

Individual Decision

The attached report(s) will be taken as
Individual Portfolio Member Decision(s) on:

Wednesday, 22nd December, 2010

Ref:	Title	Portfolio Member(s)	Page No.
ID2190	LDF Annual Monitoring Report	Councillor Alan Law	1 - 110



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Individual Executive Member Decision

Title of Report:	LDF Annual Monitoring Report
Report to be considered by:	Individual Executive Member Decision
Date on which Decision is to be taken:	22 December 2010
Forward Plan Ref:	ID2190

Purpose of Report: To summarise requirements for and content of the Annual Monitoring Report

Recommended Action: AMR to be approved for publication and submission to Government Office

Reason for decision to be taken: Statutory requirement that AMR is submitted by 31 December 2010

Statutory: **Non-Statutory:**
Other:

Other options considered: None

Key background documentation:

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Implications

Policy:	Reports on implementation of planning policies
Financial:	No implications
Personnel:	No implications
Legal/Procurement:	No implications
Environmental:	Reports on implementation of planning policies
Partnering:	No implications
Property:	No implications
Risk Management:	No implications
Community Safety:	No implications
Equalities:	No implications

Consultation Responses

Members:

Leader of Council: No comments

Overview & Scrutiny Management No comments

Commission Chairman:

Select Committee No comments

Chairman:

Ward Members:

Opposition No comments

Spokesperson:

Local Stakeholders:

Officers Consulted: No comments

Trade Union: No comments

Is this item subject to call-in.	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
If not subject to call-in please put a cross in the appropriate box:		
The item is due to be referred to Council for final approval	<input type="checkbox"/>	
Delays in implementation could have serious financial implications for the Council	<input type="checkbox"/>	
Delays in implementation could compromise the Council's position	<input type="checkbox"/>	
Considered or reviewed by OSC or associated Task Groups within preceding 6 months	<input type="checkbox"/>	
Item is Urgent Key Decision	<input type="checkbox"/>	

Supporting Information

1. Background

1.1 The Annual Monitoring Report (AMR) is an important part of the Local Development Framework (LDF). It reports on progress on LDF preparation and on implementation of policies for the previous financial year and must be submitted to the Government Office by the end of December.

1.2 The document contains mainly factual information, but is also required to:

- review progress of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS)
- Assess the extent to which LDD policies are being implemented
- Where policies are not being implemented, explain and set out steps to ensure implementation or whether the policy is to be amended or replaced
- Identify significant effects of policies in LDDs and whether they are as intended

1.3 The AMR is therefore the main mechanism for assessing the LDF's performance and effects, reflecting the concept of 'plan, monitor and manage'. The AMR is in part a vehicle for the local authority to highlight any constraints on plan delivery, as well as being a trigger for plan review.

The Draft AMR will be presented to Planning Task Group in December 2010.

2. The Content of the AMR

2.1 The 2010 AMR reports on progress in plan preparation:

2.2 Although the structure and content of the AMR is a matter of local judgement, there are a number of 'core output indicators' that authorities are required to monitor. In addition a number of local indicators are included to monitor the Local Plan policies.

2.3 Some key figures for 2009/10 from the AMR are included below:

Total net housing completions 246

Affordable housing completions 75

Percentage of new housing on previously developed land – 89%

New permissions for housing – 399

Outstanding commitments for housing -2318 units with permission, 1588 subject to legal agreement at March 2010.

Appendices

Appendix A - Draft Local Development Framework Annual Monitoring Report 2010

Appendix B –Five Year Housing Land Supply September 2010

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Annual Monitoring Report 2010

Executive Summary

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Executive Summary

Preparation of the Local Development Framework

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

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

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

Progress on the LDF has been as follows:-

- **The Statement of Community Involvement (SCI)** was submitted to the Secretary of State in August 2005 as scheduled. Objections were addressed at examination by written representations and the Inspector's Report was received in May 2006. The SCI was adopted in July 2006.
- **The West Berkshire Core Strategy DPD** (the Core Strategy) was submitted to the Secretary of State on 9th July 2010 in accordance with the revised 2010 LDS. As part of the Public Examination into the DPD informal hearings were held in November 2010. The Examination has now been suspended for a maximum of six months in order that the Council can consider matters that arose during those sessions.
- **Site Allocations and Delivery DPD.** Work on the Site Allocations and Delivery DPD is anticipated to commence during 2011.

Two Supplementary Planning Documents have been prepared:

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

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

This section of the AMR examines the success of Development Plan policies in meeting objectives and targets, under a number of topic headings. Contextual indicators describing the wider social, environmental and economic background are presented, together with output indicators, which measure quantifiable activities directly related to the implementation of planning policies. Government guidance sets out core output indicators that should be included within the AMR. Some local output indicators are also included to reflect local priorities, and it is intended that the scope of these be increased in future AMRs. The significant effects of policies in terms of sustainability are also highlighted.

Main highlights of the monitoring exercise :-

Business Development – A total of 9,210 sq m of employment floorspace was developed in 2009/10, significantly less than in 2008/09. 71% of development for business uses was on previously developed land. Most of the employment development was for B2 and B8 uses (general industrial, storage and distribution). Some losses of office space in Newbury town centre resulted from redevelopment or conversion to residential use, and there were also some losses of employment land in the smaller settlements of the district.

Housing Delivery – There were 246 net completions of dwelling units in the year, lower than the average annual requirement set out in the South East Plan and significantly lower than in previous years. Though numbers are expected to remain low for the next two years, the Council is able to demonstrate a five year supply of housing land. The high level of commitments means new greenfield developments are unlikely to be required for delivery before 2016/17. 89% of residential completions were on previously developed land and the high percentage of outstanding commitments on previously developed land indicates that the level of development on brownfield sites is likely to remain high for the next few years .

Affordable Housing – There were 75 affordable housing units completed in 2009/10. 35 of these were in the rural areas of the District, including 10 units on a rural exception site at Leckhampstead.

Executive Summary

Accessibility – Analysis of accessibility of completed housing sites indicates higher levels of accessibility than previous years. Access to health care by public transport is significantly higher than in 2008/09, with 62% of new homes on completed sites within 30 minutes travel time of a hospital, and 96% within 30 minutes of a GP.

Town Centres – Completed retail development across West Berkshire has seen an increase on that of last year with a total of 3,565 sq m of gross internal floorspace completed. This was largely due to the completion of the extension to Sainsbury's store on the edge of Newbury town centre, rather than development in town centres of the District.

The completion of the 7 screen Vue cinema in Newbury town centre contributed significantly to the total leisure uses completed in 2009/10, and should be an important element contributing to the enhanced vitality of Newbury town centre.

Background

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

1.2 This AMR is the sixth to be produced under the current planning system and builds on the format of previous years. It reports on the core indicators which local planning authorities are advised to monitor, together with a number of local indicators which monitor the effectiveness of planning policies. The monitoring year runs from 1st April until 31st March. In this transitional period of introducing the new planning system, the AMR monitors the saved policies of the adopted Development Plan, the West Berkshire District Local Plan. In future years, these policies will be replaced by policies within the local development documents prepared as part of the Local Development Framework.

Planning Context

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

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

Key Characteristics of West Berkshire

1.5 West Berkshire is an administrative area of 704 square kilometres containing extensive rural areas; 74% of the land area lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). There are two main urban areas, the towns of Newbury and Thatcham and the urban areas of Tilehurst, Purley and Calcot to the west of Reading. Rural West Berkshire is a large and diverse area which contains a number of larger towns and villages, including Hungerford, Lambourn and Kintbury in the west and Pangbourne, Theale, Burghfield Common and Mortimer to the east. There are a large number of smaller village communities throughout the area.

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

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

1 Section 35 Planning and Compulsory Purchase Act 2004 (HMSO: May 2004)

1 Introduction

Map 1.1 West Berkshire



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

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

1.10 The physical landscape of West Berkshire comprises the Thames Basin Heaths in the South of the District, the Hampshire Downs, the Berkshire and Marlborough Downs, the Chilterns in the North East and the Thames Valley. There are many important areas of biodiversity, including Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Local Nature Reserves and Wildlife Heritage Sites. There are also a number of important historical and archaeological sites, including nearly 2000 listed buildings, 52 Conservation Areas, 13 Historic Parks and Gardens, 99 Scheduled Ancient Monuments and 2 historic Civil War Battlefields.

Key Issues Facing West Berkshire

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

- **The Economic Downturn.** Conditions are currently difficult for businesses, with issues including falls in profit margins and reduced access to credit. This is leading to redundancies or recruitment freezes. Given that the Core Strategy is a long term plan, providing the flexibility of conditions to assist the economy in recovery will be essential.
- **Access to Housing.** Despite the current economic downturn, house prices in the District remain high, and have fallen less than many surrounding areas. It therefore remains difficult for some to access housing. The need for affordable housing remains high in the District.

Introduction 1

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

Monitoring Development Plan Policies

1.12 Monitoring is an essential part of the continuous planning process. Local planning authorities should report on the core output indicators which are designed to achieve a consistent approach to data collection across the regional and local levels, covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.

1.13 The core output indicators were updated in July 2008 ⁽³⁾. These changes have been incorporated into the 2010 AMR.

1.14 Monitoring follows the objectives- policies - targets - indicators approach. Where appropriate, objectives or priorities from the Sustainable Community Strategy update, published in 2010 ⁽⁴⁾, as well as the LDF and Local Plan are presented. Targets, whether local, regional or national, are given where possible and the indicator used to evaluate the policy effectiveness. Actions required, whether in terms of additional monitoring requirements or review of policies, are outlined, together with the significant sustainability effects of the policies.

2 Office of National Statistics 2008-based Subnational projections 2010

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

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

2 Local Development Scheme Implementation

The Local Development Scheme (LDS)

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

Statement of Community Involvement (SCI)

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

West Berkshire Core Strategy DPD

- 2.4** The West Berkshire Core Strategy DPD (the Core Strategy) was submitted to the Secretary of State on 9th July 2010 in accordance with the revised 2010 LDS. As part of the Public Examination into the DPD informal hearings were held in November 2010. The Examination has now been suspended for a maximum of six months in order that the Council can consider matters that arose during those sessions.

Site Allocations and Delivery DPD

- 2.5** Work on the Site Allocations and Delivery DPD is anticipated to commence during 2011.

Supplementary Planning Documents

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

Village and Town Design Statements

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

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

- 2.8** Since July 2008 the Council has adopted Design Statements through the community planning process rather than the formal planning process. Design Statements adopted through this process include:

- Streatley - Adopted 12 March 2009
- Hamstead Marshall - Adopted 14 August 2009
- Stanford Dingley - Adopted 21st January 2010

- 2.9** The Draft Burghfield VDS is currently available for consultation and due to be adopted by the Council in 2011.

Business Development and Town Centres 3

Business Development

Context

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

3.2 Table 3.1 presents indicators of economic activity in the District. Activity rates are higher than regional and national rates, while unemployment rates are lower than average. West Berkshire has a skilled labour force with 35.6% of working age population educated to HND, Degree and Higher Degree level, compared to 29.9% nationally⁽⁵⁾.

