

West Berkshire Local Plan Annual Monitoring Report 2019

Housing - January 2021



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 April 2020.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** - adopted in September 2014 and amended in January 2020
- **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. Regulation 18 consultation carried out February/March 2018 and in November/December 2018.

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
- A Neighbourhood Area for the parish of Cold Ash was designated by the Council on 19 March 2018

Monitoring the Key Housing Elements of the Local Plan 2018/19

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 2018 to 31 March 2019.

Executive Summary

Housing Delivery – There were 527 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway and delivery on allocated sites is expected to increase over the next few years as the sites allocated in the HSA DPD are developed. Permissions were granted for almost 400 net dwellings on new sites, together with over 350 permitted through the prior approval process for permitted development. A five year supply of housing land can be demonstrated.

83% 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, however, 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 2018 to 31 March 2019. It also updates on Local Plan progress and the Duty to Cooperate to March 2019. 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 and has subsequently been updated in July 2018 and in February 2019. The NPPF 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.

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. The LDS that was current for the period covered in this report (published January 2018) contains updates to reflect changes in circumstances, 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. This LDS was later revised in April 2020.

2.2 The 2018 LDS shows that the Council intended to produce the Local Plan Review between 2017 and 2020. This timetable has slipped and the revised LDS published in 2020 set out an amended timetable.

Table 2.1 Local Development Scheme January 2018

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					

Table 2.2 Local Development Scheme April 2020

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 September 2021	May 2021	October 2021	February 2022	December 2022
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.

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 and was subsequently updated in January 2015 to reflect a small factual change. A further revised SCI was adopted on 9 January 2020, replacing the SCI adopted in 2014.

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.

Local Development Scheme Implementation 2

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.

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.

2.10 A Regulation 18 consultation on the scope of the Local Plan Review was carried out in February / March 2018 and a further Regulation 18 consultation took place in November/December 2018.

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.
- **Sustainable Drainage Systems SPD** was adopted in December 2018.

Neighbourhood Development Plans

2.11 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.

2.12 Neighbourhood Areas have been designated by the Council for the following parishes and we are continuing to work with the parish councils to produce the Neighbourhood Development Plans:

- Tilehurst: Neighbourhood Area designated on 29 May 2015
- Compton: Neighbourhood Area designated on 11 January 2017
- Burghfield: Neighbourhood Area designated on 1 March 2017
- Cold Ash: Neighbourhood Area designated on 19 March 2018
- Hungerford: Neighbourhood Area designated on 9 April 2018
- Lambourn: Neighbourhood Area designated on 7 December 2018
- Hermitage: Neighbourhood Area designated on 26 April 2019

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 2016-based population projection prepared by the Office for National Statistics (ONS) projects a population of 164,840 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 18.0% in 2016 to 21.9% by 2026. The 2016-based household projections prepared by ONS project an increase in households over the plan period from 2006 to 2026 of 10,160, an average of 508 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. Land Registry statistics show the average house price in West Berkshire for the quarter ended March 2019 was £415,452 compared to £291,492 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 was 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.

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.

Table 3.2 Housing Indicators and Policies

Indicators	West Berkshire Core Strategy Policies	West Berkshire Housing Site Allocations DPD
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	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock CS2: Newbury Racecourse Strategic Site Allocation CS3: Sandleford Strategic Site Allocation	HSA1 - HSA26: Site Allocations
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	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock	C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use C7: Replacement of Existing Dwellings
Net additional pitches/plots (Gypsies, Travellers and Travelling Showpeople)	CS7: Gypsy, Travellers and Travelling Showpeople	TS1 - TS2: Site Allocations
Gross and net affordable housing completions Applications including contribution to affordable housing	CS6: Provision of affordable housing	
Percentage of completed residential development within settlement boundaries	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock	C1: Location of New Development in the Countryside
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	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	

3 Housing

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 2012 NPPF. He concluded that a new Housing Market Assessment was required requiring 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 was 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. The SHMA was published in 2016 and the housing needs assessment reviewed in early 2018.

3.8 The government has since introduced a new methodology for establishing local housing need which came into effect in 2018 and was subsequently amended in February 2019. This is a simpler means of establishing the local housing need than the previous assessment of objectively assessed need through a SHMA. It is based on household projections with an uplift to reflect affordability of housing in the local area. The figure will be subject to regular change as affordability ratios change. The application of the formula resulted in an assessed housing need for West Berkshire in March 2019, of 520 dwellings per annum. This figure includes units in communal accommodation.

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

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	526	527	Curr	1	2	3	4	5	
Projected completions														609	790	1,319	855	523	445	716
Requirement	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6550							
Managed Delivery Target	525	497	486	484	499	519	544	544	551	556	549	556	560	564	557	510	308	126	-73	-591

Table 3.5 Housing Trajectory to meet Local Housing Need (LHN) : 520 dpa at 2019

	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	526	543							
Projected completions														644	799	1,366	855	523	445	716
Requirement/LHN	525	525	525	525	525	525	525	525	525	525	525	525	551	520	520	520	520	520	520	520
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6566							
Managed Delivery Target	525	496	486	483	498	518	544	543	550	555	548	555	559	561	547	496	279	87	-131	-707

3 Housing

Commentary

3.9 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 2018/19 there were 527 net completions.

