5,497 additional units were completed in the first 11 years to March 2017. Delivery has therefore fallen below the cumulative requirement with a shortfall of 278 net units. The vast majority of allocated sites in both the Core Strategy and the HSA DPD are anticipated to deliver housing in the second half of the plan period. Table 3.6 shows the housing land position at March 2017 and identifies the contribution that the strategic sites in the Core Strategy and the allocated sites in the Housing Site Allocations DPD will make to housing supply. Sandleford Park was previously assumed to deliver 1,000 units in the plan period, as required in Policy CS2, but with the refusal of planning permissions in November/December 2017 the timing of delivery is more uncertain and a contribution of 300 units has been assumed by the end of the plan period.

Table 3.6 Housing Land Supply at March 2017 - Net Dwellings

Core Strategy Requirement 2006 - 2026	At least 10,500
Components of Housing Land Supply	
Dwellings completed April 2006 - March 2017	5,497
Dwellings with outstanding planning permission - Core Strategy allocation at Newbury Racecourse	991
Dwellings with outstanding planning permission - HSA DPD allocations	175
Dwellings with outstanding planning permission - non-allocated sites	2,069
Subtotal of dwellings completed and with planning permission at March 2017	8,732
Allocated strategic site at Sandleford Park	300
Allocations in Site Allocations and Delivery DPD plus Stratfield Mortimer NDP without planning permission	1,480 - 1,510
Identified sites including permitted development identified through Prior Approval process	489
Small site windfall allowance (approx number in 5 year supply)	390
Subtotal of dwellings without planning permission at March 2017	2,659 -2,689
Total	11,391 - 11,421

3.19 The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments at March 2017 that have been assessed as deliverable or developable, allocated sites and identified large and medium sites (include site allocations in the Housing Site Allocations DPD) have all been phased over the current plan period. The resultant graphs illustrate the projected level of housing completions showing how projected delivery meets both the Core Strategy requirement and the OAN. More detail is contained in Table A.11.

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Figure 3.1 Housing Trajectory December 2017 - Monitoring against Core Strategy Requirement

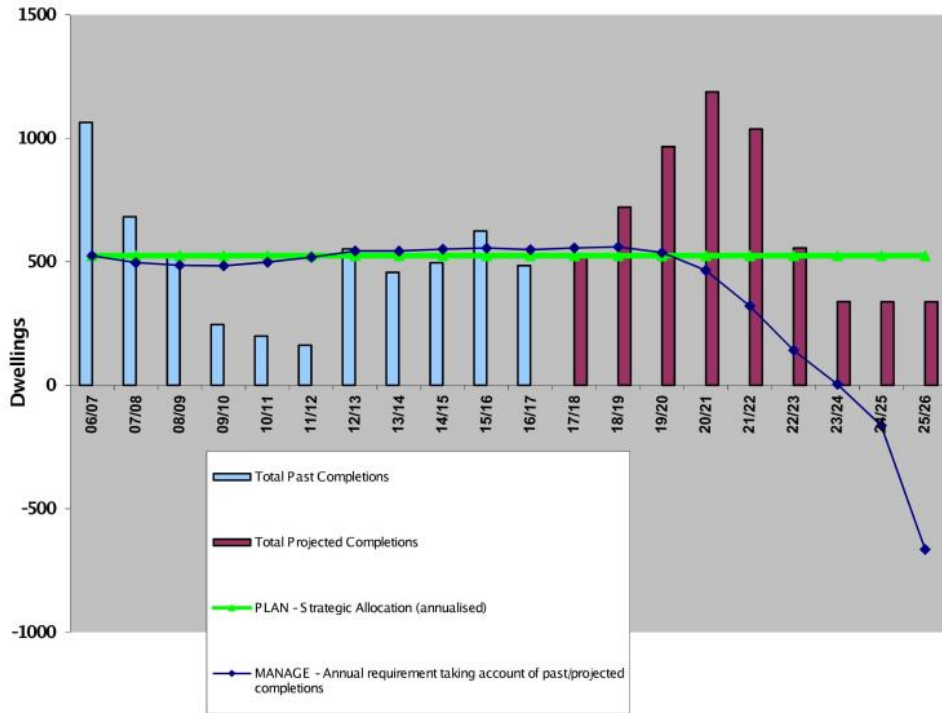
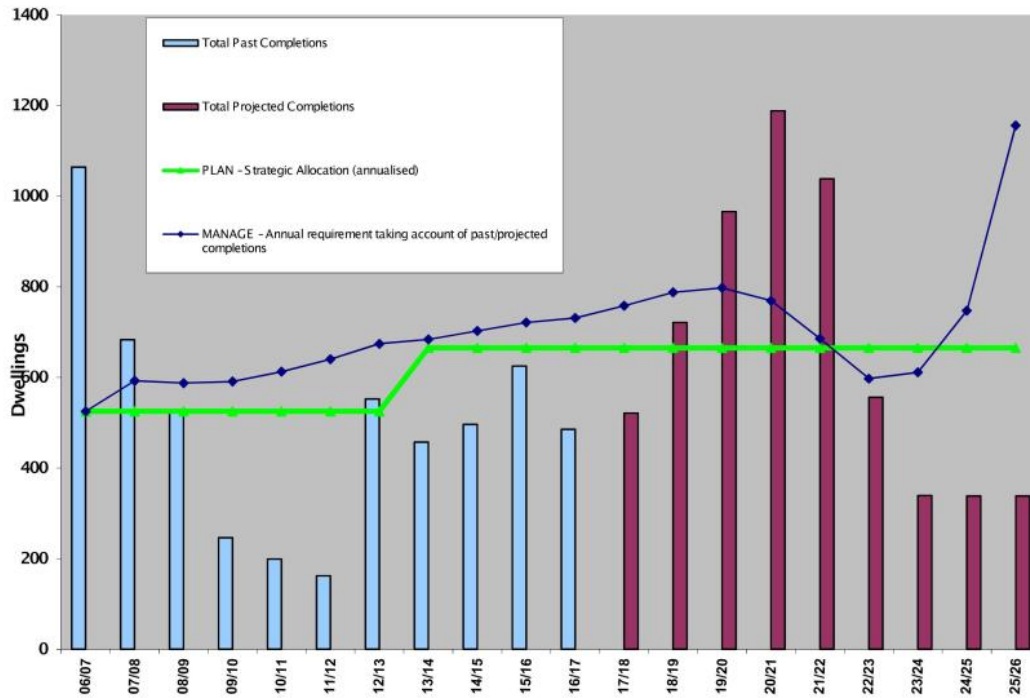


Figure 3.2 Housing Trajectory December 2017 - Monitoring against the OAN of 665 dpa



3.20 The trajectories show that the Core Strategy target is met over the plan period and that the allocations in the Housing Site Allocations DPD will help meet the OAN up to 2023/24. The Council are now preparing a new Local Plan, working with our neighbouring authorities in the housing market area on how to best meet the identified housing need. The Local Plan review will look again at the proposed housing distribution and allocate new sites which will deliver in the later stages of the current plan period.

3 Housing

Policy Effectiveness:

Local Plan policies have been largely successful in delivering the housing requirement in the Core Strategy. 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 Newbury Racecourse strategic site is well underway and the allocation of Sandleford Park in the Core Strategy and the adoption of an SPD are expected to lead to completions on this site later in the plan period. Adoption of the Housing Site Allocations DPD has already led to a number of planning applications and will boost housing supply in the short and medium term.