Table 3.1 Economic Activity

	West Berkshire	South East	GB
Economic Activity Rate (percentage of working age population in employment or unemployed)	83.2%	79.6%	76.5%
Unemployed (unemployed of working age as percentage of economically active)	5.1%	6.3%	7.9%
Job Seeker's Allowance Claimants (percentage of working age population as at September 2010)	2.0%	2.4%	3.5%

Source: Nomis Official Labour Market Statistics: annual population survey (April 2009 – March 2010)

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

Sustainable Community Strategy Priority Outcomes:	
Achieve economic well-being	
Support economic prosperity through the provision of sufficient housing	
Improve skills levels	
Take action to address worklessness	
Reduce the impact of the economic downturn	
Improve access to information on training and employment	
Tackle persistent skills and employment issues in targeted communities.	
LDF Objectives:	
To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.	
Indicators	West Berkshire District Local Plan Policies
Core BD1: Total amount of additional employment floorspace - by type	OVS.1: The Overall Strategy
Core BD2: Total amount of employment floorspace on previously developed land - by type	ENV.18: Control of Development in the Countryside
Core BD3: Employment land available - by type	ECON.1: Retention of existing employment sites
	ECON.2A: Employment schemes on non-protected sites

5 Nomis Official Labour Market Statistics: annual population survey (Jan 2009 - Dec 2010)

3 Business Development and Town Centres

	ECON.5: Town Centre Commercial Areas
Core BD4: Total amount of floorspace for 'town centre uses'	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages SHOP.3: Retail Areas and Retail Warehousing SHOP.5: The Encouragement of Local and Village Shops
Local LBD1: Amount of floorspace developed for employment by type, in employment or regeneration areas	OVS.1: The Overall Strategy ECON.1: Retention of existing employment sites ECON.5: Town Centre Commercial Areas ECON.6: Future of the former Greenham Common Airbase
Local LBD2: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area. Local LBD3: Amount of employment land lost to residential development	ECON.1: Retention of existing employment sites
Local LBD4: Amount of vacant retail units in town centres	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages

Business Development and Town Centres 3

BD1 BD2 BD3: Employment Completions and Commitments**BD1 Total amount of additional employment floorspace - by type****BD2 Total amount of employment floorspace on previously developed land - by type****BD3 Employment land available - by type****Table 3.3 Summary Table for Core Output Indicators BD1, BD2 and BD3 (square metres)**

		B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
BD1	Gross	870	2,406	214	0	3,034	2,686	0	9,210
	Net	-2,651	2,406	-3,006	-621	2,512	1,245	-1,213	-1,326
BD2	Gross PDL	658	2,406	0	0	2,140	1,364	0	6,568
	% gross on PDL	76%	100%	0%	0%	71%	51%	0%	71%
BD3	(i) Softs in ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(ii) Outstanding hards in ha	10.86	0.00	44.79	36.46	28.91	26.08	7.09	154.19

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

Source: JSPU Employment Commitments 2009/10

Commentary

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

3.4 Table 3.3 illustrates the total amount and type of completed employment floorspace (BD1); the total amount and type of employment floorspace completed on previously developed land (BD2); and the total amount and type of employment land available (BD3). The amount of employment floorspace completed in 2009/10 is less than that of last year with 9,210sqm (gross) internal employment floorspace developed this year, compared to 38,119sqm last year. Appendix A sets out the total amount and type of completed employment floorspace since 2006/07 (the start of the Core Strategy plan period).

3.5 Of the total 9,210sqm (gross) floorspace 71% was developed on previously developed land (PDL). All of B1b developments took place on PDL, with over 70% of B1a and B2 developments and over 50% of B8 developments also taking place on PDL.

3.6 Table 3.3 also indicates approximately 154 ha of land has already been committed to economic development, all of which have been through hard commitments (those with planning permission).

3 Business Development and Town Centres

Total amount of additional employment floorspace - by type

Table 3.4 Floorspace developed for employment use (square metres – gross internal floorspace) 2009/10

GROSS FLOORSPACE (SQ.M.) - Completed	B1 Business	B1-B8 Mix	B1a Offices	B1b R & D	B1c Light Ind	B2 General Ind	B8 Storage & Dist.
Newbury Town Centre	0	0	0	0	0	0	0
Newbury/Thatcham Area	0	0	0	0	214	1,763	1,607
Rest of West Berkshire	0	0	870	2,406	0	1,271	1,079
West Berkshire Total	0	0	870	2,406	214	3,034	2,686

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

Source: JSPU Employment Commitments 2009/10

Commentary

3.7 Table 3.4 shows there was no completions within Newbury Town Centre in any of the sectors in the B-use class. Most of the employment floorspace completed in 2009/10 was within the Rest of West Berkshire. It is evident that the market for B1a office space has slowed considerably this year. More detailed tables on employment completions are contained in Appendix A.

Employment Land Available

Sites defined and allocated in the Local Development Framework

3.8 Table A.6 lists the employment areas designated in the Local Plan. The total area of land within protected employment areas is 317.9 hectares. A further 54.4 hectares of land at the former Greenham Common Airbase is designated for industrial, distribution and storage uses, with some sporting and recreational use. Further details of outstanding commitments are shown in Table A.3.

Sites for which planning permission has been granted

Table 3.5 Outstanding Commitments for Employment Use at March 2010

GROSS SITE AREA (ha.) - Outstanding	Business B1	B1-B8 Mix	B1a Offices	B1b R&D	B1c Light Ind	B2 General Ind	B8 Storage & Dist.
Newbury Town Centre	0	0	0.11	0	0	0	0
Newbury/Thatcham Area	10.74	7.09	5.27	0	28.63	18.28	19.24
Rest of West Berkshire	25.72	0	5.48	0	16.16	10.63	6.84
West Berkshire Total	36.46	7.09	10.86	0	44.99	28.91	26.08

Source: JSPU Planning Commitments for Employment Uses 2010. Excludes permissions for extensions.

Policy Effectiveness: No evidence to suggest that policies have been ineffective in encouraging a diverse employment base and in ensuring the re-use of previously developed land. There has been a reduction in B-use completions this year, but there remains an adequate supply of land available for employment use, including Local Plan designated Employment Areas. These provide an opportunity for diversity of employment uses within the District.

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

Business Development and Town Centres 3

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

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

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

Table 3.6 Floorspace developed for employment use in Employment Areas 2009/10

	Internal floorspace - square metres	Percentage of total completed employment floorspace
Business B1	0	0%
B1-B8 Mix	0	0%
Offices B1(a)	0	0%
Research and Development B1(b)	0	0%
Light Industry B1(c)	0	0%
General Industrial B2	2,140	71%
Storage/ Distribution B8	2,452	91%
Total	4,592	50%

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

Source: JSPU Planning Commitments for Employment Uses 2010

Commentary

3.9 Table 3.6 shows the amount of employment floorspace developed in the Employment Areas as designated in the West Berkshire District Local Plan. Details of these are included in Appendix A. The total percentage of economic development completed within Employment Areas is higher than last year, at 50%, but remains lower than previous years. This is largely due to the completion of a development for 2,500sqm of B1b space at AWE Aldermaston which is not located within a designated Protected Employment Area.

Policy Effectiveness: The policy has allowed for some economic development, particularly B1b, outside of designated protected Employment Areas. However, despite this, the policy has been largely effective in protecting such employment areas for employment uses.

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

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

3 Business Development and Town Centres

Losses of Employment Land

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

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

Table 3.7 Losses of Employment Land 2009/10

Area	Site	Ha	Existing Use Class	Lost Floorspace (sq m)
Losses to completed residential use				
Newbury Town Centre	10 Oxford Road	0.02	B1a	170
Shaw, Newbury	Cedar House, Long Lane	0.05	B1a	290
Donnington, Newbury	Donnington Grove Country Club	0.06	B8	265
Total losses to completed residential use		0.13		725
Losses to residential use not yet started				
Newbury Town Centre	101 Bartholomew Street	0.01	B1a	159
Newbury Town Centre	Arcade House, The Arcade	0.02	B1a	220
Thatcham	1 The Broadway	0.07	B2	312
Theale	Land to rear of 22-26 High Street	0.33	B1c	1,230
Total losses to residential under construction		0.43		1,921
Total losses to residential use		0.56		2,646
Total completed losses to other uses		1.11		5,311
Total losses of employment land/floorspace across the District		1.67		7,957

Source: JSPU, March 2010

Commentary

3.10 The WBDLP allows for alternative uses for employment sites, other than for the protected areas subject to policy ECON.1. There have been some losses of employment land across the District, some to residential uses (2,646sqm) but the majority have been to alternative uses (5,311sqm). This is largely due to the completion of a change of use from B1-B8 mix to a restaurant in Valentine Wood, Aldermaston, and a change of use in Newbury town centre from offices to a car park.

3.11 Within Newbury town centre only 170sqm of office space has been lost to develop 2 flats/apartments, and an additional 379sqm of space has been lost to residential which has not yet started. This is significantly lower than that lost to residential last year within Newbury town centre. Outside of Newbury town centre a further 2,097sqm of employment floorspace (B1a, B2 and B8) has been lost to residential uses, some of which have not yet started.

Business Development and Town Centres 3

3.12 Overall, Table 3.7 depicts that over the last year a total of 7,957sqm of employment floorspace has been lost to alternative uses across the District, including residential. It is important to note that these figures relate to completed losses of employment land.

Policy Effectiveness: Current policies have allowed the loss of some employment floorspace across the District. Despite this, policy has been effective in retaining protected employment areas for employment use, with only a small loss at Red Shute Hill, Hermitage from B8 use to sui generis. The Employment Land Assessment highlights the need to protect the District's quantity of employment land, particularly office space and provides a picture of future employment land supply and demand.

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

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

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

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

3 Business Development and Town Centres

Town Centres

Context

3.13 The West Berkshire District Local Plan identifies five town centres: the major town centre of Newbury, which is the principal shopping and leisure destination in the District, and the smaller town centres of Thatcham, Hungerford, Pangbourne and Theale. The Local Plan seeks to encourage mixed uses in town centres and protect the vitality of the primary shopping areas.

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

BD4 Total amount of floorspace for 'town centre uses'

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

BD4			A1	A2	B1a	D2	Total
Newbury town centre	Gross		234	0	0	2,000	2,234
	Net		197	0	-3,157	2,000	-967
Hungerford town centre	Gross		0	0	0	0	0
	Net		0	0	0	0	0
Lambourn district centre	Gross		0	0	0	0	0
	Net		0	0	0	0	0
Pangbourne district centre	Gross		0	0	0	0	0
	Net		0	0	0	0	0
Thatcham town centre	Gross		0	0	0	0	0
	Net		0	0	0	0	0
Theale district centre	Gross		0	0	0	0	0
	Net		0	0	0	0	0
Newbury/Thatcham Area	Gross		3,329	0	0	199	3,529
	Net		3,136	0	-364	199	2,971
Rest West Berkshire	Gross		0	0	870	0	870
	Net		-64	0	870	0	806
West Berkshire Total	Gross		3,563	0	870	2,199	6,633
	Net		3,261	0	-2,651	2,199	2,810
Percentage completed in town centres			7%	0%	0%	91%	-

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

Source: JSPU Planning Commitments for Employment 2010

Business Development and Town Centres 3

Commentary

3.15 Retail developments across West Berkshire in 2009/10 have seen an increase on that of last year, with a total of 3,563 sq metres of gross internal floorspace completed, compared to 864 sq metres last year. This was largely due to the completion of an extension at the Sainsbury's store on the edge of Newbury town centre. Of the 3,563 sq metres completed for retail use, only 7% of that was completed in town centres, with no town or district centre other than Newbury experiencing retail development.

3.16 The Council is planning for significant additional retailing within Newbury town centre. The planning brief for a major retail development at Parkway was adopted in May 2004 and a planning application was approved in October 2006 for 27,428 sq metres of retail and office floorspace, together with 187 dwellings. Work on this development is well progressed and the scheme is due to be open in 2011/12.

3.17 In 2009/10 there has been a total of 2,199 sq metres of gross internal floorspace completed for leisure uses within the District. The completion of a 7 screen cinema in Newbury town centre contributed significantly to this figure.

Policy Effectiveness: Current economic conditions have seen retail development slow down this year, but with the development of Parkway and the Vue cinema Newbury town centre remains vibrant. There is no indication that the policy is proving ineffective.