3.10 Data for new housing permissions, starts, and numbers under construction can be found in Table A.8. At March 2019 there were 662 dwellings under construction with 696 dwelling starts during 2018/19. A total of 396 units were granted planning permission in 2018/19 with a further 358 permitted under the prior approval process for permitted development.

3.11 Information on completions by site size can be found in Table A.9 and shows that over the plan period April 2006 to March 2019 completions on sites of less than 10 units, which are difficult to identify in advance and are classed as windfall, have averaged 151 units a year (almost 30% of all completions).

3.12 Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 6,550 additional units were completed in the first 13 years to March 2019. Delivery has therefore fallen below the cumulative requirement with a shortfall of 275 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 2019 and identifies the contribution that the strategic sites in the Core Strategy and the allocated sites in the Housing Site Allocations DPD 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 and determination of new applications pending determination in 2020, the timing of delivery is more uncertain and likely to be largely in the period post 2026. Some of the HSA DPD allocations may also deliver dwellings after 2026.

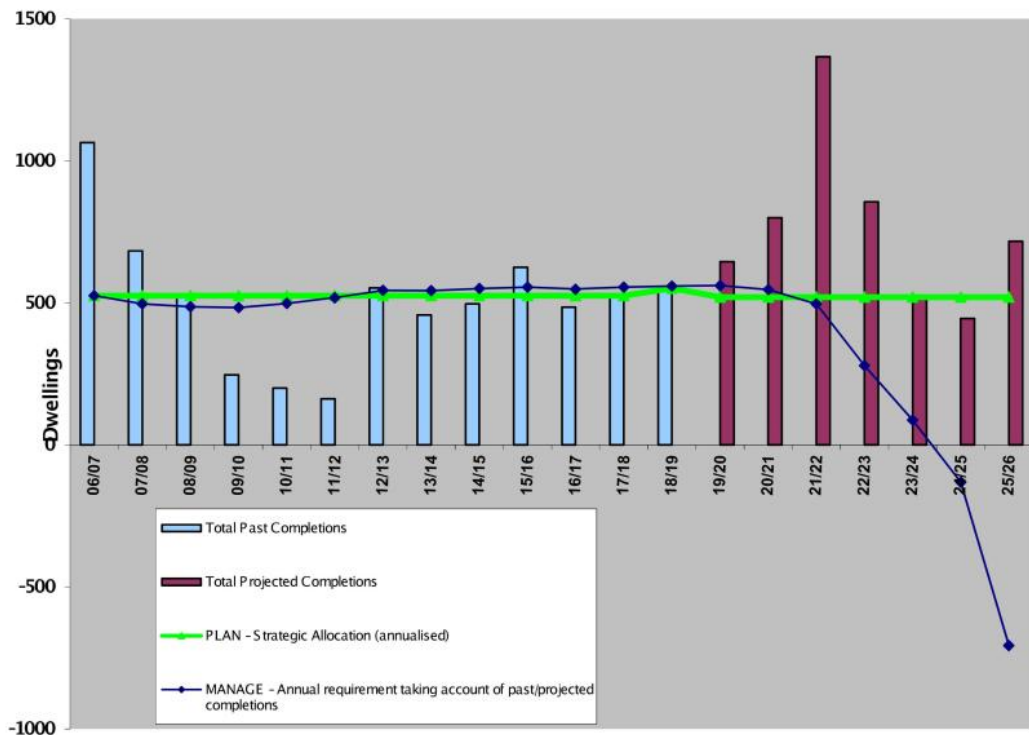
Table 3.6 Housing Land Supply at March 2019 - Net Dwellings

Core Strategy Requirement 2006 - 2026	At least 10,500
Components of Housing Land Supply	
Dwellings completed April 2006 - March 2019	6,550
Dwellings with outstanding planning permission - Core Strategy allocation at Newbury Racecourse	608
Dwellings with outstanding planning permission - HSA DPD allocations plus Stratfield Mortimer NDP	788
Dwellings with outstanding permission - non-allocated sites	2,310
Subtotal of dwellings completed and with permission at March 2019	10,256
Allocated strategic site at Sandleford Park	1,500
Allocations in the HSA DPD without planning permission at March 2019	877
Sites identified through prior approval process	677
Small and medium site windfall allowance (number in 5 year supply to 2024)	362
Subtotal of dwellings without planning permission at March 2018	3,416
Total	13,672

3.13 The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments at March 2019 that have been assessed as deliverable or developable, allocated sites and identified large and medium sites (including site allocations in the Housing Site Allocations DPD) have all been phased over the current plan period. The phasing has been assessed as part of the work on the five year housing land supply with only supply that could be demonstrated as deliverable phased in the years 2019/20 to 2024/25. Sites with planning

permission or allocated that are not included within the five year supply have been assumed to begin delivery in 2025/26, although a number are anticipated to commence earlier. The phasing is therefore based on the most recent assessment of deliverability carried out in December 2019, but it should be noted that deliverability is not necessarily the same as delivery. The graph below illustrates the projected level of housing completions showing how projected delivery meets both the Core Strategy requirement. More detail is contained in Table A.11.

Figure 3.1 Housing Trajectory at December 2019 - Monitoring against the Core Strategy Requirement



3.14 The trajectory shows that the Core Strategy target is met over the plan period. The Council are now preparing a Local Plan Review, working with our neighbouring authorities in the housing market area on how to best meet the identified housing need over the period to 2036. 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 and beyond.