Actions Required:

Review of the Local Plan which will seek to ensure that housing need is met in the housing market area. It will plan for additional growth in the latter part of this plan period and in the period up to 2036.

Preparation of the Housing and Economic 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 unallocated greenfield land being required.

Completions on Allocated Sites

3.21 Progress on allocated sites is set out in Table 3.7 below. 2013/14 saw the first completions on the strategic site at Newbury Racecourse, with the first phase of 421 dwellings completed by March 2016. Work is well underway on both the second and third phase of the development.

3.22 Progress on Sandleford Park has been slower than anticipated in the Core Strategy. A supplementary planning document for Sandleford Park, which provides guidelines for a planning application, was adopted in September 2013 and updated in March 2015 to ensure that the development and the associated infrastructure is delivered in a comprehensive manner. Applications were refused in November and December 2017, as significant objections, particularly related to highways, had not been resolved.

3.23 The Housing Site Allocations DPD examination was almost complete at March 2017, with the Inspector's Report received on 6 April 2017. A number of sites had already received planning permission as shown in the table below, which also updates the position to Jan 2018.

Table 3.7 Local Plan Housing Sites Progress

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2017	Units Compl 2016/17	Total Units Compl at Mar 2017	Status at March 2017 (updated position at Jan 2018)
Core Strategy - adopted July 2012						
Newbury Racecourse	Greenham	Up to 1,500	1,495	83	504	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000		0	0	SPD adopted, planning applications pending determination (Applications refused Nov/Dec 2017)
TOTAL CS Sites		Up to 3,495	1,495	83	504	
HSA DPD - adopted May 2017						
HSA 1 Land north of Newbury College	Newbury	15		0	0	
HSA 2 Land at Speen	Speen	100		0	0	(Outline application for 104 dwellings received July 2017 - pending determination)
HSA 3 Coley Farm, Stoney Lane	Cold Ash	75		0	0	Outline application for 75 dwellings received May 2016 (Outline permission granted Sept 2017)
HSA 4 Land off Greenham Road and New Road	Greenham/ Newbury	235 - 255		0	0	HSA 4D: Hybrid application for 157 dwellings received March 2016, approved subject to S106 but declared invalid March 2017. (New hybrid application received April 2017 and approved Jan 2018) HSA 4C: Full application for 71 dwellings received Jan 2017 (Full permission granted Jan 2018)

3 Housing

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2017	Units Compl 2016/17	Total Units Compl at Mar 2017	Status at March 2017 (updated position at Jan 2018)
						(HSA 4B: Full application for 36 dwellings received September 2017, returned as invalid Feb 2018)
HSA 5 Land at Lower Way, Thatcham	Thatcham	85		0	0	
HSA 6 Land at Poplar Farm, Cold Ash	Cold Ash	10 - 20		0	0	
HSA 7 St. Gabriel's Farm, The Ridge, Cold Ash	Cold Ash	5		0	0	Outline application for 5 dwellings received Sept 2016 (Outline permission granted October 2017)
HSA 8 Land to the east of Sulham Hill, Tilehurst	Tilehurst	35	39	0	0	Outline application for 39 units approved Dec 2016
HSA 9 Stonehams Farm, Long Lane, Tilehurst	Tilehurst	15		0	0	Outline application for 15 dwellings received July 2016 (Outline application approved June 2017)
HSA 10 Stonehams Farm, Long Lane	Tilehurst	60	66	0	0	Outline application for 66 dwellings approved December 2016
HSA 11 72 Purley Rise	Purley-on-Thames	35		0	0	
HSA 12 Land adjacent to Junction 12 of M4	Calcot	150 - 200		0	0	
HSA 13 Land adjacent to Bath Road and Dorking Way	Calcot	35		0	0	(Hybrid application for 28 dwellings and pub validated Nov 2017)
HSA 14 Land between A340 and The Green	Theale	100		0	0	
HSA 15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Burghfield	100		0	0	

Housing 3

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2017	Units Compl 2016/17	Total Units Compl at Mar 2017	Status at March 2017 (updated position at Jan 2018)
HSA 16 Land to the rear of The Hollies, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	Burghfield	60		0	0	Outline application for 28 dwellings on part of site validated June 2016 and pending consideration
HSA 17 Land to the north of the A4, Woolhampton	Woolhampton	30	35	0	0	Outline application for 35 dwellings approved March 2017
HSA 18 land east of Salisbury Road, Hungerford	Hungerford	100		0	0	Outline application for 119 dwellings (amended to 100 dwellings) validated Nov 2016 (Outline application approved Nov 2017)
HSA 19 land adjoining Lynch Lane, Lambourn	Lambourn	60		0	0	
HSA 20 Land at Newbury Road, Lambourn	Lambourn	5		0	0	Full application for 5 dwellings validated Mar 2017 (Application refused October 2017 due to lack of S106 agreement)
HSA 21 land north of Pangbourne Hill and west of River View Road, Oangbourne	Pangbourne	35	35	0	0	Outline application for 35 dwellings approved Feb 2016. (Reserved matters application permitted Nov 2017)
HSA 22 Land off Stretton Close, Bradfield Southend	Bradfield	10		0	0	(Outline application for 11 dwellings validated Jan 2018)
HSA 23 Pirbright Institute, High Street, Compton	Compton	140		0	0	
HSA 24 land off Charlotte Close, Hermitage	Hermitage	15		0	0	(Full application for 40 dwellings refused Oct 2017)

3 Housing

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2017	Units Compl 2016/17	Total Units Compl at Mar 2017	Status at March 2017 (updated position at Jan 2018)
HSA25 land to the south east of the Old Farmhouse, Hermitage	Hermitage	10		0	0	
HSA26 land to the east of Layland's Green, Kintbury	Kintbury	10		0	0	Outline application for 11 dwellings validated Aug 2016 (Outline application permitted May 2017. Full application for 18 dwellings validated Dec 2017)
Total HSA DPD Sites		1,530 - 1,610	175			
Statfield Mortimer NDP						
Land south of St John's School, The Street	Stratfield Mortimer	110		0	0	(Outline application for 110 dwellings validated Nov 2017)

Source: *Planning Commitments for Housing 2017*

Completions on Sites where Change of use to Residential Identified through the Prior Approval Process

3.24 In May 2013 changes were made at a national level to permitted development rights which permits the change of use from an office (B1a) to residential use (C3) via a prior approval process rather than a planning application. The prior approval process covers flooding, highways and transport issues and contamination. This change was initially proposed to be a temporary change with the residential use started by May 2016, but has now become a permanent change. A number of these schemes for change of use have been completed with 210 units either under construction or not yet started at March 2017. The majority of sites are in Newbury.

Table 3.8 Residential Sites identified through Prior Approval Process

	Sites identified		Completions		Outstanding Units
	Sites	No. Units	Sites	No. units	
2013/14	12	81	1	5	
2014/15	18	166	9	44	
2015/16	16	51	8	109	
2016/17	13	156	9	49	210

3 Housing

Five Year Housing Land Supply

Five Year Supply of Deliverable Housing Sites

3.25 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 ⁽³⁾.