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

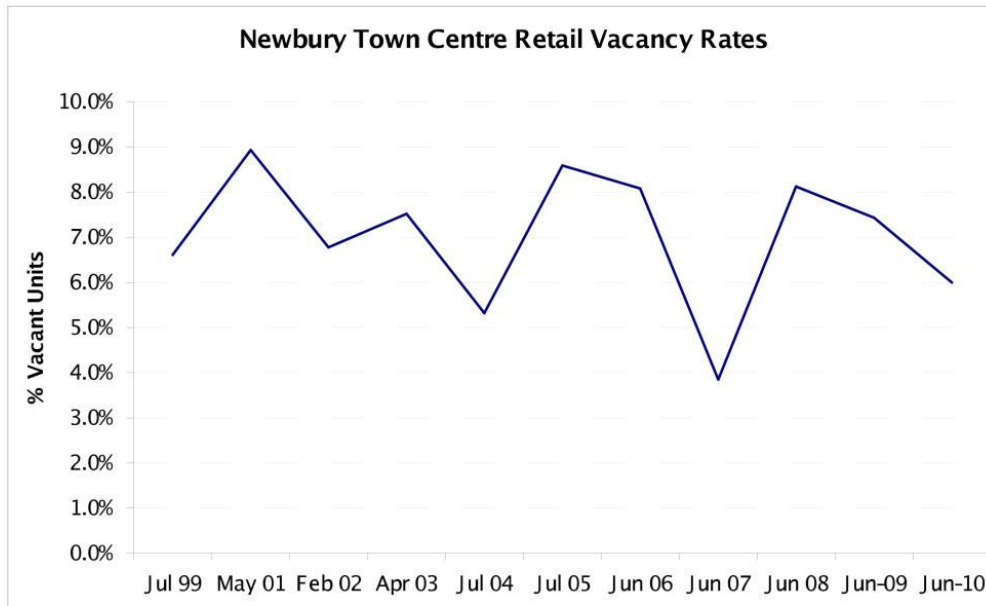
Actions Required: None.

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

3 Business Development and Town Centres

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

Picture 3.1



Commentary

3.18 The graph demonstrates the retail centre of Newbury has remained resilient to the ongoing economic downturn. Vacancy rates within Newbury town centre have continued to decrease. This is largely due to the continuing Parkway development which has seen the demolition of some of the units made vacant in 2008 and 2009.

3.19 Vacancy levels are widely recognised as providing a good indication of the relative health of a centre, although they should be used alongside other indicators such as the mix of uses, pedestrian counts and customer satisfaction and retailer demand in order to give a more accurate indication of a centre's health. Vacancy rates for Hungerford, Thatcham, Pangbourne, Lambourn and Theale for 2002 – 2010 are set out in Appendix B. As vacancy rates have increased in the majority of centres monitored, to a greater or lesser degree, it is reasonable to suggest that these increases are a result of the wider national economic downturn, rather than any specific local economic condition.

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

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

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

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

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

Context

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

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

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

4.4 House prices in West Berkshire rose by over 200% between 1998 and 2007 and are amongst the highest in the UK. Land Registry data shows the average house price in West Berkshire in October 2010 was £228,700 compared to £165,505 for England and Wales. ⁽⁷⁾ The table in Appendix C shows the average price for different property types. House prices have fallen since 2007 as a result of the current economic downturn, but affordability remains a critical issue.

Table 4.1 Housing Objectives, Indicators and Policies

Sustainable Community Strategy Priority Outcomes:	
Support economic prosperity through the provision of sufficient housing.	
Increase the provision of affordable housing.	
LDF Strategic Objectives:	
To deliver 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 brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.	
To secure provision of affordable and market housing to help meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.	
WBDLP Objectives:	
To locate housing having regard to the principles of sustainable development.	
To secure the maximum level of affordable dwellings to meet the needs of the local population	
Indicators	West Berkshire District Local Plan Policies
Core H1: Plan Period and Housing Targets	
Core H2: Housing Trajectory	HSG1: The Identification of Settlements for Planning Purposes HSG5: Allocation of New Housing Sites

6 Office for National Statistics Subnational Population Projections May 2010

7 Land Registry Residential Property Prices

4 Housing

Core H3: New and converted dwellings - on previously developed land Loc LH2: Percentage of outstanding commitments on previously developed land	OVS.1: The Overall Strategy ENV.18: Control of Development in the Countryside HSG.1: The Identification of Settlements for Planning Purposes
Core H4: Net additional pitches (Gypsy and Traveller)	HSG.17 : Gypsy Transit Sites HSG.17A : Permanent Gypsy Site
Core H5: Gross affordable housing completions	HSG.9: Affordable Housing for Local Needs HSG.11: Rural Exceptions
Core H6: Housing quality - Building for Life Assessments	OVS.2: Core Policy SPD Quality Design
Loc LH3: Percentage of completed residential development within settlement boundaries	HSG1: The Identification of Settlements for Planning Purposes ENV.18: Control of Development in the Countryside
Loc LH4: Completions in settlements within the proposed District Hierarchy	HSG1: The Identification of Settlements for Planning Purposes ENV.18: Control of Development in the Countryside

Housing Delivery

H1: Plan period and housing targets

Table 4.2 Plan Period and Housing Targets

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

H2 Housing Trajectory

- H2(a) Net additional dwellings - in previous years
- H2(b) Net additional dwellings - for the reporting year
- H2(c) Net additional requirement - in future years
- H2(d) Managed delivery target

Table 4.3 Housing Trajectory

	04/05	05/06	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	
H2a Net completions	967	1071	1064	683	528	Rep	Curr	1	2	3	4	5											
H2b Net Completions 09/10					246																		
H2c Additional Requirement							174	287	675	629	549	507	510	510	510	510	509	540	540	520	530	480	
b) Hectares																							
c) Target	780	780	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	
H2d Managed Delivery Target			525	497	486	484	499	520	537	526	518	515	516	516	517	518	520	522	517	510	505	479	

Source: JSPU Planning Commitments for Housing at March 2010 , West Berkshire Strategic Housing Land Availability Assessment (SHLAA) October 2010.

4 Housing

Commentary

4.5 Net completions show high levels of housing delivery from 2004/05 to 2006/07. This was due both to the delivery of Local Plan Housing sites and the emphasis on efficient use of land as required in Planning Policy Guidance 3 (PPG3) and in the replacement Planning Policy Statement 3 (PPS3). The net completions for the reporting year 2009/10 show a decline, as anticipated in the trajectory in the 2009 AMR. Completions were only slightly below the 2008 projection of 265 units, but the downturn in the housing market is expected to result in lower completions until at least 2012/13.

4.6 Data for new housing permissions, starts, and numbers under construction can be found in Table C.9. Information on completions by site size can be found in Table C.10 and shows that over the period 1997/98 to 2009/10 completions on sites of less than 10 units, which are difficult to identify in advance and will almost all be classed as windfall, have averaged 143 units a year (23.7% of all completions).

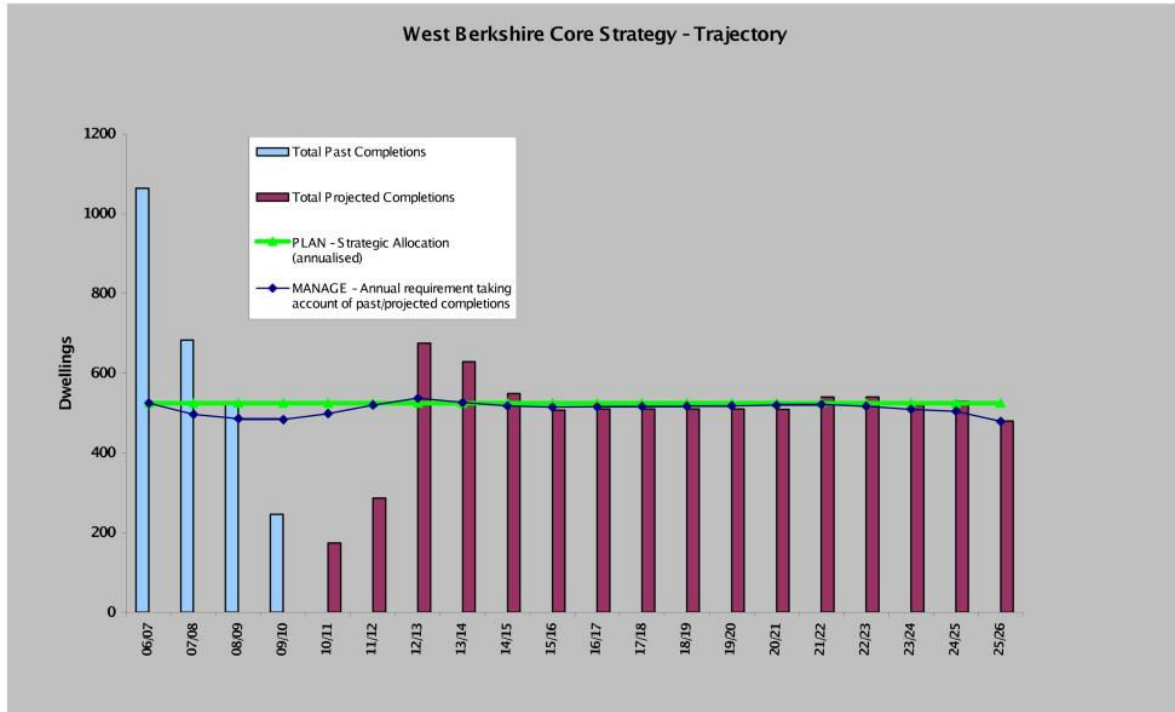
4.7 Of the requirement for 10,500 dwellings in the South East Plan period 2006 - 2026, 2,521 were completed in the first 4 year period to 2010. Delivery has therefore met the cumulative requirement with a surplus of 421 units. Table 4.4 shows the housing land position at March 2010 and identifies the contribution that the proposed strategic sites in the emerging Core Strategy will make to housing supply.

Table 4.4 Housing Land Availability at March 2010

South East Plan Requirement 2006 - 2026	10,500
Components of Housing Land Supply	
Dwellings completed April 2006 - March 2010	2,521
Dwellings with outstanding planning permission at March 2010	2,318
Soft Commitments at March 2010 - approved subject to S106 (including 1,500 dwellings on Racecourse strategic site)	1,588
Subtotal of dwellings completed and with planning permission at Dec 2009	6,427
Proposed strategic site allocation at Sandleford	1,000
Small site windfall allowance for period 2021 - 2026	350
Identified sites, allocations in Sites Allocation and Delivery DPD	2,723
Total	10,500

4.8 The site-based trajectory compares past performance on housing supply to future anticipated supply. The Strategic Housing Land Availability Assessment (SHLAA) was updated to March 2010 and has informed the trajectory. Current commitments at March 2010 that have been assessed as deliverable or developable, allocated sites, identified large and medium developable sites which did not have planning permission at March 2010, together with an element of supply from broad locations or strategic sites identified in the Core Strategy and sites to be allocated in the Site Allocations and Delivery DPD have all been phased over the current plan period. The resultant graph illustrates the projected level of housing completions. More detail is contained in Table C.12

Picture 4.1 Housing Trajectory 2010



4 Housing

Five Year Housing Land Supply

4.9 PPS3 includes the requirement to demonstrate a five year supply of specific deliverable sites. The five year supply was assessed as part of the update of the SHLAA in September 2010 which reflected the position at March 2010. The supply is likely to be updated as part of further work on the Core Strategy and in order to support any decisions on determination of planning applications.

4.10 Deliverable sites are those which are:

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

4.11 The housing requirement for the first 10 years of the plan period from 2006/07 to 2015/16 is for 5,250 net additional homes. Up to March 2010, 2,521 had been delivered, leaving a remaining requirement to March 2016 of 2,729. This requirement is for the current monitoring year and the 5 year period from March 2011 to March 2016. The five year requirement would therefore be 2,555, allowing for the anticipated completions of 174 units in 2010/11.

Table 4.5 Five Year Housing Requirement to March 2016

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2016 (10 years at 525 p.a.)	5,250
Completions 2006 - 2010	2,521
Remaining Requirement 2010 - 2016 (current year plus Years 1-5)	2,729

4.12 The specific deliverable sites which make up the five year supply are shown in an annex which accompanies the AMR⁽⁸⁾. These sites make up the supply to 2015/16 shown in the housing trajectory and are summarised below in Table 4.6. Sites of 10 units or more with permission at March 2010 were assessed for deliverability according to the criteria in paragraph 54 of PPS3. Small sites of less than 10 units are all included in the supply: if a 10% non-completion discount were applied to small sites not currently under construction, a deliverable supply of 6.1 years from March 2010 would be shown. For the 5 year period a supply of 2,647 homes is demonstrated against the requirement for 2,555 (5.2 years supply). There will be additional supply during the 5 year period from 2011 - 2016 from applications currently under consideration, from new applications on identified sites and from windfalls.