3 Housing

Policy Effectiveness:

Local Plan policies have been largely successful in delivering the housing requirement in the Core Strategy. The current shortfall is partly a result of the national economic downturn in the early part of the plan period, 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 may 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 permissions on newly allocated sites 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 District and in the wider housing market area. It will plan for additional growth in the latter part of this plan period and in the period up to 2036.

Completion 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

3.15 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 and the second phase of 366 units completed in 2018/19. Work is well underway on the third phase of the development.

3.16 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. New applications were submitted in April 2019.

3.17 The Housing Site Allocations DPD was adopted in May 2017. Of the sites allocated in the plan, and in the Stratfield Mortimer NDP, 16 had been granted permission by March 2019 with a total of 818 dwellings permitted. Several applications were pending determination at January 2020.

Table 3.7 Local Plan Housing Sites Progress

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2019	Units Compl 2018/19	Total Units Compl at Mar 2019	Status at March 2019 (updated position at Jan 2020)
Core Strategy - adopted July 2012						
Newbury Racecourse	Greenham	Up to 1,500	1,500	175	892	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000		0	0	SPD adopted, planning applications pending determination
TOTAL CS Sites		Up to 3,500	1,500	175	892	
HSA DPD - adopted May 2017						
HSA 1 Land north of Newbury College	Newbury	15		0	0	Outline application for 16 dwellings validated March 2019 (Outline approved August 2019)
HSA 2 Land at Speen	Speen	100		0	0	Outline application for 104 dwellings received July 2017 (Resolved to grant permission at committee on 6 Nov 2019)
HSA 3 Coley Farm, Stoney Lane	Cold Ash	75	75	0	0	Outline application for 75 dwellings approved Sept 2017
HSA 4 Land off Greenham Road and New Road	Greenham/ Newbury	235 - 255	264	10	10	HSA 4D: New hybrid application received April 2017 and approved Jan 2018 for 157 dwellings. HSA 4C: Full application for 71 dwellings approved Jan 2018. Under construction. HSA 4B: Full application for 36 dwellings approved Nov 2018.
HSA 5 Land at Lower Way, Thatcham	Thatcham	85		0	0	Full application received Jun 2018 - pending determination

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Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2019	Units Compl 2018/19	Total Units Compl at Mar 2019	Status at March 2019 (updated position at Jan 2020)
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	5	0	0	Outline application for 5 dwellings approved Oct 2017. First reserved matters application refused Oct 2018 and new reserved matters application received March 2019.
HSA 8 Land to the east of Sulham Hill, Tilehurst	Tilehurst	35	35	16	16	Outline application approved Dec 2016 Reserved Matters application approved Oct 2017. Site under construction.
HSA 9 Stonehams Farm, Long Lane, Tilehurst	Tilehurst	15	15	0	0	Outline application for 15 dwellings approved Jun 2017. (Application for 85 bed care home approved Aug 2019)
HSA 10 Stonehams Farm, Long Lane	Tilehurst	60	66	0	0	Outline application for 66 dwellings approved December 2016 (Reserved matters application approved June 2019)
HSA 11 72 Purley Rise	Purley-on-Thames	35		0	0	Outline application for 29 dwellings received Apr 2018 (Outline application approved May 2019)
HSA 12 Land adjacent to Junction 12 of M4	Calcot	150 - 200		0	0	EIA Screening Opinion request received Jan 2019 (Full application for 199 dwellings received June 2019 -resolved to approve at committee Nov 2019 subject to completion of S106 agreement.)

Housing 3

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2019	Units Compl 2018/19	Total Units Compl at Mar 2019	Status at March 2019 (updated position at Jan 2020)
HSA 13 Land adjacent to Bath Road and Dorking Way	Calcot	35		0	0	Hybrid application for 28 dwellings and pub - refused Jun 2018. Dismissed at appeal March 2019.
HSA 14 Land between A340 and The Green	Theale	100		0	0	(Outline application for up to 104 dwellings received April 2019 and pending determination.
HSA 15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Burghfield	100		0	0	Outline application for 100 dwellings received Sept. 2018. (Outline application permitted Dec 2019)
HSA 16 Land to the rear of The Hollies, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	Burghfield	60	28	0	0	Outline application for 28 dwellings on part of site approved October 2018. Reserved matters application received March 2019. (Reserved matters application approved Aug 2019)
HSA 17 Land to the north of the A4, Woolhampton	Woolhampton	30	35	0	0	Outline application for 35 dwellings approved March 2017. Reserved matters approved Aug 2018. (Work commenced on site Summer 2019)
HSA 18 land east of Salisbury Road, Hungerford	Hungerford	100	100	0	0	Outline application for 100 dwellings 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 refused Oct 2017 due to lack of S106 agreement