3.26 The PPG (paragraph ID 3-030-20140306) says that local planning authorities should have an identified five-year supply at all points during the plan period. The Council has therefore sought to identify a supply from April 2017 (the latest date for which monitoring information is available) to March 2022, plus an additional year's supply in order to identify a supply for a full five years. The shortfall and buffer have been applied to the first five years to 2022.

3.27 The housing requirement has been calculated on the basis of the objectively assessed need (OAN) assessed in the Berkshire SHMA 2016. In addition the requirement to meet the draft OAN sensitivity update figure and also the government's proposed standard methodology are shown. These draft figures show a downward trend in the assessment of housing need for the District. By March 2017, 5,497 additional homes had been completed since March 2006 leaving a shortfall against the Core Strategy requirement to date of 278 units. For the OAN, the shortfall is measured from the 2013 base date of the SHMA and, for an annual requirement of 665 dwellings, is 597 units. A buffer of 5% has been applied as the Council does not consider that there is a record of persistent under delivery of housing.

3.28 The housing requirement is set out in the Table below.

Table 3.9 Calculation of the Housing Requirement

	OAN 665 dpa	Draft OAN Update 600 dpa	Gov. Proposed Methodology 545 dpa
Requirement 2017 - 2022	3,325	3,000	2,725
Shortfall	597	337	298
Requirement plus shortfall	3,922	3,337	3,023
5% buffer	196	167	151
Requirement plus buffer 2017 - 2022	4,118	3,504	3,174
Requirement 2021/22	665	600	545
Requirement plus buffer 2016 - 2022	4,783	4,104	3,719

3.29 The specific deliverable sites which make up the supply to March 2023 are summarised below in Table 3.10. 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. The majority of the sites allocated in the Housing Site Allocations DPD are included in the five year supply. The objective of the DPD was to allocate sites which could boost supply in the short to medium term in a plan-led manner. Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential. A non-implementation allowance of 10% has been made to allow for an element of non-completion. A windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply.

3.30 For the period April 2017 to March 2022 a supply of 4,434 units is demonstrated against the requirement for 4,118 to meet the OAN of 665 dpa. This represents a supply of 5.5 years. For the period 2017 to 2023 there is a deliverable supply of 4,990 units against a requirement for 4,783, equivalent to a supply of 5.3 years for the 5 year period April 2018 to March 2023. There will be additional supply during the period from applications currently under consideration and from new applications on identified sites. The five year supply may need to be regularly reviewed as the supply situation changes.

Table 3.10 Summary Deliverable Five Year Supply

Deliverable Sites	17/18	18/19	19/20	20/21	2/122	202/23	Net Units 2017/18 to 2021/22	Net units 2017/18 to 2022/23
Core Strategy Allocated sites	234	198	175	183	163	38	953	991
Housing Site Allocations DPD and Stratfield Mortimer NDP allocations	0	47	193	459	392	243	1,091	1,334
Permitted Non-allocated sites of 10 or more units	143	129	309	264	167	175	1,012	1,187
Permitted small sites under 10 units	100	100	80	45	5	0	330	330
Identified sites without permission at March 2017	0	-17	67	130	217	0	397	397
Sites through prior approval process	35	222	75	26	0	0	358	358
Windfall allowance	9	42	67	81	94	100	293	393
Total Deliverable Supply	521	721	966	1,188	1,038	556	4,434	4,990

3 Housing

Windfall Permissions and Completions

3.31 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 approved since March 2008 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. Unidentified sites that have permitted development for housing through the prior approval process have not been included as windfall.

Table 3.11 Windfall Permissions and Construction from 2008 -17

Windfall Development (Sites not identified in SHLAA or previous permission)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Units permitted on sites >10 units	0	30	20	0	14	0	56	25	12
Units permitted on sites <10 units	138	99	98	118	138	111	120	90	164
Units permitted on residential gardens	N/A	34	27	28	27	10	18	21	22
Windfall units completed	4	19	69	64	91	168	163	102	117
Windfall units under construction	21	56	91	69	157	137	88	76	153

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 Newbury Racecourse strategic site commenced in 2012/13 with first occupations in 2013/14. The adoption of the Housing Site Allocations DPD has enabled the inclusion of a number of proposed allocations within the five year housing land supply.

Actions Required:

Actions to maintain delivery of a five year supply of housing are set out in the Housing Implementation Strategy. Adoption of the Housing Site Allocations DPD to be followed by the preparation of a Local Plan Review which will make allocations to meet the longer term housing needs of the District.

Significant Sustainability Effects

The level of commitments, allocated strategic sites and allocations in the Housing Site Allocations DPD is such that additional development on greenfield land outside settlement boundaries should not be required until allocations are made in the new Local Plan. The adoption of the Housing Site Allocations DPD will enable housing delivery to be boosted in a sustainable and plan-led manner.

Housing Implementation Strategy

3.32 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.

3.33 Policies within the Core Strategy will enable the delivery of a range of housing types and tenures. Policy CS4: Housing Mix seeks a mix of housing to meet the needs of all in the community and Policy CS 6: Affordable Housing sets out the thresholds for provision of affordable housing. The Berkshire Strategic Housing Market Assessment (SHMA) provides an assessment of the housing needs and demands in the wider housing market area.

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

- Delivery of homes on the strategic sites allocated in the Core Strategy. These should 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.
- Delivery of homes on the sites allocated in the Housing Site Allocations DPD which has allocated additional sites for housing, mainly 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.

3 Housing

Location of Development

Housing Development on Previously Developed Land

New and converted dwellings - on previously developed land

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

Table 3.12 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
2013/14	516	89
2014/15	597	89
2015/16	648	96
2016/17	537	87
TOTAL	5268	84

Source: Planning Commitments for Housing at March 2017 and planning application information

Commentary

3.35 The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60%. 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 eleven year period 2006/07 to 2016/17, 84% of gross completions have been on previously developed land.

3.36 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.

Percentage of Outstanding Commitments on Previously Developed Land

Table 3.13 Outstanding Commitments on Previously Developed Land at March 2017

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,231	2,055	64%
Sites identified through prior approval process	210	210	100%
Soft Commitments -strategic site at Sandleford Park with delivery extending beyond current plan period	up to 2,000	0	0%
Soft Commitments - allocations in Housing Site Allocations DPD and Mortimer NDP	1,480	140	9%
Total	6,921	2,405	35%

Source: *Planning Commitments for Housing at March 2017*

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

3.37 Development on greenfield land is anticipated to be substantially higher in the second half of the plan period as the allocated site at Sandleford Park and the allocations in the Housing Site Allocations DPD begin to deliver housing. The major non-allocated greenfield sites are at Lakeside, Theale where 350 units were allowed at appeal in 2007 and a subsequent application for up to 325 units was allowed, land adjacent to Hilltop in North Newbury where up to 401 homes were allowed on appeal in March 2017, land at Junction of Mill Lane, Bath Road, Calcot where permission was granted for 45 units and Firlands Farm, Burghfield Common where 90 units were allowed on appeal in July 2015.

3.38 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 3.14 Commitments and Completions on Greenfield Residential Garden Sites (Gross units)

Greenfield Residential Garden sites	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Permitted	16	28	27	10	19	21	22
Completed	N/A	55	7	21	25	1	45

Policy Effectiveness: The target of 60% of development on previously developed land has been exceeded in the first half of the plan period. Levels of development on greenfield sites will increase in the second half of the plan period as greenfield allocations begin to deliver new housing.