Table 4.6 Summary Deliverable Five Year Supply

Deliverable Sites		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Net Units
Commitments at March 2010	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	
Allocated sites	0	0	9	20	0	0	29
Non-allocated sites of 10 or more units	89	156	412	369	313	369	1708
Non-allocated small sites under 10 units	85	100	98	98	98	0	479
Total	174	256	519	487	411	369	2216
Sites where planning application approved between April and August 2010							
Large sites of 10 or more units	0	11	136	132	129	138	546
Small sites under 10 units	0	20	20	10	9		59
Total	0	31	156	142	138	138	605
Deliverable Sites not yet assessed as suitable through planning application	0	0	0	0	0	0	0
Total Deliverable Sites	174	287	675	629	549	507	2,821 (6.2 years supply)

4.13 The update of the SHLAA in September monitored the progress of sites through the planning system. Since the first SHLAA base date of March 2008 up to March 2010, 18 identified sites and 2 windfall sites of 10 or more units were granted planning permission. Windfalls are sites not identified in the SHLAA that have come forward through a planning application. Windfall permissions and completions since March 2008 are shown in the table below.

Table 4.7 Windfall Permissions and Development 2008/10

Windfall Development (Sits not identified in SHLAA)	2008/09	2009/10
Units permitted on sites >10 units	0	30
Units permitted on sites <10 units	138	99
Units completed	4	19
Units under construction	21	56

4 Housing

Policy Effectiveness:

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

Actions Required:

The Core Strategy and the Site Allocations DPD will need to make provision for additional allocations of housing land for delivery in the period post 2016.

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

Significant Sustainability Effects

Though the rate of housing completions has decreased in the monitoring year and is expected to remain low for the next two years, the level of commitments is such that South East Plan targets for West Berkshire should be met without additional completions on greenfield land being required until the period after 2016.

Housing Development on Previously Developed Land

H3 New and converted dwellings - on previously developed land

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

Table 4.8 New and Converted Dwellings on Previously Developed Land

		2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
H3	Gross completions	484	545	696	1027	1134	1158	807	592	290
	% on PDL	73	77	76	69	70	70	82	88	89

Source: JSPU Planning Commitments for Housing at March 2010 and planning application information

Commentary

4.14 The percentage of housing completions on previously developed land has been consistently above the Government's target of 60%. The percentage of completions on previously developed land in the period from 2004/05 to 2006/07 was lower than in the period 2001 - 2004, largely due to the number of completions on greenfield Local Plan housing sites. From 2007/08 the percentage of completions on previously developed land has increased as the number of completions on allocated greenfield sites has reduced (only 7 new build dwellings in 2009/10). The only notable non-allocated site to be completed on greenfield land in 2009/10 was the rural exception site for affordable housing at Leckhampstead, for 10 units in total. The core indicator relates to gross completions, that is the percentage of new build plus conversion and change of use gains as a percentage of gross completions. Over the four year period 2006/07 to 2009/10, 79% of gross completions have been on previously developed land.

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

Table 4.9 Outstanding Commitments on Previously Developed Land at March 2010

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	2,318	1,802	77.7%
Soft Commitments	1,667	1,588	95.3%
Total	3,985	3,390	85.1%

Source: JSPU Planning Commitments for Housing at March 2010

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

Soft commitments are the number of dwellings on sites either identified for housing in the Local Plan or on sites awaiting signing of legal agreements.

Commentary

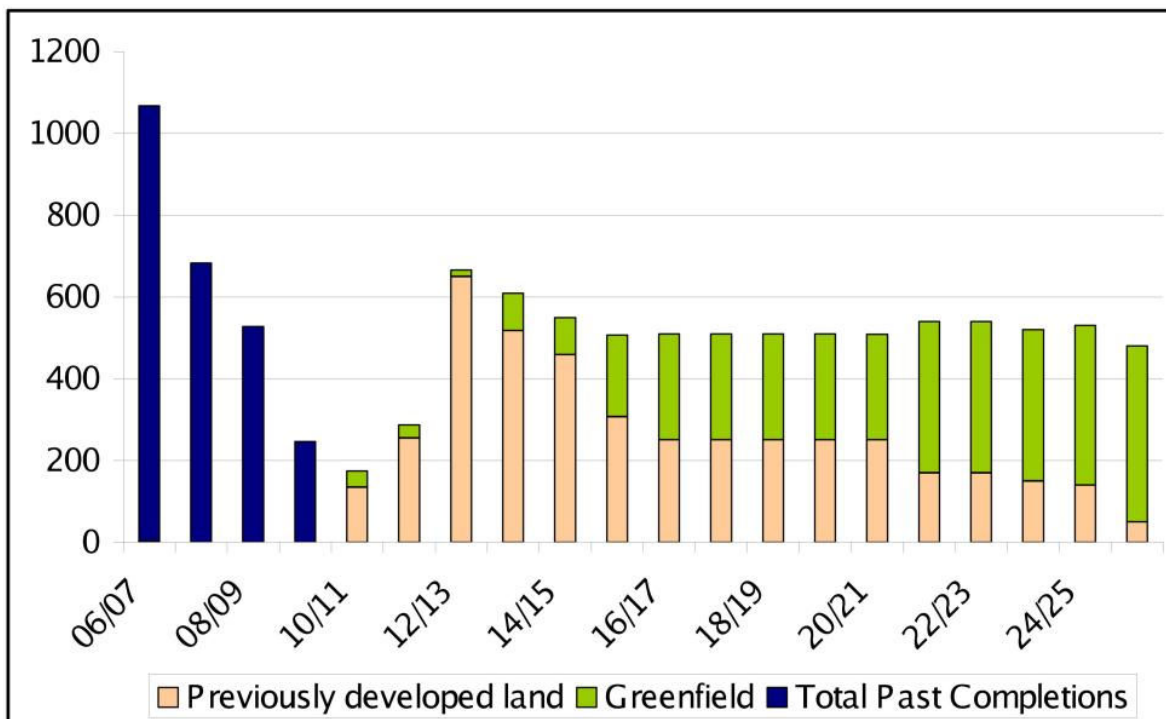
4.15 The percentage of outstanding permissions on previously developed land is above the national target so high rates of development on previously developed land are anticipated in the next few years. The only major non-allocated greenfield site is that at Lakeside, Theale where 350 units were allowed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

4.16 The previously developed land trajectory is illustrated in Figure 4.1. This is based on the sites assessed in the SHLAA, assuming that the additional sites that will need to be allocated in the Site Allocations and Delivery DPD will be on greenfield land. It is likely that additional windfall and allocation of some previously developed sites in the Site Allocations DPD will lead to a greater focus on previously developed land than shown in the trajectory.

4.17 The change in the definition of previously developed land, in June 2010, to exclude residential gardens is unlikely to have a significant impact on the level of previously developed land coming forward, but this will be monitored in future years.

4 Housing

Figure 4.1 Previously Developed Land Trajectory at March 2010



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

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

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

Housing Development Within Settlement Boundaries

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

Table 4.10 Percentage of Net Completions within Settlement Boundaries

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

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

Table 4.11 Net Completions within Settlements of Proposed District Hierarchy

Settlements	Completions 08/09	Completions 09/10	Outstanding Hard Commitments at March 2010
Newbury	182	76	917
Thatcham	132	42	156
Greenham	0	0	1
EUA	10	9	180
Total Urban Areas	324	127	1,254
Burghfield Common	6	3	29
Hungerford	3	2	42
Lambourn	22	4	33
Mortimer	7	-1	38
Pangbourne	-1	3	18
Theale	31	1	384
Total Rural Service Centres	68	12	544
Aldermaston	1	0	31
Bradfield Southend	-1	4	5
Chieveley	-18	-5	79
Cold Ash	5	4	13
Compton	4	31	27
Great Shefford	-1	4	0
Hermitage	2	2	3
Kintbury	2	1	6
Woolhampton	1	0	0
Total Service Villages	-5	41	164
Other villages with settlement boundary	120	41	123
Remainder of Rural Area	21	25	227
Total	528	246	2,312

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

4 Housing

Commentary

4.18 Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. The only significant residential site outside a settlement boundary with completions in 2009/10 was the rural exception site at Leckhampstead on a greenfield site well related to the existing settlement and providing affordable homes to meet local needs.

4.19 The Submission Core Strategy proposed a District Settlement Hierarchy. This identified the most sustainable locations for growth and identified settlements which contain a range of facilities which can provide services to a wider area. Table 4.11 shows the distribution of completions according to the proposed hierarchy: the majority of homes completed were in the urban areas but a significant proportion were completed in the smaller villages and rural areas, including 7 units on the Local Plan site "The Fallows" at Aldermaston Wharf, 10 homes on the rural exception site at Leckhampstead and 6 affordable homes at Padworth.

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

Actions Required: To continue to monitor location of developments.

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

Local Output Indicator LH5: Completions in Core Strategy Spatial Areas

Table 4.12 Housing Distribution: Spatial Areas

Spatial Area	Completions April 2006 to March 2009 (based on parish figures)	Completions 2009/10	Completions 2006 - 2010	Commitments at March 2010	Soft Commitments
Newbury/Thatcham	1,202	138	1,340	1,119	1,588
Eastern Area	206	12	218	590	
AONB	627	75	702	459	
East Kennet Valley	262	29	291	179	
Total	2,275	246	2,521	2,318	1,588

Note: figures do not total as Spatial Areas have a degree of overlap

Commentary

4.20 The emerging Core Strategy contains area delivery plan policies for four geographical areas of the District, setting out how growth will be delivered over the plan period. Table 4.12 shows the completions and outstanding commitments in each of these areas. The figures do not total as there is a degree of overlap with Pangbourne included within the Eastern Area, due to its functional relationship with Reading, in addition to its inclusion within the North Wessex Downs AONB.

Provision for Gypsies, Travellers and Travelling Showpeople

H4 Net additional pitches (Gypsy and Traveller)

Table 4.13 Net Additional Pitches for Gypsies and Travellers 2009/10

	Permanent	Transit	Total
H4	0	0	0

Commentary

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

4.22 West Berkshire currently has two authorised sites. Four Houses Corner at Burghfield, which is owned and managed by the Council, is a permanent Gypsy and Traveller site with 18 pitches. Paices Hill at Aldermaston, which is a privately-owned site, has 24 permanent pitches and 15 transit pitches. The Paices Hill site provision is a correction on the previous monitoring year data.

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

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

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

4 Housing

Affordable Housing

H5 Gross Affordable Housing Completions

Target: The Council's Housing Strategy 2005-2010 includes a target to facilitate the provision of 130 new affordable housing units each year from 2005/06 to 2009/10.

Table 4.14 Gross Affordable Housing Completions

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

Commentary

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

4.24 Affordable housing is measured in gross terms i.e the number of dwellings completed, through new build, acquisitions and conversions. It does not take account of losses through sales of affordable housing and demolitions. The net completions were 66 units as there were 9 losses through demolition. Completions of affordable housing were lower than previous years but still comprised 27% of net completions. 29 affordable homes were completed at Craven Dene in Newbury, and 10 units at Lowbury House in Compton. A rural exception scheme was completed at Leckhampstead, providing 10 homes to meet local needs in that community. Details of affordable housing completions are presented in Table C.14 Of the 75 gross completions, 35 units, 47% of the total gross completions, were in the rural areas of the District.

4.25 At March 2010 there were approximately 400 outstanding commitments for affordable housing, including 16 units on a rural exception site scheme at Hungerford.

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

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

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

Housing Quality

H6: Housing Quality - Building for Life Assessments

4.26 The update on core output indicators published in July 2008 ⁽⁹⁾ includes an indicator on housing quality. This measures the number and proportion of new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria.