3 Housing

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2019	Units Compl 2018/19	Total Units Compl at Mar 2019	Status at March 2019 (updated position at Jan 2020)
HSA 21 land north of Pangbourne Hill and west of River View Road, Oangbourne	Pangbourne	35	35	4	4	Outline application for 35 dwellings approved Feb 2016. Reserved matters application approved Nov 2017. Site under construction. Full application for additional five units received Sept 2018. Full application approved Jan 2020)
HSA 22 Land off Stretton Close, Bradfield Southend	Bradfield	10	11	0	0	Outline application for 11 dwellings received Dec 2018 Refused May 2018 and allowed on appeal Feb 2019,
HSA 23 Pirbright Institute, High Street, Compton	Compton	140		0	0	EIA Scoping Opinion Request Oct 2017
HSA 24 land off Charlotte Close, Hermitage	Hermitage	15		0	0	Full application for 40 dwellings refused Oct 2017. Appeal dismissed - Dec 2018
HSA25 land to the south east of the Old Farmhouse, Hermitage	Hermitage	10	21	0	0	Outline application for 21 dwellings received Nov 2017 and approved Nov 2018.
HSA26 land to the east of Layland's Green, Kintbury	Kintbury	10	18	0	0	Full application for 18 dwellings approved Mar 2018. Development commenced.
Total HSA DPD Sites		1,530 - 1,610	708	30	30	
Statfield Mortimer NDP						
Land south of St John's School, The Street	Stratfield Mortimer	110	110	0	0	Outline application for 110 dwellings validated Nov 2017 and approved Feb 2019.

Source: Planning Commitments for Housing 2019

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

3.18 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 678 units either under construction or not yet started at March 2019. The majority of sites are in Newbury.

Table 3.8 Residential Sites identified through Prior Approval Process

	New 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	10	109	
2016/17	13	156	11	49	210
2017/18	8	171	6	35	391
2018/19	10	358	6	43	677

3 Housing

Five Year Housing Land Supply

Five Year Supply of Deliverable Housing Sites

3.19 The NPPF states that local planning authorities must identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The five year housing land supply is set out in a supporting document to this monitoring report and contains the calculations of the requirement plus the schedules of housing sites which make up the supply.

3.20 The five year housing requirement should be based on the requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than 5 years out of date (unless reviewed and found not to need updating). The supply of specific deliverable sites should also include a buffer of:

- 5% to ensure choice and competition in the market for land; or
- 10% if the local planning authority wishes to demonstrate a 5 year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years.

3.21 The Core Strategy DPD was adopted in 2012, and the housing requirement will be reviewed through the Local Plan Review process. The housing requirement for the five year period has therefore been based on the LHN as calculated using the standard method, although, for comparison, also calculated to show the Core Strategy requirement for the period.

3.22 A buffer of 5% has been applied as there has not been a significant under supply of housing over the previous three years. The 2019 Housing Delivery Test for 2019 shows a percentage delivery for the previous three year period of 109%.

3.23 The housing requirement is set out in the Table below for the five year period April 2019 to March 2024 and also for the period to March 2025.

Table 3.9 Calculation of the Housing Requirement

	Core Strategy 525 dpa	LHN 520 dpa
Requirement 2019 - 2024	2,625	2,600
Shortfall	275	n/a
Requirement plus shortfall	2,900	2,600
5% buffer	145	130
Requirement plus buffer 2019 - 2024	3,045	2,730
Requirement 2024/25	525	520
Requirement plus buffer 2019 - 2025	3,570	3,250

3.24 The specific deliverable sites which make up the supply to March 2025 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. 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, as well as communal accommodation. A windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply.

3.25 With a base date of 31 March 2019, the Council can demonstrate a housing land supply in excess of five years when calculated against the LHN and Core Strategy requirement. For the period April 2019 to March 2024 a supply of 4,187 units is demonstrated against the requirement for 2,730 to meet the LHN of 520 dpa. This represents a supply of 7.67 years. The calculations to meet the LHN and the Core Strategy requirement are set out in Table 3.11

Table 3.10 Summary Deliverable Five Year Supply

Deliverable Sites	19/20	20/21	21/22	22/23	23/24	24/25	Total April 2019 to March 2024	Total April 2019 to March 2025
Core Strategy Allocated sites	54	82	207	159	104	2	606	608
Housing Site Allocations DPD and NDP allocations	95	129	287	302	173	109	986	1,095
Permitted Non-allocated sites of 10 or more units	156	268	495	243	50	50	1,212	1,262
Permitted non-allocated small sites	151	151	136	0	0	0	438	438
large and medium sites identified through prior approval	153	160	179	0	0	0	492	492
Medium site windfall allowance	0	0	0	0	45	133	45	178
Small site windfall allowance	0	0	15	151	151	151	317	468
Communal accommodation	35	9	47	0	0	0	91	91
Total Deliverable Supply	644	799	1,366	855	523	445	4,187	4,632

3 Housing

Table 3.11 Five Year Housing Supply to March 2024

	525 dwellings per year (Core Strategy)	520 dwellings per year (LHN)
A. requirement including buffer and Core strategy shortfall	3,045	2,730
B. Total housing supply over 5 year period	4,187	4,187
C. total deliverable housing supply in years for April 2018 to March 2023 (B/A x 5)	6.87 years	7.67 years

Windfall Permissions and Completions

3.26 The definition of windfall sites changed with the publication of the revised NPPF in 2018 and has been retained in the 2019 NPPF. The new definition is "*sites not specifically identified in the development plan*". Windfalls were previously defined as sites that unexpectedly became available and the Council had therefore not included as windfall those sites that had been identified through the Strategic Housing Land Availability Assessment (SHLAA) or through a previous planning application. Windfall data set out in Table A.9 reflects the new definition and shows that over the plan period an average of 378 units per year were completed on windfall sites (75% of the total completions). The Local Plan policies direct development to existing settlements where there are opportunities for development in the most sustainable locations and predominantly on brownfield land.