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.

3 Housing

Housing Development Within Settlement Boundaries

Percentage of completed residential development inside settlement boundaries

Table 3.15 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
2013/14	457	87.5
2014/15	496	82.3
2015/16	625	90.2
2016/17	485	85.6

Completions in Settlements within the District Settlement Hierarchy

Table 3.16 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2016/17)

Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Outstanding Units with Planning Permission at March 2016 (including prior approval sites)
Newbury	182	76	48	69	361	169	254	448	230	2,313
Thatcham	132	42	4	15	75	32	42	7	37	176
EUA	10	9	13	23	39	1	24	13	32	186
Total Urban Areas	324	127	65	107	475	202	320	468	299	2,675
Burghfield Common	6	3	18	5	10	2	2	1	30	109
Hungerford	3	2	25	-33	4	95	-9	25	5	24
Lambourn	22	4	2	0	1	25	2	-1	2	13
Mortimer	7	-1	9	10	-1	9	14	7	3	20
Pangbourne	-1	3	18	-4	10	-7	17	19	13	47
Theale	31	1	5	0	14	2	13	32	28	339
Total Rural Service Centres	68	12	77	-22	38	126	39	83	81	552
Aldermaston	1	0	1	0	0	29	0	0	0	0
Bradfield Southend	-1	4	4	1	0	0	0	-1	0	0
Chieveley	-18	-5	7	1	0	0	0	0	0	1
Cold Ash	5	4	0	3	5	0	2	3	-1	5
Compton	4	31	0	0	4	10	5	0	18	13
Great Shefford	-1	4	0	0	0	0	1	0	1	0
Hermitage	2	2	0	1	0	28	3	3	5	3
Kintbury	2	1	2	0	0	0	1	0	0	6
Woolhampton	1	0	0	0	2	0	0	4	0	41
Total Service Villages	-5	41	14	6	11	67	12	9	23	69
Other villages with settlement boundary	120	41	20	43	14	5	52	26	17	48
Remainder of Rural Area	21	25	23	28	14	57	73	39	65	97
Total	528	246	199	162	552	457	496	625	485	3,441

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

3 Housing

Commentary

3.39 Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. Most of the developments completed outside settlement boundaries in 2016/17 were on previously developed land.

3.40 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 3.16 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2016/17 were in the main 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.

Completions in Core Strategy Spatial Areas

Table 3.17 Housing Completions and Commitments: Spatial Areas (March 2017)

Spatial Area	Completions 2016/17	Completions 2006 - 2017	Hard Commitments (including prior approval sites) at March 2017
Newbury/Thatcham	270	3,182	2,516
Eastern Area	59	427	527
AONB	118	1,348	191
East Kennet Valley	38	540	211
Total West Berkshire	485	5,497	3,445

Table 3.18 Housing Completions and Commitments in Newbury and Thatcham (March 2017)

Newbury/ Thatcham Spatial Area	Completions 2016/17	Completions 2006 - 2017	Hard Commitments (including prior approval sites) at March 2017
Newbury area	233	2,384	2,324
Thatcham area	37	798	192
Total Newbury/Thatcham	270	3,182	2,516

Commentary

3.41 The 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 3.17 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 3.18. The Newbury and Thatcham areas are broader than the towns themselves and include adjacent parishes or parts of parishes. The majority of Cold Ash parish is included within the Thatcham area

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

Table 3.19 Housing Commitments and Completions within the AWE Consultation Zones 2011/12 to 2016/17

	Net Completions						Outstanding Commitments at March 2017
	11/12	12/13	13/14	14/15	15/16	16/17	
Aldermaston Consultation Zones							
Inner	0	3	29	3	0	0	0
Middle	0	10	7	24	17	3	77
Outer	9	-1	16	2	18	-4	25
Burghfield Consultation Zones							
Inner	0	0	0	0	0	0	0
Middle	0	0	0	0	1	1	5
Outer	11	41	8	1	6	7	7
Overlapping Aldermaston and Burghfield Consultation Zones							
Aldermaston Outer/ Burghfield Outer	0	8	10	10	8	30	30
Aldermaston Outer/ Burghfield Middle	-1	2	1	1	0	0	0

Commentary

3.42 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.

3 Housing

Housing Mix

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 Core Strategy housing requirement.

Table 3.20 Affordable Housing Completions

Year	Gross Affordable Housing Completions	Net Affordable Housing Completions
2004/05	248	248
2005/06	142	142
2006/07	289	259
2007/08	135	135
2008/09	231	209
2009/10	75	66
2010/11	31	-8
2011/12	7	-26
2012/13	182	182
2013/14	146	146
2014/15	70	-15
2015/16	158	158
2016/17	96	78

Commentary

3.43 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.

3.44 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 demolitions before a site is redeveloped. Net completions are also shown in Table 3.20. Details of affordable housing sites completed in 2016/17 are presented in Table A.13.

3.45 At March 2017 there were approximately 740 outstanding commitments for affordable housing, including over 300 at Newbury Racecourse. The HSA DPD sites will deliver approximately 640 affordable units, 69 of which are already permitted, and additional units are expected at Sandlesford Park towards the end of the plan period. The

trajectory below shows the potential delivery of affordable units on the identified deliverable and developable sites and illustrates the contribution that the allocations in the Core Strategy and HSA DPD will make to the delivery of affordable housing.

Figure 3.3 Affordable Housing Trajectory at December 2017



3 Housing

Applications including contribution to affordable housing

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

Table 3.21 New Permissions above affordable housing threshold (2012/13 to 2016/17)

Year	Permissions for 15 or more units		Permissions for 10-14 units		Permissions for 5 - 9 units	
	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution
2012/13	5	5	0	0	3	1
2013/14	3	3	3	3	3	2
2014/15	10	9	4	4	2	1
2015/16	5	5	1	1	1	1
2016/17	10	9	1	1	6	2

Commentary

3.46 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 2016/17 there were 17 applications permitted on new sites which were above the threshold. Of the 10 sites of 15 or more dwellings, one was permitted without an affordable housing contribution and one permitted with a reduced level of affordable housing, both for viability reasons and one was permitted with an agreed financial contribution towards affordable housing rather than on-site provision. Of the small sites of 5 -10 dwellings permitted, four did not include a contribution towards affordable housing. The permissions granted in 2016/17 should deliver 304 affordable housing units.

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 has reduced the threshold for affordable housing provision to 5 units should increase provision in the longer term. A number of smaller schemes are now coming forward with affordable housing contributions whether on site or in the form of a financial contribution.

Actions Required: Ensure that the Local Plan continues to set a framework for the future provision of affordable 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.

Self and Custom Build Housing

3.47 Self and custom housbuilding is a key element of the governments' agenda to increase supply of new housing and a raft of legislation has been introduced to support this initiative:

- The Self-build and Custom Housebuilding Act (March 2015)
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1st April 2016)
- Housing and Planning Act 2016

3.48 Local Planning Authorities now have a duty to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. In addition LPAs must also hold a webpage dedicated to self-build and custom housbuilding setting out what the authority is doing to promote opportunities in their area. West Berkshires' webpage can be found at <http://info.westberks.gov.uk/index.aspx?articleid=32588>

Number of individuals and associations on the self-build register

Table 3.22 Applications to be included on Self-build Register

Base period	Number on the individuals register	Number on the associations register
1 (1 April 2016 to 30 October 2016)	55	0
2 (31 October 2016 to 30 October 2017)	104	2

Commentary

3.49 Currently the Council holds two registers; one for individuals and one for associations. The Council is seeking clarification from the Department of Communities and Local Government over the removal from the list following the granting of planning permission.