4.27 The Commission for Architecture and the Built Environment (CABE) Building for Life criteria is a government-endorsed assessment benchmark developed by CABE, and designed to ensure that it meets the criteria described for housing quality in PPS3. Each housing development is awarded a score out of 20, based on the proportions of questions that are answered positively. Details of the scheme are available on the CABE website ⁽¹⁰⁾.

4.28 The Council has published an SPD on Quality Design which aims to improve the design quality and sustainability of development schemes in West Berkshire and sets out a check list of design and sustainability matters which should be taken into account by developers in preparing their proposals. It has not been possible, however, to report this year on the extent to which completed developments rate against the CABE Building for Life criteria.

Policy Effectiveness: Policies have undoubtedly had a positive impact on quality of new housing development. The quality of housing schemes completed should improve as more recently approved schemes are built out.

Actions Required: Use of Building for Life Assessments at pre-application and application stage.

Significant Sustainability Effects: High quality new housing developments can enhance the character of existing residential areas.

9 Regional Spatial Strategy and Local Development Framework Core Output Indicators DCLG July2008

10 Building for Life Assessments at <http://www.buildingforlife.org/assessments>

5 Accessibility and Infrastructure

Accessibility

Context

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

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

5.3 The rural nature, dispersed population and affluence of West Berkshire mean that few bus services are financially viable. Car ownership levels are high with 86.7% of households having one or more cars ⁽¹¹⁾. The Census showed only 8.7% of the employed population travelling to work by public transport, with a further 11.3 % walking or cycling, compared to 69.7% travelling to work by car.

Table 5.1 Accessibility: Objectives, Indicators and Policies

<p>Sustainable Community Strategy Priority Outcomes:</p> <p>To increase the use of sustainable transport</p> <p>To ensure local services remain accessible to the population they serve</p>
<p>LDF Objective:</p> <p>To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p>
<p>Local Transport Plan 2 Objectives 2006-2011:</p> <p>To improve travel choice and encourage sustainable travel;</p> <p>To make the best use of West Berkshire's transport assets for all modes;</p> <p>To improve access to employment, education, health care, retail and leisure opportunities;</p> <p>To improve and promote opportunities for healthy and safe travel;</p> <p>To minimise the impact of all forms of travel on the environment.</p> <p>Draft Local Transport Goals 2011-2026:</p> <p>To improve travel choice and encourage sustainable travel;</p> <p>To support the economy and quality of life by minimising congestion and improving reliability on West Berkshire's transport networks;</p> <p>To maintain, make best use of and improve West Berkshire's transport networks for all modes of travel;</p> <p>To improve access to services and facilities;</p> <p>To improve and promote opportunities for healthy and safe travel, &;</p> <p>To minimise energy consumption and the impact of all forms of travel on the environment.</p>

Accessibility and Infrastructure 5

Indicators	West Berkshire District Local Plan Policies
<p>Local Output Indicator LA1: Accessibility of new residential development:</p> <p>Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre</p>	<p>OVS.1: The Overall Strategy HSG.1: The Identification of Settlements for Planning Purposes</p>

Local Output Indicator LA1 : Accessibility of new residential development

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

Table 5.2 Accessibility of residential developments completed in 2009/10

Percentage and Number of Units Accessible within 30 minutes public transport time to the following destinations		
Destination	Number of Accessible Units on completed sites	Percentage of Net Units Accessible
Employment	598	87%
General Practitioners	654	96%
Hospital	427	62%
Major Centre	596	87%
Primary School	663	97%
Secondary School	624	91%

Completed sites exclude replacement dwellings.

Source: JSPU Planning commitments for Housing 2010: Accession modelling

Commentary

5.4 Table 5.2 presents the results of an analysis of the accessibility of residential sites completed in 2009/10 using the Accession software package. A total of 684 units have been built on sites which were completed in 2009/10. These exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix D .

5.5 Overall, accessibility from developments completed in 2009/10 is much better than from sites completed in 2008/09. This is because development has largely been concentrated in Newbury and along the Newbury-Reading transport corridor which is well served by buses and trains. Figure 5.1 illustrates the location and scale of residential development sites completed in 2009/10.

5.6 87% of dwellings on sites completed in 2009/10 are within 30 minutes travel time by public transport of a retail centre and an employment area. Town centres are important for providing a range of retail and leisure facilities as well as being places of employment. The majority of residents in West Berkshire travel to work by car, but by locating development within proximity of employment areas, there is greater opportunity for people to change their mode of travel.

5.7 Access from new developments to primary schools remains high with 97% of new households on completed sites within 30 minutes of a primary school. Access to secondary schools from new developments is very good with 91% of new dwellings within 30 minutes of a secondary school. This is a significant improvement on the last two years where access to secondary schools has been lower at 65% in 2007/08 and 42% in 2008/09.

5 Accessibility and Infrastructure

5.8 Access to healthcare by public transport from sites completed in 2009/10 is very good with 96% of new dwellings within 30 minutes travel time of a GP. Access to hospitals is not as good with 62% of new dwellings within 30 minutes travel time of a hospital; however this is a significant increase, as only 15% and 22% of dwellings on sites completed in 2007/08 and 2008/09 respectively were within 30 minutes of a hospital. Although this is an important issue in West Berkshire, visits to hospitals, for most people are not frequent occurrences like journeys to work, school or shops.

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

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

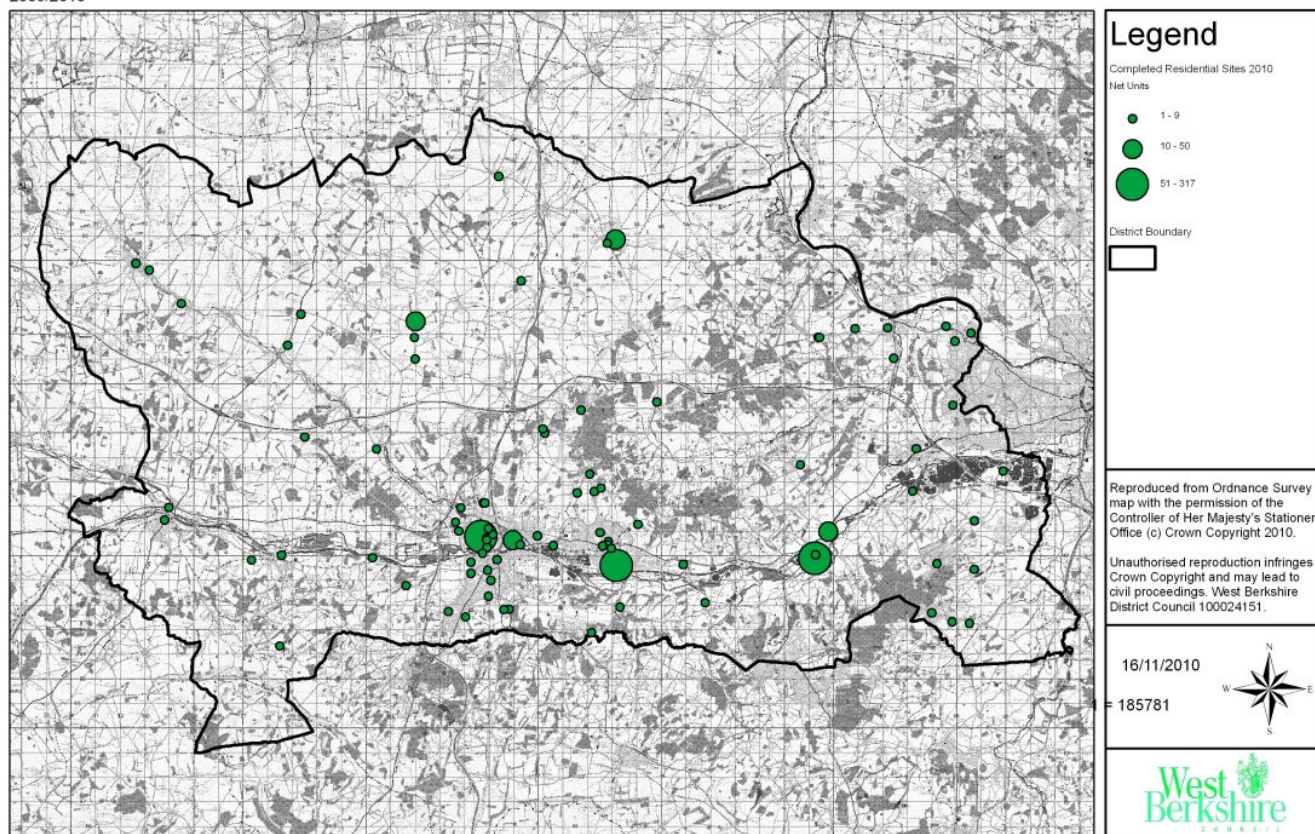
Actions Required: LDF policies promote residential development in sustainable locations which are close to a range of services and facilities and with access to public transport. Key services and facilities should be retained to serve local communities, and public transport services to key destinations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

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

Figure 5.1 Residential Sites Completed in 2009/2010

West Berkshire Net Housing Completions

2009/2010



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Accessibility and Infrastructure 5

Infrastructure

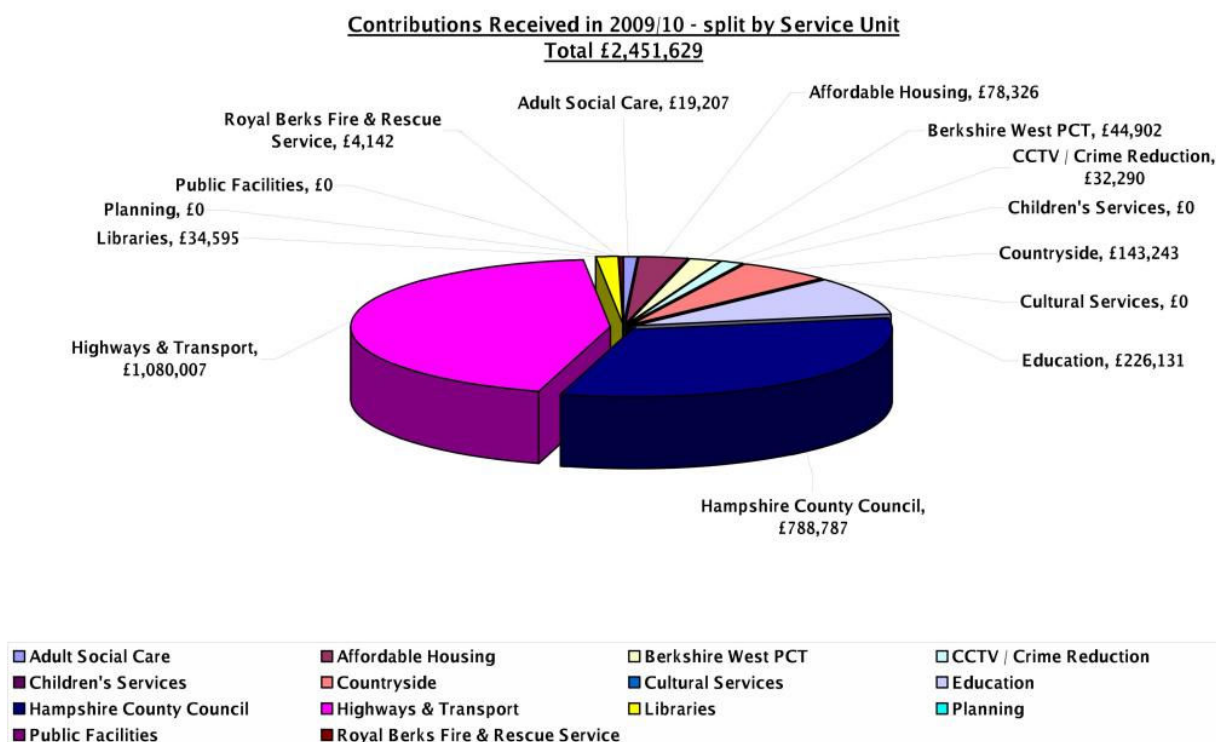
Table 5.3 Infrastructure: Objectives, Indicators and Policies