Table 3.12 Windfall Permissions and Completions 2018/19

	Units Permitted	Units Completed
Large windfall sites >1Ha	0	25
Medium windfall sites >10 units <1Ha	58	131
Small windfall sites	135	123
Units through Prior Approval for change of use	358	43
TOTAL	551	322

Policy Effectiveness:

A five year land supply can be demonstrated. Completions are expected to increase over the next few years as delivery on the HSA DPD sites increases and a number of large and medium unallocated sites are completed. Delivery of housing on the Newbury Racecourse strategic site commenced in 2012/13 with first occupations in 2013/14. Construction is now underway on the third and final phase of this development.

Actions Required:

Preparation of the 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 Local Plan Review. The adoption of the Housing Site Allocations DPD has enabled housing delivery to be boosted in a sustainable and plan-led manner.

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 3.13 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
2017/18	557	88
2018/19	578	83
TOTAL	7383	84

Source: Planning Commitments for Housing at March 2019 and planning application information

Commentary

3.27 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 thirteen year period April 2006 to March 2019, 84% of gross completions have been on previously developed land.

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

Percentage of Outstanding Commitments on Previously Developed Land

Table 3.14 Outstanding Commitments on Previously Developed Land at March 2019

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,583	1,816	51%
Sites identified through prior approval process	677	675	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	877	140	16%
Total	7,137	2,631	37%

Source: Planning Commitments for Housing at March 2019

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

3.29 Development on greenfield land is anticipated to be substantially higher in the second half of the plan period as the allocations in the Housing Site Allocations DPD begin to deliver increased levels of housing. The major non-allocated greenfield sites with outstanding commitments 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, Firlands Farm, Burghfield Common where 90 units were allowed on appeal in July 2015 and Land East of Tull Way where 75 units were allowed on appeal in June 2017.

3.30 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. The table below shows the level of development on garden sites. At March 2019 there were outstanding commitments for 50 units on residential gardens.

Table 3.15 Permissions and Completions on Greenfield Residential Garden Sites (Gross Units)

	Units Permitted	Units Completed
2010/11	16	N/A
2011/12	28	55
2012/13	27	7
2013/14	10	21
2014/15	19	25
2015/16	21	1
2016/17	22	45
2017/18	22	25
2018/19	12	25

3 Housing

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 in the HSA DPD 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.

Housing Development Within Settlement Boundaries

Percentage of completed residential development inside settlement boundaries

Table 3.16 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
2017/18	526	92.6
2018/19	527	92.0

Completions in Settlements within the District Settlement Hierarchy

Table 3.17 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2018/19)

Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Outstanding Units at March 2019 (including prior approval sites)
Newbury	182	76	48	69	361	169	254	448	230	313	322	2,796
Thatcham	132	42	4	15	75	32	42	7	37	69	26	191
EUA	10	9	13	23	39	1	24	13	32	49	46	144
Total Urban Areas	324	127	65	107	475	202	320	468	299	431	394	3,131
Burghfield Common	6	3	18	5	10	2	2	1	30	18	8	126
Hungerford	3	2	25	-33	4	95	-9	25	5	2	2	170
Lambourn	22	4	2	0	1	25	2	-1	2	5	2	8
Mortimer	7	-1	9	10	-1	9	14	7	3	5	25	115
Pangbourne	-1	3	18	-4	10	-7	17	19	13	3	5	53
Theale	31	1	5	0	14	2	13	32	28	4	30	351
Total Rural Service Centres	68	12	77	-22	38	126	39	83	81	37	72	823
Aldermaston	1	0	1	0	0	29	0	0	0	0	0	1
Bradfield Southend	-1	4	4	1	0	0	0	-1	0	0	0	11
Chieveley	-18	-5	7	1	0	0	0	0	0	0	1	2
Cold Ash	5	4	0	3	5	0	2	3	-1	7	0	7
Compton	4	31	0	0	4	10	5	0	18	8	2	3
Great Shefford	-1	4	0	0	0	0	1	0	1	0	0	3
Hermitage	2	2	0	1	0	28	3	3	5	2	-2	42
Kintbury	2	1	2	0	0	0	1	0	0	2	4	18
Woolhampton	1	0	0	0	2	0	0	4	0	1	1	40
Total Service Villages	-5	41	14	6	11	67	12	9	23	20	6	127
Other villages with settlement boundary	120	41	20	43	14	5	52	26	17	12	24	30
Remainder of Rural Area	21	25	23	28	14	57	73	39	65	26	31	150
Total	528	246	199	162	552	457	496	625	485	526	527	4,261

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

3.31 Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries.