3.50 A total of 49 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings between 1 April 2016 and 30 October 2017.

Table 3.23 Self-build exemptions granted planning permission

Base Period	Number of self-build exemptions granted planning permission
1 (1 April 2016 to 30 October 2016)	28
2 (31 October 2016 to 30 October 2017)	21

3 Housing

Accommodation for Older People in Residential Institutions

Completions of accommodation for elderly in residential institutions

Target: The Berkshire SHMA identifies the assessed need for residential care housing which will form the basis of a target for the provision of accommodation for the elderly in residential institutions.

Table 3.24 Completions of rooms in care homes for the elderly

Parish	Site	2013/14	2014/15	2016/17
Thatcham	Walnut Close Residential Home	11		
Newbury	Winchcombe Place		80	
Newbury	Gracewell Helath Centre (formerly The Limes Guest House and 370A and 370B London Road, Newbury)			60

Commentary

3.51 The PPG (ID 3-037-20150320) is clear that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The housing requirement in the Core Strategy did not include an assessment of the requirement for residential institutions, but the Berkshire SHMA includes an assessment of the potential need for residential care housing. Any future housing target may therefore include an allowance for C2 uses.

Provision for Gypsies, Travellers and Travelling Showpeople

Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

Table 3.25 Net Additional Pitches for Gypsies and Travellers since 2010/11

	Permanent	Transit	Total
2010/11	1*	0	1
2011/12	0	0	0
2012/13	0	0	0
2013/14	1	0	1
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0

* Permission for this pitch lapsed in 2013/14

Commentary

3.52 Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive, including the Planning Policy for Traveller Sites (August 2015). The Council's Joint Police and Unitary Authority Gypsy and Traveller Protocol (2014) 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.

3.53 West Berkshire currently has one public site at Four Houses Corner in Mortimer, which is managed by the Council and is a permanent Gypsy and Traveller site with planning permission for 18 pitches. There is also a privately-owned site at Paices Hill in Aldermaston which has planning permission for 24 permanent pitches and 15 transit pitches. Planning permission was granted in March 2011 for a private one-pitch site at Padworth Farm in Aldermaston however this permission (10/02684/FULD) lapsed in 2013/14. In September 2013 planning permission was granted at appeal for a private one-pitch site on land adjacent to The Old Forge Farm in Beenham (12/01547/FULD).

3.54 In addition, West Berkshire has one private Travelling Showpeople yard in Enborne which currently has planning permission for four caravans.

3.55 The Council prepared a Gypsy and Traveller Accommodation Assessment (GTAA; May 2015) which provides an assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in West Berkshire over the 15 year period to 2029. This work is available on the Council's website and forms part of the evidence base for the Housing Site Allocations DPD.

3.56 The Housing Site Allocations (HSA) DPD was adopted in May 2017. Within the HSA DPD, sites for the travelling community are allocated in the short and medium term, for more permanent pitches and less transit pitches at Paices's Hill to satisfy the respective identified need set out within the GTAA (2015) and which provide a 5 year supply of deliverable sites. Changes to the definition of 'traveller' within the Planning Policy for Traveller Sites published in August 2015 post-dated the GTAA. Therefore, the Council will apply the revised definition and review the longer term provision of Gypsy and Traveller sites for the forthcoming Local Plan Review. The change does not affect the assessment of plots for Travelling Showpeople.

Policy Effectiveness: There were no planning permissions granted in 2016/2017 for Gypsy, Traveller and Travelling Showpeople accommodation. For the longer term, the provision of new sites will be identified through the plan-led process and will include a review of the provision following the changes in the Planning Policy for Traveller Sites. No indication that policies are not effective.

Actions Required: Apply the policies in the Housing Sites Allocation DPD. Identify new sites where necessary through the Local Plan Review to assist in meeting the identified need within a new GTAA.

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

Sustainable Construction and Energy Efficiency

3.57 Core Strategy policy CS15 (Sustainable Construction and Energy Efficiency) seeks to achieve sustainable design and energy efficiency in new developments through the use of national sustainability standards for new homes (Code for Sustainable Homes) and non-residential buildings (BREAAAM), in addition to carbon reductions that are based on stated Government aspirations but which may be subject to change.

3.58 Following the technical Housing Standards Review, the Government issued a written Ministerial Statement on 25 March 2015 withdrawing all national standards that applied to residential development. This had the impact of cancelling the Code for Sustainable Homes, with some of the issues that it covered being integrated into Building Regulations.

3.59 In light of this, the Council no longer require residential developments to comply with the Code for Sustainable Homes. However if planning conditions required Code for Sustainable Homes and were in place before 27 March 2015, then compliance remains.

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3.60 The 2016 Housing and Planning Act has brought an end to the Government's aspiration to deliver zero-carbon homes through the planning process, relying instead on building regulations to deliver energy efficient buildings. The Government has also scrapped the requirement for non-domestic buildings to be zero carbon by 2019. The requirements in policy CS16 for zero carbon major residential and non-residential development therefore no longer apply but the 20% CO2 reduction remains.

3.61 In light of this, the Council no longer require residential developments to comply with the Code for Sustainable Homes. However if planning conditions required Code for Sustainable Homes and were in place before 27 March 2015, then compliance remains.

Contextual Indicators

This appendix contains some limited contextual Census information. The Berkshire SHMA, published in February 2016 contains detailed information on demographics and housing need relating to the District and the wider housing market area.

Table A.1 Population Structure 2001 and 2011: Percentage

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

Source 2001 and 2011 Census

The most marked change in the age structure is the reduction in the percentage of younger adults in West Berkshire. At 2011 only 10.3% of the population fell 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 2014-based population projection⁽⁴⁾ shows a population of 155,700 at 2014, projected to increase to 162,500 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 17.4% in 2014 to 22.5% by 2026.

Table A.2 Recent Population Projections for West Berkshire

Projection	Projected Population in Thousands			
	2011	2016	2021	2026
ONS 2014-based SNPP		156.7	159.8	162.5
ONS 2012-based SNPP		158.3	163.4	167.9
ONS 2011-based (interim) SNPP	154.1	162.3	170.1	
GLA 2010-based (10,500 homes)	154.3	158.6	163.2	166.5

Source: ONS website and GLA Berkshire Demographic Projections 2011

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⁽⁵⁾ taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

4 Office of National Statistics 2014-based Subnational projections May 2016

5 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

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Table A.3 Household Type 2001 and 2011 – Percentage

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

Source 2001 and 2011 Census

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

Table A.4 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 remained the situation in 2011 but the percentage of households living in flats had increased considerably over the 10 year period.

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Table A.5 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.

Table A.6 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 at a slower rate than was earlier projected. The effect of falling rates of household formation, particularly in the younger age groups is a particular issue considered in the Strategic Housing Market Assessment.

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.

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Table A.7 Land Registry Property Prices : Average price by property at March 2017

Property Type	England Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£219,673	£199,116	£198,183
Terraced House	£185,820	£258,054	£268,011
Semi-detached House	£214,274	£329,124	£332,187
Detached House	£351,026	£536,185	£553,742
All	£231,826	£311,215	£339,186

Source: UK House Price Index, Land Registry

House 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.