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

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

5.10 Figure 5.2 shows the amount of contributions received from developers via legal agreements in 2009/10.

Figure 5.2 Total Developers' Contributions Received in 2009/10



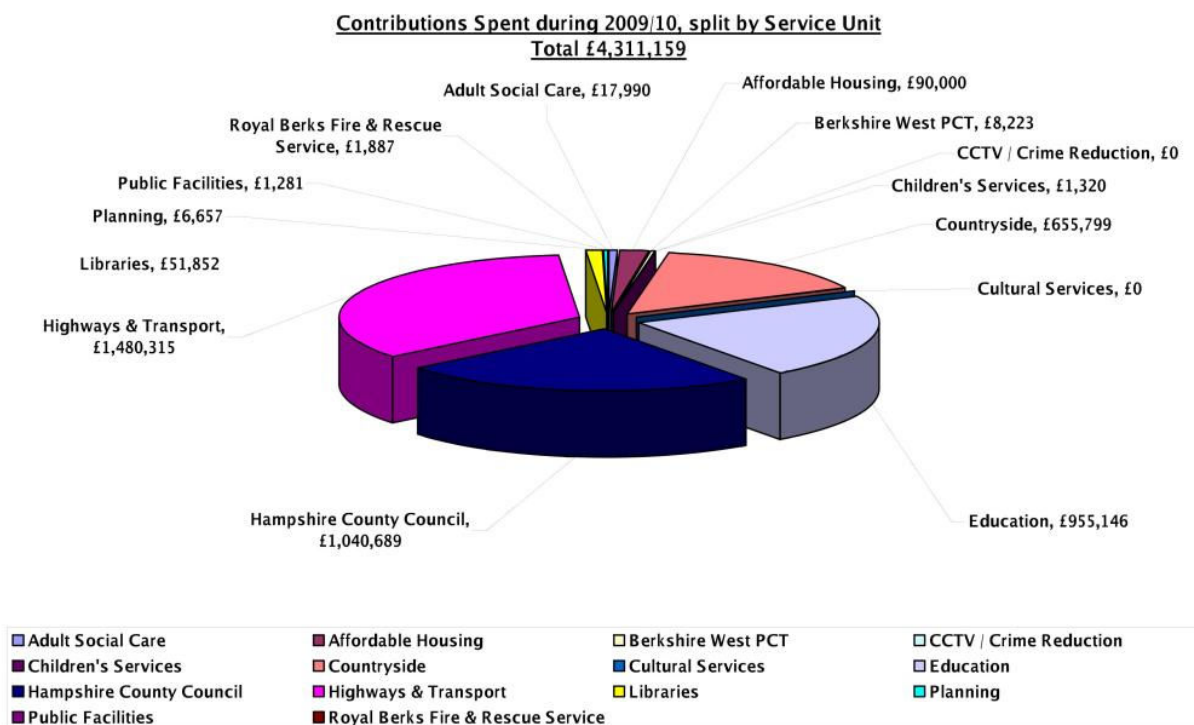
Commentary

Developer contributions, via S106 Agreements, are sought to mitigate the impact caused by development, and provide additional facilities and infrastructure that are required as a result of new development. In September 2004 West Berkshire Council adopted its Supplementary Planning Guidance 'Delivering Investment from Sustainable Development' which has resulted in a significant increase in developer contributions. In 2009/10 £2.45 million was received. Figure 5.2 above shows the contributions received, split between the Council Service Units.

5 Accessibility and Infrastructure

Figure 5.3 below shows a breakdown of over £4 million of developer contributions which was spent by Service Units in 2009/10. This has been used to fund community facilities, the provision of affordable housing, increased library stock, improvements and enhancements to public open spaces across West Berkshire, improvements and expansions at local schools (including Speenhamland, Hermitage, The Willows, The Willink, Kennet and St Bartholomew's), and highways improvements including footway and footbridge works, junction improvements, road widening, cycleways, signing, road safety improvements, traffic studies, and public transport improvements.

Figure 5.3 Total Developers' Contributions Spent in 2009/10



Community Infrastructure Levy

5.11 The Community Infrastructure Levy (CIL) is intended as a replacement for the current S106 arrangements, and is a tool to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. The final Regulations were laid before the House of Commons on 10th February 2010 and came into force on 6th April 2010. Local Authorities can choose whether or not to adopt CIL as a replacement for the S106 arrangement – it is stressed that CIL is voluntary. However the Regulations provide for a scale back of the power of S106 in 2014 and therefore it is clear that after 2014 our ability to request contributions through the use of S106 would be extremely limited. This Council will decide shortly whether to adopt CIL.

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

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

The Environment 6

Table 6.1 The Environment: Objectives, Indicators and Policies

Sustainable Community Strategy Priority Outcomes:	
Reduce the carbon footprint	
Increase the use of local resources	
Maintain the quality of the local environment	
LDF Strategic Objectives:	
To exceed regional and national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.	
To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.	
To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the built, historic and natural environment and habitats in West Berkshire.	
WBDLP Objectives:	
To conserve resources and minimise the impacts of development.	
Indicators	West Berkshire District Local Plan Policies
Core E1: Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	ENV.10: River Flood Plain Areas ENV.11: Surface Water Run Off ENV.11A: Waste Water Management ENV.11B: Surface Water Disposal ENV.12: Ground Water and Surface Water Protection
Core E2: Change in areas of biodiversity importance Loc LEN1: Condition of SSSIs Loc LEN2: Distribution and status of selected species	ENV.8: Active Nature Conservation Measures ENV.9: The Impact of Development Proposals on Nature Conservation Sites ENV.14: River Corridors and Nature Conservation
LocLEN3: Number of listed buildings at risk LocLEN4: The total number of conservation areas, the percentage of these with an up-to-date character appraisal and the percentage with published management proposals.	ENV.33: Development in an Historic Setting
Loc LEN5: Amount of eligible open spaces managed to Green Flag Award Standards	ENV.31: The Protection and Enhancement of Important Open Spaces within Settlements RL.1: Public Open Space Provision in Residential Development Schemes RL.3: The Selection of Public Open Space and Recreation Sites

6 The Environment

Core E3: Renewable Energy Generation

OVS.9: Renewable Energy
OVS.10: Energy Efficiency

FLOOD PROTECTION AND WATER QUALITY

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

6.2 In West Berkshire the main areas within floodplains are in the valleys of the Kennet and Lambourn Rivers, including a substantial land area to the south of Reading. The extent of areas liable to flood can be seen on Environment Agency maps. ⁽¹²⁾ A Strategic Flood Risk Assessment for the District has been completed and is available on the Council's website.

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

6.3 No planning applications were approved contrary to Environment Agency advice during the monitoring period.

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

Actions Required: None

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

BIODIVERSITY

Context

6.4 West Berkshire contains extensive rural areas. The North Wessex Downs AONB covers 74% of the District's area and is a landscape of importance, designated to conserve and enhance the natural beauty of the area, including flora, fauna, geological and landscape features. The District also has several designated sites of international, national, regional and local conservation importance.

E2 : Change in areas of biodiversity importance

Priority Habitats

6.5 The total area of UK Biodiversity Action Plan (BAP) priority habitat in the District has been calculated at 8,052 ha., approximately 11% of the land area. Coastal and floodplain grazing marsh has been mapped for the first time and is found across much of the Pang, Kennet and Lambourn floodplains, adding 1,602 ha of UK BAP priority landscape.

6.6 The extent of BAP priority habitats in the West Berkshire District Council area is given in Table 6.2. The work on the production and verification of a digital habitat and land use map for Berkshire as a dynamic database is the source of this indicator information. Work has been undertaken since 2008 to increase the accuracy of this map through survey verification and a Natural England project to work out mapping protocols for the wetland habitats which has resulted in complete new Coastal and Floodplain Grazing Marsh mapping. Work is on going to improve and update this habitat map and work with the Local BAP and Natural England to record BAP habitat creation and restoration.

¹² Available online at www.environment-agency.gov.uk

The Environment 6

6.7 Changes to last year's figures represent more detailed mapping and not an actual, on the ground change in the habitat extent.

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

Table 6.2 Habitat Types in West Berkshire

UK BAP priority habitat type	2009 Area (ha)	% of total land area in West Berkshire	County Context	UK context
Coastal & floodplain grazing marsh	1,602	2.28	2,663	No data available
Eutrophic standing waters	526.9	0.75	1,437.3	No data available
Fens	36.1	0.05	109.6	18,050
Lowland beech and yew woodland	228.8	0.32	496.4	
Lowland calcareous grassland	184.4	0.26	209.1	40,600
Lowland dry acid grassland	10.6	0.02	111.9	61,600
Lowland heathland	273.2	0.39	462.8	94,800
Lowland meadows	107.0	0.15	225.4	10,500
Lowland mixed deciduous woodland	4,264	6.07	7,535.7	1,058,721
Lowland wood pastures and parkland	385.7	0.55	1137.2	10,000
Ponds (New)	2.2	0.0	13.7	No data available
Rivers (New)	132.1	0.19	155.2	No data available
Reedbeds	36.0	0.05	39.9	9,360
Wet woodland	288.9	0.41	448.2	50,000-70,000
Total area of BAP priority habitat	8,052.3	11.9	15,073.6	No data avail.

NB. Figure for total land surface in West Berkshire taken as 70,220 hectares.

Source: Thames Valley Environmental Records Centre (TVERC), October 2010

6 The Environment

Changes in areas designated for their intrinsic environmental value

Table 6.3 Areas Designated for Intrinsic Environmental Value

	No. of Sites	Area in hectares (2008)	Area in hectares (2009)	Details of change
Sites of Special Scientific Interest (SSSIs)	51	1,348.86	1,348.86	None - stable
Special Areas of Conservation (SACs)	3	154.04	154.04	None - stable
Special Protection Areas (SPAs)	0	0	0	None - stable
Local Wildlife Sites (LWS)	460	6320.8	6320.8	None - no recording effort
Local Geological Sites (LGS)	7	150.7	150.7	None - stable

6.9 There are also 3 Local Nature Reserves in West Berkshire at Thatcham Reed Beds, Padworth Common and Hose Hill Lake, Burghfield, totalling 66.9 hectares.

Commentary

6.10 The guidance from DCLG associated with this indicator highlights that its purpose is to show losses or additions to biodiversity habitat. The guidance points out that areas of biodiversity importance should be recognised in the Development Plan for their intrinsic environmental value. This include analysis of sites of international, national, regional and local significance.

6.11 There has been no change in the area of sites of international and national significance i.e. SSSIs, SPAs and SACs since last year.

The Environment 6

Local Indicator LEN1: Condition of SSSIs

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

Table 6.4 Condition of SSSIs

Condition	No. of units or part units	Hectares	% of total SSSI in District 2010	% of total SSSI in District 2009	% of total SSSI in District 2008	% of total SSSI in District 2007	% of total SSSI in District 2006	% of total SSSI in District 2005
Favourable	113	907.2	66.9	66.9	66.7	63	63	63
Unfavourable recovering	20	268.43	19.8	19.9	20.0	20	20	18
Unfavourable no change	12	146.17	10.8	10.8	11.7	16	16	16
Unfavourable declining	7	33.36	2.5	2.5	1.6	2	2	3
TOTAL	152	1,356.23	100.0	100.0	100	100	100	100

Source: TV ERC from Natural England, 2010

6.12 Data on condition of SSSIs, derived from work by Natural England is presented in Table 6.4. The data has been collected over a period from 2000 – 2010. It does show that 86.7% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition. Further information is contained in Appendix E .

Local Indicator LEN2: Distribution and status of selected species

6.13 The distribution and status of water voles and of farmland birds have been selected as local indicators because of the availability of good quality data which is regularly updated, their value as monitoring tools and relevance to local biodiversity and planning issues.

Table 6.5 Distribution and Status of Water Voles

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

6.14 In West Berkshire 120 of the 370 known potential sites for water vole were surveyed in 2009, of these over half (68 sites, 57%) still had water voles present, but 52 had no further evidence of their presence. The majority of these survey sites were along the upper reaches of the River Kennet.