3.32 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 3.17 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2018/19 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 3.18 Housing Completions and Commitments: Spatial Areas (March 2019)

Spatial Area	Completions 2018/19	Completions 2006 - 2019	Hard Commitments (including prior approval sites) at March 2019
Newbury/Thatcham	347	3,916	3,028
Eastern Area	75	556	496
AONB	41	1,442	433
East Kennet Valley	64	636	304
Total West Berkshire	527	6,550	4,261

Table 3.19 Housing Completions and Commitments in Newbury and Thatcham (March 2019)

Newbury/ Thatcham Spatial Area	Completions 2018/19	Completions 2006 - 2019	Hard Commitments (including prior approval sites) at March 2019
Newbury area	320	3,019	2,739
Thatcham area	27	897	289
Total Newbury/Thatcham	347	3,916	3,028

Commentary

3.33 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 3.18 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 3.19. 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 3.20 Housing Commitments and Completions within the AWE Consultation Zones 2011/12 to 2018/19

	Net Completions								Outstanding Commitments at March 2019
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	
Aldermaston Consultation Zones									
Inner	0	3	29	3	0	0	-3	3	1
Middle	0	10	7	24	17	3	9	26	65
Outer	9	-1	16	2	18	-4	9	6	76
Burghfield Consultation Zones									
Inner	0	0	0	0	0	0	0	0	0
Middle	0	0	0	0	1	1	0	0	31
Outer	11	41	8	1	6	7	25	25	29
Overlapping Aldermaston and Burghfield Consultation Zones									
Aldermaston Outer/ Burghfield Outer	0	8	10	10	8	30	19	7	218
Aldermaston Outer/ Burghfield Middle	-1	2	1	1	0	0	0	0	0

Commentary

3.34 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 and Net Affordable Housing Completions

Target: The Core Strategy includes a target to facilitate the provision of 35% of net completions as affordable housing.

Table 3.21 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
2017/18	125	125
2018/19	85	75

Commentary

3.35 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 (or 0.5 ha or more). In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

3.36 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 3.21. Demolition commenced at Hutton Close in Newbury with 10 units demolished at the end of March 2019. Demolition of the remaining units has since been completed and redevelopment of the site has commenced. Details of affordable housing sites completed in 2018/19 are presented in Table A.13.

3.37 At March 2019 there were approximately 924 outstanding commitments for affordable housing, including over 170 at Newbury Racecourse. The HSA DPD sites will deliver approximately 650 affordable units, 321 of which were already permitted at March 2019.

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 3.22 New Permissions above affordable housing threshold (2012/13 to 2017/18)

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
2017/18	11	10	2	2	9	4
2018/19	7	7	2	2	6	3

Commentary

3.38 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 2018/19 there were 15 applications permitted on new sites which were above the threshold. Of the seven sites of 15 or more dwellings, two were permitted with a financial contribution towards off-site affordable housing. One site of 10 - 14 units included a financial contribution as did two of the smaller sites of less than 10 dwellings. Three of these smaller permissions did not include a contribution towards affordable housing, two for viability reasons and one where the contribution was waived in lieu of a land transfer. The permissions granted in 2018/19 should deliver 94 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 latest evidence on housing need and economic viability.

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

3.39 Self and custom housebuilding 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

3.40 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 3.23 Applications to be included on Self-build Register

Base period	Number on the individuals register	Number on the associations register
1 (9 May 2016 to 30 October 2016)	54	0
2 (31 October 2016 to 30 October 2017)	103	2
3 (31 October 2017 to 30 October 2018)	55	2
4 (31 October 2018 to 30 October 2019)	76 (as at 24/10/19)	0

Commentary

3.41 As at October 2019 the number of entries on the register was 215 individuals and 2 groups. A total of 109 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings between 9 May 2016 and 30 October 2019.

Table 3.24 Self-build exemptions granted planning permission

Base Period	Number of self-build exemptions granted planning permission
1 (9 May 2016 to 30 October 2016)	26
2 (31 October 2016 to 30 October 2017)	29
3 (31 October 2017 to 30 October 2018)	18
4 (31 October 2018 to 30 October 2019)	36 (as at 24/10/19)

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 3.25 Completions of rooms in care homes for the elderly

Parish	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2013 - 2018
Beenham						12	12
Newbury	0	80	0	60	0		140
Thatcham	11	0	0	0	0		11

Commentary

3.42 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 Local Housing Need figure derived using the standard method does include rooms in residential institutions. In 2018/19 a residential facility for dementia care with 12 bedspaces was completed.

Provision for Gypsies, Travellers and Travelling Showpeople

Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

Table 3.26 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
2017/18	0	0	0
2018/19	0	0	0

* Permission for this pitch lapsed in 2013/14

Commentary

3.43 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.

3.44 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. Refurbishment of the site is planned and as a result residents are being re-housed from the site. 7 pitches were vacated in 2017/18, and the remaining pitches are proposed to be vacated by March 2019. 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).

3.45 In addition, West Berkshire has one private Travelling Showpeople yard in Enborne. A planning application for temporary permission for 22 caravans was submitted in June 2018. Permission was granted in December 2018.

3.46 The Council's 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. An updated GTAA is being prepared to cover the period 2018/19 to 2035/36.

3.47 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 2018/2019 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

3.48 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.

3.49 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.

3.50 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.

3 Housing

3.51 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.

3.52 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 2016-based population projection⁽²⁾ shows a population of 158,600 at 2016, projected to increase to 164,800 by 2026.