Table A.8 Housing Permissions, Starts and Completions 2000/01 – 2016/17

Year	Net New Permissions	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan / Core Strategy Target –Annual Average	Net Completions
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
2013/14	231	567	541	525	457
2014/15	604	742	690	525	496
2015/16	429	323	480	525	625
2016/17	887	689	707	525	485

Source: Planning Commitments for Housing 2017

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Table A.9 Net Housing Completions by Site Size 2000/01 - 2016/17

Year	Net Completions 2000 to 2016				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
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
2013/14	127	102	103	125	457
2014/15	140	-24	135	245	496
2015/16	183	40	277	125	625
2016/17	83	122	117	163	485
Average 2000/2017	127	140	141	144	553

Source: *Planning Commitments for Housing 2017*

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Table A.10 Housing Completions and Commitments by Parish 2006/07 to 2016/17

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)											Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	
Aldermaston	2	0	-1	1	1	0	-1	29	3	0	0	0
Aldworth	2	0	2	0	0	0	0	1	0	0	0	1
Ashampstead	0	0	0	0	0	-1	0	0	1	0	0	1
Basildon	22	3	12	0	3	7	0	2	16	1	2	5
Beech Hill	0	0	0	0	0	0	-1	2	-1	1	2	0
Beedon	3	0	2	1	0	0	0	1	-1	0	1	3
Beenham	1	1	0	1	2	1	0	0	0	10	1	3
Boxford	0	-1	1	2	0	2	1	-1	0	8	0	0
Bradfield	-1	2	2	3	6	2	8	-1	11	2	5	3
Brightwalton	2	0	9	1	1	0	1	0	0	1	0	0
Brimpton	2	4	0	2	0	0	0	1	7	0	0	2
Bucklebury	38	0	1	1	-3	8	3	1	3	6	1	8
Burghfield	6	1	7	5	27	5	9	3	6	0	31	20
Catmore	0	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	0	0	0	1	0	6	0	0	0	1	3	3
Chieveley	12	-7	-18	-2	7	1	-1	-2	-8	3	7	4
Cold Ash	36	3	6	4	2	7	5	3	2	3	1	11
Combe	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	5	4	31	5	0	5	11	5	-3	18	14
East Garston	3	2	0	0	0	0	0	2	2	1	4	1
East Ilsley	3	6	1	0	2	2	0	0	0	1	1	2
Enborne	5	1	-4	3	0	0	0	1	1	1	0	0
Englefield	-1	1	0	0	0	1	0	0	0	0	0	0
Farnborough	0	0	0	-1	-1	2	0	0	1	0	1	0
Fawley	2	2	0	0	2	0	0	0	0	0	0	0
Frilsham	1	0	0	0	0	-1	0	0	1	0	1	1
Gt Shefford	3	0	0	4	-1	2	0	0	2	0	1	0
Greenham	148	15	1	2	35	28	-1	101	140	202	123	1,108
Hampstead Norreys	1	0	11	0	-2	19	-1	0	6	1	0	4
Hampstead Marshall	0	0	0	1	0	0	0	0	0	1	2	2
Hermitage	94	151	10	3	0	4	0	28	3	3	4	3
Holybrook	-1	4	0	0	0	0	39	1	11	6	1	47
Hungerford	11	2	4	1	25	-30	4	95	-9	25	7	29
Inkpen	-1	0	2	-3	3	1	2	-1	1	0	1	0

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Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)											Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	
Kintbury	4	42	3	3	8	2	0	30	31	1	33	5
Lambourn	35	8	23	6	4	-2	3	26	7	-1	4	30
Leckhampstead	-1	2	1	11	1	2	0	0	2	0	0	1
Midgham	0	2	5	1	1	0	0	2	2	0	0	0
Newbury	275	78	169	72	13	40	358	70	167	208	86	803
Padworth	12	37	78	14	0	0	6	2	18	15	2	29
Pangbourne	6	17	-1	4	20	-5	9	-8	23	19	14	49
Peasemore	5	-1	0	1	1	2	0	0	0	0	1	1
Purley	76	51	0	5	1	2	-2	-2	5	2	29	24
Shaw cum Donnington	3	-4	10	1	0	3	2	9	0	0	0	404
Speen	0	1	2	2	2	1	6	2	-53	37	22	13
Stanford Dingley	0	0	-1	1	0	2	1	0	1	0	1	2
Stratfield Mortimer	61	17	8	5	9	10	2	9	16	7	3	22
Streatley	2	2	1	0	4	0	-1	1	1	0	0	2
Sulham	0	0	0	0	0	0	0	10	0	0	0	1
Sulhamstead	-2	11	1	1	2	1	1	34	-1	2	0	94
Thatcham	135	200	132	48	4	15	75	2	43	7	35	186
Theale	-21	0	31	1	5	0	14	2	13	32	28	341
Tidmarsh	0	15	3	1	0	0	0	0	0	2	-1	2
Tilehurst	16	0	10	3	12	21	2	2	8	5	3	115
Ufton Nervet	0	0	0	0	2	0	0	0	0	0	0	0
Wasing	0	0	0	-1	-4	0	0	0	0	0	0	0
Welford	0	1	1	-5	0	1	0	0	0	10	0	0
West Ilsley	1	0	0	2	0	0	0	0	0	0	0	2
West Woodhay	0	2	0	2	0	0	0	-1	0	1	1	2
Winterbourne	0	-2	-2	1	0	0	0	1	0	0	5	1
Wokefield	0	0	0	0	0	0	0	1	1	0	0	1
Woolhampton	64	9	0	0	0	0	4	0	8	4	0	46
Yattendon	0	0	0	0	0	1	0	-1	1	0	1	1
West Berkshire Total	1064	683	528	246	199	162	552	457	496	625	485	3,452

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Table A.11 Housing Trajectory 2017 - Monitoring against Core Strategy Requirement.

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26		
Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183	83											
Completions- Unallocated Sites	674	447	478	239	199	162	552	330	356	442	402											
Allocated Core Strategy Strategic Sites												234	198	175	183	163	38	100	100	100	100	
Housing Site Allocations DPD and Mortimer NDP Sites												0	47	193	459	392	243	115	115	115	115	
Committed sites of 10 or more units at March 2016												143	129	309	264	167	175	124	123	123	123	
Committed small sites at March 2014												100	100	80	45	5	0					
Identified Deliverable sites												0	-17	67	130	217	0					
Permitted development through Prior Approval Process												35	222	75	26	0	0					
Windfall allowance												9	42	67	81	94	100					
Past Completions	1064	683	528	246	199	162	552	457	496	625	485											
Projected Completions												521	721	966	1188	1038	556	339	338	338	338	
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6018	6739	7705	8893	9931	10487	10826	11164	11502	11502	
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	525
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-238	-278	-282	-86	355	1018	1531	1562	1376	1189	1002	1002	1002
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	556	560	537	466	321	142	4	-163	-664	-664	-664

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Table A.12 Large and Medium Housing Sites Completed in 2016/17