6 The Environment

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

6.16 Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years. 19 bird species have been identified as being particularly associated with farmland and are utilised at a national level to assess changes in farmland ecology. The populations of jackdaw, rook, goldfinch and lapwing have all been increasing over time but farmland specialists are still declining with more generalist species doing better. Appendix E contains further information on these indicators.

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

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

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

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

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

HISTORIC ENVIRONMENT

Local Indicator LEN3 Number of listed buildings at risk

6.17 The 2010 Heritage at Risk Register published by English Heritage includes 6 Grade I and II* buildings at risk in West Berkshire.

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

6.18 There are 52 Conservation Areas in West Berkshire. None at present have an up-to-date published character appraisal or management proposals. A final draft of the Streatley Conservation Area Appraisal (CAA) has been out for public consultation, and it will be finalised shortly. Appraisals are in preparation for Peasemore, Hungerford, Lambourn and Eastbury.

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

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

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

OPEN SPACE

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

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

Commentary

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

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

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

Policy Effectiveness: No indication that policies are proving ineffective.

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

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

RENEWABLE ENERGY

E3: Renewable energy generation

Renewable Energy Information to update to 2010

6.23 Limited data is available for installation of renewable energy capacity. SEE-Stats data ⁽¹³⁾ is designed as the most comprehensive project source available but there may be a number of undetected installations, particularly small and /or domestic projects. Data extracted from this source is presented in Table 6.6.

¹³ **SEE-Stats - South East Renewable Energy Statistics** is an initiative undertaken by TV Energy and sub-regional data partners on behalf of the South East of England Sustainable Energy Partnership, led by the Government Office for the South East (GOSE). Data can be viewed online at <http://www.see-stats.org/index.htm>

6 The Environment

6.24 The revised core output indicator includes installed capacity for renewable energy developments/installations granted planning permission. This information has been extracted from application information where possible, but monitoring systems will need to be improved to capture this data more accurately. The core output indicator measures electricity generation, but available information does not always differentiate between solar hot water, which does not produce electricity and solar P.V. which does.

Table 6.6 Renewable Energy Generation

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial solid waste combustion)	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0	0.05456	0	0	0	0	0	0	3	3.05456
Completed installed capacity in MW	0	0.016	0	0	0	0	0	0	0	0.016

6.25 Planning permission was granted for a 3MW biomass electricity plant at Lambourn, in January 2009. Additional permitted capacity includes a 40KW scheme on the Scottish and Southern Energy Offices in Thatcham. Completed capacity came from two photovoltaic developments, one at Sheepdrove Farm in Lambourn and the other was on the Council Offices in Market Street, Newbury.

6.26 Whilst solar hot water panels and biomass boilers, creating thermal heat, do not generate electricity, they do reduce the use of fossil fuel alternatives.

Commentary:

6.27 The Council is committed to encouraging the incorporation of high standards of energy efficiency in all development. The Supplementary Planning Document (SPD) series 'Quality Design – West Berkshire' was adopted in June 2006. Part 4 'Sustainable Design Techniques' expects specified developments to achieve the EcoHomes / BREEAM (Building Research Establishment Environmental Assessment Method) 'excellent' rating and this requirement came into effect on applications received from 2nd January 2007.

6.28 The Code for Sustainable Homes was introduced by the Government in April 2007 and replaces BREEAM's (Building Research Establishment Environmental Assessment Method) Ecohomes as the new environmental assessment method for homes in England. To ensure that the aims of the SPD continue to be met, all new homes in the District have been required to be built to a minimum level 3* of the Code for Sustainable Homes. Non-residential buildings continue to be required to be built to BREEAM 'Excellent' standard.

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

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

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

MINERALS AND WASTE

7.1 Minerals and Waste issues are covered in the Joint Minerals and Waste Annual Monitoring Report prepared by the Berkshire Joint Strategic Planning Unit ⁽¹⁴⁾ for the six Berkshire unitary authorities.

7.2 A significant issue facing the authority is the anticipated level of future waste arisings. The six Berkshire Unitary Authorities are working together to tackle this issue and are producing a Joint Minerals and Waste Development Framework to replace the existing Minerals and Waste Local Plans for Berkshire. Details of how this work is progressing and an assessment of how effective Mineral and Waste policies have been in the area are contained within the Joint Minerals and Waste AMR.

7.3 The core output indicators dealt with by this joint AMR are :

- M1: Production of primary land won aggregates
- M2: Production of secondary and recycled aggregates
- W1: Capacity of new waste management facilities
- W2: Amount of municipal waste arising and managed by management type.

8 Monitoring Framework

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

8.2 Current arrangements for monitoring include the annual monitoring of housing and employment commitments carried out by the Berkshire Joint Strategic Planning Unit (JSPU) and the Council. Surveys are updated each year by the JSPU using the computerised 'Planning Applications and Commitments System' (PACS).

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

8.4 Current monitoring procedures have enabled data to be presented for almost all the revised core output indicators.

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

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

Business Development A

Table A.1 Employment Structure – Employee Jobs

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

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

A Business Development

Table A.2 Employment Completions 2009/10

Gross floorspace (sq.m. external) - Completed	B1	B1-B8 Mix	B1a	B1b	B1c	B2	B8
Newbury Town Centre	0	0	0	0	0	0	0
Turnpike & Castle Estates	0	0	0	0	0	0	0
Bone Lane Ind Area	0	0	0	0	0	0	473
Hambridge Rd/Hambridge La	0	0	0	0	0	1,832	254
London Rd Industrial Estate	0	0	0	0	0	0	0
Newbury BusinessPark	0	0	0	0	0	0	0
New GreenhamPark	0	0	0	0	0	0	0700
Colthrop / Pipers Industrial Estate	0	0	0	0	0	0	0
Berkshire Centre	0	0	0	0	0	0	0
Employment Sites in Newbury/Thatcham Area	0	0	0	0	0	1,832	1,427
Aldermaston:Calleva Park & Paices Hill	0	0	0	0	0	391	0
Beenham Industrial Area	0	0	0	0	0	0	0
Green Park Burghfield	0	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0	0
Hungerford:Charnham Pk/Station Rd/SmithamBridge	0	0	0	0	0	0	1,121
Lambourn:Lowesdon Works/Membury Estate	0	0	0	0	0	0	0
Theale:Arlington Business Pk/Station Rd/Sheffield Bottom	0	0	0	0	0	0	0
Horseshoe Park Pangbourne	0	0	0	0	0	0	0
Employment Sites in Rest of West Berkshire	0	0	0	0	0	391	1,121
Total for all Employment Sites	0	0	0	0	0	2,223	2,548
Outside Employment Areas	0	0	904	2,500	222	929	243
West Berkshire Total	0	0	904	2,500	222	3,152	2,791

Source: JSPU Planning Commitments for Employment Use 2010

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

Where: a = gross external floorspace figure;

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

Business Development A

Table A.3 Planning Permissions (Hard Commitments) Outstanding - Net* 2009/10

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	30,098	-381	-4,069	0	-185	-411
Newbury Excl Town Centre	2,010	110	-200	0	439	9,877
Bone Lane Ind Area	0	0	0	0	0	0
Hambridge Rd/Hambridge La	720	0	13,585	-720	2,026	2,876
London Rd Industrial Estate	1,200	0	7,936	-1,162	0	7,051
Newbury Business Park	0	0	15,891	0	0	0
Greenham/New Greenham Park	0	0	52,139	15,334	44,058	-3,576
Colthrop / Pipers Industrial Estate	0	0	32,153	25,517	-13,308	-913
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	7,352	350	1,065	-1,321	388	3,929
Total for Newbury/Thatcham Area	41,380	79	118,500	37,648	33,418	18,833
Calleva Park Aldermaston	0	0	0	0	0	0
Valentine Wood Aldermaston	0	0	0	0	0	0
Green Park Burghfield	0	0	16,557	0	1,813	1,650
Red Shute Hill Hermitage	0	0	560	0	0	0
Charnham Park Hungerford	0	0	9,904	856	0	0
Lowesdon-Membury Ind Area	0	0	0	136	1,012	0
Arlington Business Park	0	0	19,509	0	-9,724	0
Remainder of West Berkshire	883	-646	51,872	15,739	7,622	51,828
Total for Rest of West Berkshire	883	-646	98,402	16,731	723	53,478
WEST BERKSHIRE TOTAL	42,263	-567	216,902	54,378	34,141	72,311

*Includes developments not started & under construction.

A Business Development

Table A.4 New Floorspace Permitted During 2009 - 2010 - Gross

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	2,358	0	0	0	0	2,153
Newbury Excl Town Centre	0	0	0	0	0	1,820
Bone Lane Ind Area	0	0	0	0	0	0
Hambridge Rd/Hambridge La	720	0	0	0	0	0
London Rd Industrial Estate	1,200	0	7,700	0	0	7,200
Newbury Business Park	0	0	0	0	0	0
Greenham/New Greenham Park	0	0	11,076	0	0	144
Colthrop / Pipers Industrial Estate	0	0	2,213	0	0	0
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	0	0	0	0	0	4,706
Total for Newbury/Thatcham Area	4,278	0	20,989	0	0	16,203
Calleva Park Aldermaston	0	0	0	0	0	0
Valentine Wood Aldermaston	0	0	0	391	0	0
Green Park Burghfield	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	426
Charnham Park Hungerford	0	0	0	0	0	0
Lowesdon-Membury Ind Area	0	0	0	0	0	0
Arlington Business Park	0	0	19,509	0	0	0
Remainder of West Berkshire	909	0	3,688	19,418	958	26,199
Total for Rest of West Berkshire	909	0	23,197	19,809	958	26,625
WEST BERKSHIRE	5,187	0	44,186	19,809	958	42,648

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

Where: a = gross external floorspace figure;

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

Business Development A

Table A.5 B Class Uses Completions 2006/07 - 2009/10 Internal Floorspace (sqm)

		B1a	B1b	B1c	B1	Total B1 (B1/a/b/c)	B2	B8	B1-B8	Total
2006/07										
	gross	4,723	0	5,417	0	10,140	7,875	853	0	18,868
	net	1,890	0	-2,266	0	-376	2,095	634	-3,302	-949
2007/08										
	gross	22,519	0	2,338	515	25,372	439	9,704	29,552	65,066
	net	19,795	0	1,298	-2,979	18,114	-4,427	8,799	29,552	52,039
2008/09										
	gross	25,549	0	2,528	0	28,076	7,068	2,975	0	38,119
	net	22,395	0	2,424	0	24,819	5,967	-7,525	0	23,261
2009/10										
	gross	870	2,406	214	0	3,490	3,034	2,686	0	9,210
	net	-2,651	2,406	-3,006	-621	-3,871	2,512	1,245	-1,213	-1,326
Total 2006-10										
	gross	53,661	2,406	10,497	515	67,079	18,416	16,218	29,552	131,265
	net	41,429	2,406	-1,550	-3,600	38,685	6,147	3,153	25,037	73,022

A Business Development

Table A.6 Protected Employment Areas (Areas where policy ECON.1 of West Berkshire District Local Plan applies)