Table A.2 Recent Population Projections for West Berkshire

Projection	Projected Population in Thousands			
	2011	2016	2021	2026
ONS 2016 -based SNPP		158.6	161.9	164.8
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⁽³⁾ taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

2 Office of National Statistics 2016-based Subnational projections April 2018

3 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 type: Quarter ended March 2019

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£290,549	£277,412	£212,459
Terraced House	£233,641	£303,260	£305,165
Semi-detached House	£250,422	£359,344	£366,523
Detached House	£407,127	£580,116	£629,517
All	£291,492	£373,992	£415,452

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 – 2018/19

Year	Net New Permissions (including prior approvals)	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
2017/18	1257	383	575	525	526
2018/19	754	696	662	525	527

Source: Planning Commitments for Housing 2019

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Table A.9 Net Housing Completions by Site Size 2000/01 - 2018/19

Year	Net Completions				
	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
2017/18	213	40	139	134	526
2018/19	205	25	158	139	527
Average over plan period 2006/07 -2018/19	126	94	133	151	504

Source: *Planning Commitments for Housing 2019*

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Table A.10 Housing Completions and Commitments by Parish 2006/07 to 2018/19

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	17/18	18/19	
Aldermaston	2	0	-1	1	1	0	-1	29	3	0	0	3	3	1
Aldworth	2	0	2	0	0	0	0	1	0	0	0	0	0	1
Ashampstead	0	0	0	0	0	-1	0	0	1	0	0	0	-1	2
Basildon	22	3	12	0	3	7	0	2	16	1	2	0	4	10
Beech Hill	0	0	0	0	0	0	-1	2	-1	1	2	0	0	1
Beedon	3	0	2	1	0	0	0	1	-1	0	1	-1	1	6
Beenham	1	1	0	1	2	1	0	0	0	10	1	3	-1	16
Boxford	0	-1	1	2	0	2	1	-1	0	8	0	0	0	0
Bradfield	-1	2	2	3	6	2	8	-1	11	2	5	1	1	18
Brightwalton	2	0	9	1	1	0	1	0	0	1	0	0	0	2
Brimpton	2	4	0	2	0	0	0	1	7	0	0	1	0	4
Bucklebury	38	0	1	1	-3	8	3	1	3	6	1	2	3	6
Burghfield	6	1	7	5	27	5	9	3	6	0	31	14	-2	44
Catmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	0	0	0	1	0	6	0	0	0	1	3	-1	0	2
Chieveley	12	-7	-18	-2	7	1	-1	-2	-8	3	7	1	3	2
Cold Ash	36	3	6	4	2	7	5	3	2	3	1	8	1	86
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	5	4	31	5	0	5	11	5	-3	18	9	2	5
East Garston	3	2	0	0	0	0	0	2	2	1	4	0	0	1
East Ilsley	3	6	1	0	2	2	0	0	0	1	1	0	2	8
Enborne	5	1	-4	3	0	0	0	1	1	1	0	0	-1	10
Englefield	-1	1	0	0	0	1	0	0	0	0	0	0	0	0
Farnborough	0	0	0	-1	-1	2	0	0	1	0	1	0	0	0
Fawley	2	2	0	0	2	0	0	0	0	0	0	0	0	3
Frilsham	1	0	0	0	0	-1	0	0	1	0	1	1	0	1
Gt Shefford	3	0	0	4	-1	2	0	0	2	0	1	0	1	3
Greenham	148	15	1	2	35	28	-1	101	140	202	123	221	187	837
Hampstead Norreys	1	0	11	0	-2	19	-1	0	6	1	0	1	0	3
Hampstead Marshall	0	0	0	1	0	0	0	0	0	1	2	1	0	2
Hermitage	94	151	10	3	0	4	0	28	3	3	4	3	-2	42
Holybrook	-1	4	0	0	0	0	39	1	11	6	1	22	25	28
Hungerford	11	2	4	1	25	-30	4	95	-9	25	7	2	1	180
Inkpen	-1	0	2	-3	3	1	2	-1	1	0	1	0	0	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	17/18	18/19	
Kintbury	4	42	3	3	8	2	0	30	31	1	33	2	3	29
Lambourn	35	8	23	6	4	-2	3	26	7	-1	4	16	14	17
Leckhampstead	-1	2	1	11	1	2	0	0	2	0	0	0	1	2
Midgham	0	2	5	1	1	0	0	2	2	0	0	0	0	1
Newbury	275	78	169	72	13	40	358	70	167	208	86	92	123	1481
Padworth	12	37	78	14	0	0	6	2	18	15	2	3	26	0
Pangbourne	6	17	-1	4	20	-5	9	-8	23	19	14	4	6	53
Peasemore	5	-1	0	1	1	2	0	0	0	0	1	1	0	1
Purley	76	51	0	5	1	2	-2	-2	5	2	29	20	1	5
Shaw cum Donnington	3	-4	10	1	0	3	2	9	0	0	0	3	0	404
Speen	0	1	2	2	2	1	6	2	-53	37	22	0	9	6
Stanford Dingley	0	0	-1	1	0	2	1	0	1	0	1	2	0	1
Stratfield Mortimer	61	17	8	5	9	10	2	9	16	7	3	5	25	120
Streatley	2	2	1	0	4	0	-1	1	1	0	0	1	0	3
Sulham	0	0	0	0	0	0	0	10	0	0	0	0	0	0
Sulhamstead	-2	11	1	1	2	1	1	34	-1	2	0	5	10	84
Thatcham	135	200	132	48	4	15	75	2	43	7	35	71	26	203
Theale	-21	0	31	1	5	0	14	2	13	32	28	4	30	351
Tidmarsh	0	15	3	1	0	0	0	0	0	2	-1	3	1	5
Tilehurst	16	0	10	3	12	21	2	2	8	5	3	7	19	112
Ufton Nervet	0	0	0	0	2	0	0	0	0	0	0	-1	3	0
Wasing	0	0	0	-1	-4	0	0	0	0	0	0	-1	1	0
Welford	0	1	1	-5	0	1	0	0	0	10	0	-6	0	5
West Ilsley	1	0	0	2	0	0	0	0	0	0	0	2	0	1
West Woodhay	0	2	0	2	0	0	0	-1	0	1	1	0	0	3
Winterbourne	0	-2	-2	1	0	0	0	1	0	0	5	0	1	1
Wokefield	0	0	0	0	0	0	0	1	1	0	0	0	0	0
Woolhampton	64	9	0	0	0	0	4	0	8	4	0	2	1	49
Yattendon	0	0	0	0	0	1	0	-1	1	0	1	0	0	0
West Berkshire Total	1064	683	528	246	199	162	552	457	496	625	485	526	527	4261