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Gross Area	Net Area	Net Density dph
Burghfield	Land at Hunters Hill	PDL	23	23	0.54	0.49	47
Greenham	Greenacre Leisure	PDL	40	40	1.75	1.75	23
Kintbury	Inglewood	PDL	94	93	15.6	9.1	10
Newbury	24 - 26 The Broadway & 4 Oxford St.	PDL	12	7	0.16	0.16	75
Newbury	The Quadrant	PDL	12	12	0.08	0.08	150
Newbury	Brook House, 60-62 Northbrook St.	PDL	11	11	0.10	0.10	110
Speen	5-155 Kersey Crescent	PDL	78	3	1.47	1.47	53
Thatcham	Side and rear of 21 Henwick Lane	GF	14	14	0.49	0.49	29
Thatcham	139 & 141 Bath road	PDL	12	10	0.09	0.09	133
Thatcham	Taceham House	PDL	10	-10	0.22	0.22	45
Theale	Rear of 40-58 High Street	PDL	27	27	0.52	0.52	52

Source: *Planning Commitments for Housing 2017: Planning Applications data*

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Table A.13 Affordable Housing Completions 2016/17

Address	Total Completions 2015/16	Affordable Rent	Social Rent	Intermediate Rent	Homebuy
Burghfield, Hunters Hill	26	13	0	0	13
Compton, Greens Yard	7	0	3	0	4
Greenham, Greenacre Leisure	3				
Hungerford, Northview Heights	9	0	4	0	5
Kersey Crescent, Speen	18	0	11	0	7
Thatcham, Taceham House	10	10	0	0	0
Thatcham, Crown Court	9	0	0	0	9
Thatcham, Rear of 21 Henwick Lane	4	3	0	0	1
Theale, Land rear of 40-58 High St.	10	0	0	0	10
	96				

Source: Housing Service and planning data

Duty to Cooperate

Work on satisfying the Duty to Cooperate takes place on an ongoing basis. The way in which the Council has cooperated on strategic cross boundary issues with individual neighbouring authorities and other prescribed bodies in the period to January 2018 is set out below.

Basingstoke and Deane Borough Council

We continue to work with the Borough Council at both an officer and member level on dealing with specific issues, such as any cross boundary concerns relating to transport and traffic on the A339 or regarding AWE Aldermaston and AWE Burghfield. We coordinate the officer level off site planning group for AWE Aldermaston and AWE Burghfield. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)

We are committed at both an officer and member level to our partnership working with BBOWT. In January 2014 we entered into an innovative partnership with the organisation, which now manages our commons, country parks and nature reserves.

The overarching partnership agreement is for 50 years and in return for ongoing funding BBOWT delivers countryside management at the sites according to an agreed business plan and annual management plan. A Steering Group has been established as part of the governance arrangements which comprises senior officers and Council members/trustees. Part of our partnership working covers the Living Landscape Project.

Berkshire Local Nature Partnership (BLNP)

We are fully engaged with the BLNP at both a member and officer level. The Council's Executive Portfolio Holder for Countryside sits on the BLNP Executive Board and the Council's Ecologist sits on the BLNP Steering Group. The Partnership includes representatives from Natural England, Thames Water, Environment Agency, BBOWT and the AONB.

Berkshire Local Transport Body (BLTB)

The Berkshire Local Transport Body (BLTB) is a partnership of the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership which has been established to prioritise funding for local major transport schemes devolved from the Department for Transport. Slough Borough Council is the Accountable Body for the BLTB. The Council's Executive Portfolio Holder for Transport sits on the Body.

Berkshire Strategic Transport Forum (BSTF)

The Berkshire Strategic Transport Forum (BSTF) brings together the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership, the Department for Transport (DfT), Network Rail, Highways England, Heathrow Airport Limited, and some train and bus operating companies to discuss and consult on matters of mutual interest relating to strategic transport issues in Thames Valley Berkshire. It operates at two levels – one with elected members and business representatives, and the other with senior transport officers. The Berkshire Chief Executives' Group has recognised the importance of these arrangements by nominating one of its members to chair the officers' meeting and liaise with the LEP and the members. The membership of the BLTB and of the Berkshire Strategic Transport (Members') Forum is identical, and the two bodies operate in tandem with each other.

Environment Agency

The Environment Agency has responsibility for water quality and resources and we primarily work with it at an officer level.

Hampshire County Council

We primarily work with Hampshire County Council at both an officer and member level on dealing with transport issues relating to the A339 and the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

B Duty to Cooperate

Hart District Council

We continue to work with the District Council at an officer level, although a memorandum of understanding was prepared by Hart District Council in 2013 which made clear there were no strategic issues that needed to be considered between us.

Highways England

We continue to work together at both an officer and member level as constituent members of the Berkshire Strategic Transport Forum (BSTF).

Natural England

We continue to work together as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

North Wessex Downs AONB Council of Partners (NWD AONB)

The Council of Partners includes member representatives (with officer support) of the nine local authorities which have the administrative responsibilities for the area covered by the North Wessex Downs. It also includes representatives of Natural England, community and parish councils, farming and rural businesses, nature conservation, historic environment, rural recreation and tourism. All have signed a Charter which sets out how we work together for the long term benefit of the AONB and all who live and work in it. The Council of Partners has no independent executive powers. Its work is carried out with the prior approval of its constituent local authorities and DEFRA (the funding partners). The Partnership is underpinned by a small AONB delivery team. Preparation of a Management Plan for the North Wessex Downs AONB (AONB) is a statutory requirement placed upon the constituent local authorities by the Countryside and Rights of Way (CROW) Act 2000. The review, production and publication of the Management Plan, together with the coordination of its delivery, has been delegated by the Council to the Council of Partners. The delivery of the AONB Management Plan is monitored by the Partnership through an annual review of the delivery of the AONB Business Plan, and achievements are reported through the AONB's Annual Report.

Office for Nuclear Regulation (ONR)

We primarily work with the ONR at an officer level through the off-site planning group for AWE Aldermaston and AWE Burghfield which consists of emergency planning officers from West Berkshire, Basingstoke and Deane Borough Council, Reading Borough Council and Wokingham Borough Council. This meets on a quarterly basis, with planning policy officers attending as appropriate.

Oxfordshire County Council

We work with the County Council on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Bracknell Forest Borough Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council and Wokingham Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. To date, together with the Thames Valley Berkshire Local Economic Partnership, the Group has been instrumental in coordinating the work of the Strategic Housing Market Assessment (SHMA) and the identification of a Functional Economic Market Area.

BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group has been set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond.

Duty to Cooperate B

The Council has been collaborating with the other authorities in the Western Berkshire Housing Market Area (Bracknell Forest Borough Council, Reading Borough Council and Wokingham Borough Council) to examine various options for accommodating new development across the housing market area and to see if there are any large scale opportunities which could be identified. In December 2016 we produced the non-statutory [West of Berkshire Spatial Planning Framework](#) together. This is a merely a statement of intent with the opportunities identified in the document to be explored and tested through the Local Plan processes of all the individual local authorities.

South Buckinghamshire District Council

We have primarily worked with the District Council at both an officer and member level during the preparation of the Berkshire SHMA once it was identified as part of the area covered. South Bucks later indicated that it did not want to be actively involved in the Berkshire SHMA but was pursuing alternative options which were linked to it taking forward a joint local plan with Chiltern District Council. It also declined to take part in the jointly commissioned work on the Functional Economic Market Area (FEMA).

South Oxfordshire District Council

We work with the District Council on transport and economic related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We also set up individual meetings with the District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). The two Councils signed a Memorandum of Understanding in January 2018 which agreed that the districts lie in separate but adjoining Housing Market Areas and Functional Economic Market Areas. Both Councils also agreed that they would not be seeking for the other to meet any of its housing or employment needs.

Swindon Borough Council

We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Test Valley Borough Council

We set up individual meetings with the Borough Council to discuss specific issues when appropriate. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). We have agreed that with the exception of our work in the North Wessex Downs, there are no strategic issues of concern at this stage.

Thames Valley Berkshire Local Economic Partnership (TVB LEP)

We are fully engaged at both an officer and member level with the TVB LEP. The Council's Portfolio Holder for Planning and Economic Development and the Chief Executive sit on the Forum and Executive Board respectively. Joint working has been focused on the production of a Strategic Housing Market Assessment (SHMA) and the analysis of our Functional Economic Market Area (FEMA).

Thames Water

As the statutory water and waste water provider we primarily work with Thames Water at an officer level.

Vale of White Horse District Council

We work with the District Council on transport and economic related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

B Duty to Cooperate

Wiltshire Council

We work with Wiltshire Council particularly on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Glossary

Acronym	Term	Explanation
	Affordable Housing	<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.</p> <p>Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system.</p>
AMR	Annual Monitoring Report	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
AONB	Area of Outstanding Natural Beauty	A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire.
	Brownfield Land	See 'Previously Developed Land'.
CS	Core Strategy	The overarching DPD in the Local Plan which sets out the overall spatial planning policies and objectives for an area.
	Council	In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body.
	Density	A measurement of how intensively land is occupied by built development. For housing, measured in dwellings per net hectare

Glossary

Acronym	Term	Explanation
DCLG	Department for Communities and Local Government	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
	Development Plan	<p>The development plan sets out the policies and proposals for the development, conservation and use of land in a local planning authority's area. The development plan consists of adopted Local Plans (i.e. Development Plan Documents) and NDPs.</p> <p>The Development Plan for West Berkshire is currently made up of the following documents:</p> <ul style="list-style-type: none"> • Core Strategy DPD • West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) • Replacement Minerals Local Plan for Berkshire (Saved Policies) • Waste Local Plan for Berkshire (Saved Policies) • The South East Plan (May 2009), only insofar as Policy NRM6 applies
DPD	Development Plan Document	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel).
DtC	Duty to Cooperate	Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing DPDs in order to address strategic planning issues relevant to their areas. The Duty requires that councils engage constructively, actively and on an ongoing basis to develop strategic policies and adopt joint approaches to plan making. Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate.
	Evidence Base	Background information on the District, including its needs and predictions of what might be needed in the future.
	Five Year Housing Land Supply	This is a requirement set out in paragraph 47 of the NPPF for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.
GF	Greenfield Land	Land which does not fall within the definition of previously developed land.
NPPF	National Planning Policy Framework	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.
	Gypsies, Travellers and Travelling Showpeople	<p>Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, August 2015) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p><i>"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</i></p> <p>In determining whether persons are "Gypsies and Travellers", for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following:</p> <ol style="list-style-type: none"> a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life

Glossary

Acronym	Term	Explanation
		<p>c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</p> <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> <p><i>"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."</i></p>
	Gypsy and Traveller Accommodation Assessment	Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire.
	Housing Trajectory	Diagram or table showing housing delivery and expected trends of development.
	Housing Market Area	A housing market area is a geographical area defined by household demand and preferences, reflecting the key functional linkages between places where people live and work.
LDS	Local Development Scheme	A public statement of the Council's programme for the production of development plan documents.
LEP	Local Enterprise Partnership	Voluntary partnerships between local authorities and businesses set up in 2011 by the Government to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies. West Berkshire is covered by the Thames Valley Berkshire LEP
LP	Local Plan	The Local Plan is part of the overall Development Plan for West Berkshire, setting out local planning policies. It comprises a portfolio of DPDs that provides the framework for delivering the spatial strategy for the area.
NPPF	National Planning Policy Framework	A simplified set of national policies published by the Government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS').
OAN	Objectively Assessed Need	The NPPF (paragraph 47) states that 'to boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework.
	Permitted Development	Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under "permitted development rights". They derive from a general planning permission granted not by the local authority but by Parliament.
	Pitch	Refers to Gypsy and Traveller site. An area of land on a site/development generally home to one household. Can be varying sizes and have more than one caravan.
	Planning and Compulsory Purchase Act 2004	Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land.
PPTS	Planning Policy for Traveller Sites	Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.

Glossary

Acronym	Term	Explanation
PPG	Planning Practice Guidance	On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance.
PDL	Previously Developed Land	Also known as brownfield land. Defined by Government as <i>"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time"</i> (NPPF Annex 2).
	Prior Notification	<p>Prior approval means that a developer has to seek approval from the local planning authority that specified elements of a development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.</p> <p>Prior Notification applications are required under the General Permitted Development Order 1995 (as amended). They can include proposals such as larger household extensions outside of conservation areas (Part 1) and specific changes of use (Part 3).</p>
	Regulations	Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans.
	Rural Exception Sites	Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .
	Rural Service Centres	Rural Service Centres form part of the settlement hierarchy. They provide a range of services and have reasonable public transport provision with opportunities to strengthen their role in meeting requirements of surrounding communities. The Rural Service Centres include Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale.
	Saved Policies/Saved Plans	Several policies of the West Berkshire District Local Plan 1991-2006, the Replacement Minerals and Waste Local Plan for Berkshire and the Waste Local Plan for Berkshire have been saved and form part of the West Berkshire Development Plan.
S106	Section 106 Agreement	Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.

Glossary

Acronym	Term	Explanation
	Service Villages	Service Villages form part of the settlement hierarchy. They include a more limited range of services and only have some limited development potential. Service Villages include Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton.
	Settlement Boundary	Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
	Settlement Hierarchy	Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development.
SAC	Special Areas of Conservation	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	Statement of Community Involvement	Adopted document setting out how the Council will involve the community in the planning process.
SPA	Special Protection Areas	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SHLAA	Strategic Housing Land Availability Assessment	A document required by the NPPF. It identifies sites that have potential for housing development and assesses their development potential and when they are likely to be developed. The SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (ie. Housing Site Allocations DPD).
SHMA	Strategic Housing Market Assessment	Evidence document that provides detailed information about existing and future housing need in the local authority area and the wider housing market area.
	Statutory	Required by law (statute), usually through an Act of Parliament.
	Submission	Stage at which a prepared DPD is presented to Secretary of State.
	Sustainable Development	<p>The main dimensions of sustainable development as identified in the UK's strategy for sustainable development ('a better quality of life, a strategy for sustainable development' 1999) are as follows:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everybody • effective protection of the environment • prudent use of natural resources • the maintenance of high and stable levels of economic growth and employment <p>The NPPF contains a "presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.</p>
SPD	Supplementary Planning Documents	A document which provides more detailed advice or guidance on the policies in the Local Plan.
	Thames Valley Berkshire Local Enterprise Partnership	The Local Enterprise Partnership (see LEP).

Glossary

Acronym	Term	Explanation
TV ERC	Thames Valley Environmental Records Centre	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
	Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. These are sites that have not been identified through the SHLAA process or through a previous planning application.

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