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Table A.11 Housing Trajectory 2019 - Monitoring against the 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	213	205							
Completions- Unallocated Sites	674	447	478	239	199	162	552	330	356	442	402	313	322							
Allocated Core Strategy Strategic Sites														54	82	207	159	104	2	100
Housing Site Allocations DPD and Mortimer NDP Sites														95	129	287	302	173	109	295
Committed sites of 10 or more units at March 2019														156	268	495	243	50	50	170
Committed small sites at March 2018														151	151	136				
Permitted development through Prior Approval Process														153	160	179				
Windfall allowance in five year supply														0	0	15	151	196	284	151
Past Completions	1064	683	528	246	199	162	552	457	496	625	485	526	527							
Projected Completions														609	790	1,319	855	523	445	716
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	60233	6690	7159	7949	9268	10123	10646	11091	11807
PLAN - Strategic Allocation (annualised)	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	-277	-275	-191	74	868	1198	1196	1116	1307
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	556	560	564	557	510	308	126	-73	-591

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Table A.12 Large and Medium Housing Sites Completed in 2018/19

Parish	Address	GF/PDL	Gross Units	Net Units	Gross Area	Net Area	Net Density dph
Greenham	Land south of Pinchington Lane	PDL	64	64	3.5	2.5	26
Holybrook	Land at Junction of Mill Lane, Calcot	GF	45	45	1.67	1.67	26.8
Newbury	Dolmans, Shaw Hill	PDL	11	10	0.25	0.25	44
Newbury	11-17 and Land to side of Mill Lane	PDL	16	12	0.23	0.23	69.5
Newbury	St Mary's Surgery	PDL	14	14	0.10	0.10	140
Newbury	25 St Bartholomew's Street	PDL	14	14	0.17	0.17	81.8
Newbury	Land at former Travis Perkins	PDL	22	22	0.22		99.5
Newbury	Sherwood House, 78 London Rd.	PDL	27	27	0.125	0.125	216
Padworth	Land adj to Kennett and Avon Canal, Wharf Side	PDL	11	11	0.36	0.36	30.5
Padworth	Land adj Bath Road	PDL	18	18	0.43	0.43	42
Stratfield Mortimer	Fairwinds and land at Tower House	PDL/GF Mix	17	16	0.5	0.5	34.3
Thatcham	129,129a,131,133,137 Bath Road	PDL	33	30	0.27	0.27	120.9

Source: Planning Applications data

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Table A.13 Affordable Housing Completions 2018/19

Address	Total Completions 2015/16	Affordable Rent	Social Rent	Shared Ownership
Greenham, Newbury Racecourse	35		20	15
Mill Lane, Calcot	18		13	5
Travis Perkins Site, Newbury	11			11
Land adj Bath Road	5			5
Mill Lane, Newbury	16		16	
	85		49	36

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 March 2019 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><i>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</i></p> <p>a. Affordable housing for rent: <i>meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</i></p> <p>b. Starter homes: <i>is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</i></p> <p>c. Discounted market sales housing: <i>is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</i></p> <p>d. Other affordable routes to home ownership: <i>is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</i></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
	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 • Housing Site Allocations 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 24 of the NPPF states that local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
	Evidence Base	Background information on the District, including its needs and predictions of what might be needed in the future.
5YHLS	Five Year Housing Land Supply	This is a requirement 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.
	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 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>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p>

Glossary

Acronym	Term	Explanation
		<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>
	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
LHN	Local Housing Need	An unconstrained assessment of the number of homes needed in an area, and the first step in the process of deciding how many homes should be planned for. The standard method of assessing LHN is set out in the Planning Practice Guidance in a formula which takes account of household growth projections and affordability in the local area.
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.
MHCLG	Ministry of Housing, Communities and Local Government	The Ministry of Housing, Communities and Local Government is the UK Government department for housing, communities and local government in England. It sets policy on supporting local government, communities and neighbourhoods, regeneration, housing, planning and the environment.
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').
	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. A proportion 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	Defined in the NPPF as ' <i>Sites not specifically identified in the development plan</i> '.

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