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

Town Centre Vacancy Rates B

Vacancy Rates in Town Centres

Figure B.1

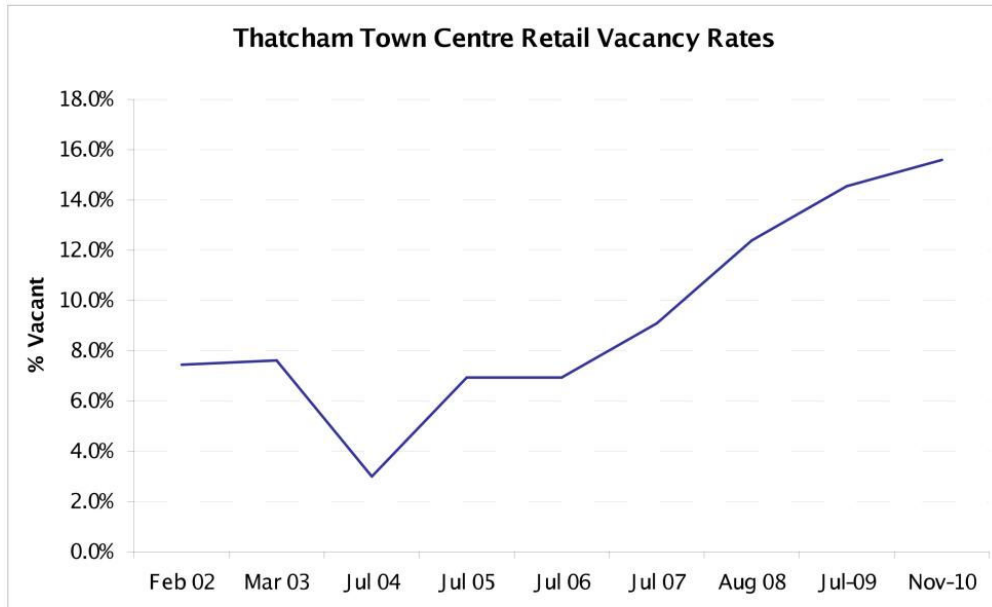
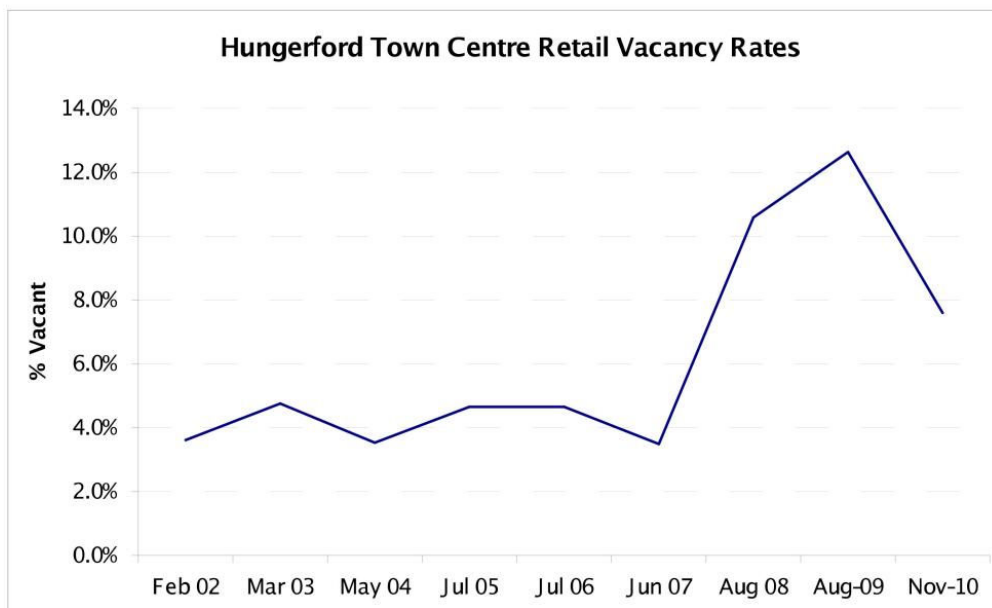


Figure B.2



B Town Centre Vacancy Rates

Figure B.3

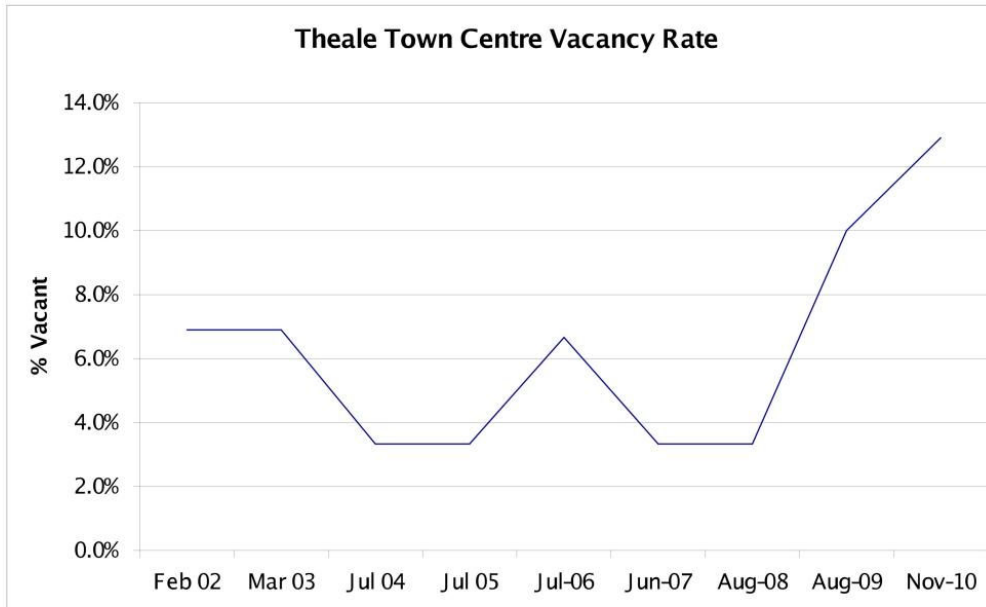


Figure B.4



Town Centre Vacancy Rates B

Figure B.5

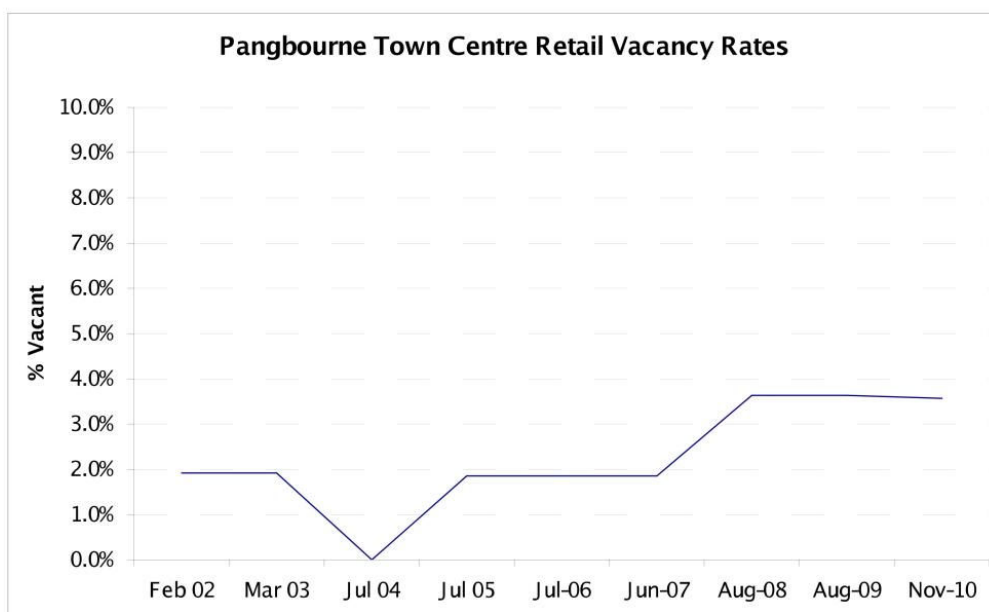


Table B.1 Percentage of vacant retail units in West Berkshire Town Centres 2002-2010

Year	Newbury	Thatcham	Hungerford	Theale	Lambourn	Pangbourne
2002	6.8		3.6	6.9		1.9
2003	7.5	7.6	4.8	6.9		1.9
2004	5.3	3.0	3.5	3.3		0
2005	8.6	6.9	4.7	3.3		1.9
2006	8.1	6.9	4.7	6.7	0	1.9
2007	3.8	9.1	3.5	3.3	0	1.9
2008	8.1	12.4	10.6	3.3	8.7	3.6
2009	7.4	14.5	12.6	10	8.7	3.6
2010	6.0	15.6	7.6	12.9	9.1	3.6

C Population and Housing

Contextual Indicators

Table C.1 Population Structure 2001 - Percentage

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

Source 2001 Census

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

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

Table C.2 Household Type 2001 – Percentage

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

Source 2001 Census

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

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

16 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

Population and Housing C

Table C.3 Dwelling types – Percentage of Households 2001

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

Source: 2001 Census

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

Table C.4 Household Tenure 2001

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

Source: 2001 Census

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

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

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

Source: 2001 Census

C Population and Housing

Table C.6 Household Size – Percentage 2001

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

Source: 2001 Census

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

Table C.7 Land Registry Property Prices : October 2010

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£153,679	£129,793	£149,504
Terraced House	£126,282	£163,912	£180,558
Semi-detached House	£156,176	£207,876	£218,198
Detached House	£216,772	£365,623	£381,110
All	£165,505	£209,873	£228,700

Source: Land Registry, 2010

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

Population and Housing C

Output Indicators

Table C.8 Local Plan Housing Sites Progress March 2010

Site	Parish/ Town	Total Units	Units Compl 2009/10	Total Units Compl	Status at March 2010
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Hard Commitment
South Aldermaston	Aldermaston	48	0	48	Complete
Upper Bucklebury	Bucklebury	40	0	40	Complete
Chieveley (two sites)	Chieveley	50	0	50	Both Sites Complete
Newbury Racecourse, Greenham	Greenham	180	0	180	Complete
Pinchington Lane, Deadman's Lane, Newbury	Greenham	157	0	157	Complete
Cementation Site, Hermitage	Hermitage	209	0	209	Complete
Bath Road, Eddington	Hungerford	34	0	34	Complete
Salisbury Road	Hungerford	50	0	50	Complete
Mortimer Hill, Mortimer	Mortimer	120	0	120	Complete
Enborne Road, Newbury	Newbury	58	0	58	Complete
Manor Park, Newbury	Newbury	80	0	80	Complete
Park House School, Newbury	Newbury	70	0	0	Outstanding
Basingstoke Road / Mill Lane, Aldermaston Wharf	Padworth	98	7	98	Complete
Long Lane, Purley	Purley on Thames	96	0	96	Complete
Stockcross	Stockcross	9	0	0	Outstanding
Land adjacent to Benham's Farm, Burghfield Common	Sulhampstead	80	0	80	Complete
North West Thatcham	Thatcham	55	0	55	Complete
TOTAL		1,463	7	1,355	

Source: JSPU Planning Commitments for Housing 2010

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

C Population and Housing

Table C.9 Housing Permissions, Starts and Completions 1999/00 – 2009/10

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

Source: JSPU Planning Commitments for Housing 2010

Table C.10 Net Housing Completions by Site Size 1997/98 to 2009/10

Year	Net Completions 1997 to 2010				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
1997/98	134	264	127	90	615
1998/99	134	71	38	165	408
1999/00	68	112	49	161	390
2000/01	93	60	229	68	450
2001/02	82	-45	124	117	278
2002/03	91	198	81	126	496
2003/04	112	289	142	94	637
2004/05	262	351	176	178	967
2005/06	311	369	210	181	1071
2006/07	390	313	159	202	1064
2007/08	236	216	33	198	683
2008/09	50	100	217	161	528
2009/10	7	25	99	115	246
Average 1997/2010	152	179	130	143	603

Source: JSPU Planning Commitments for Housing 2010

Population and Housing C

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

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)									Total hard & soft commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	
Aldermaston	1	-1	0	42	6	2	0	-1	1	32
Aldworth	0	0	0	0	0	2	0	2	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0
Basildon	9	14	1	-6	17	22	3	12	0	15
Beech Hill	0	0	0	0	0	0	0	0	0	1
Beedon	0	0	9	0	0	3	0	2	1	0
Beenham	0	1	0	-2	2	1	1	0	1	5
Boxford	1	2	-2	5	1	0	-1	1	2	6
Bradfield	3	2	0	-1	8	-1	2	2	3	7
Brightwalton	0	0	0	0	0	2	0	9	1	1
Brimpton	0	0	2	1	4	2	4	0	2	0
Bucklebury	-1	2	1	1	6	38	0	1	1	7
Burghfield	2	35	4	0	1	6	1	7	5	37
Catmore	-	-	-	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	2
Chieveley	3	4	25	32	9	12	-7	-18	-2	82
Cold Ash	2	2	30	46	58	36	3	6	4	18
Combe	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	30
East Garston	0	0	0	0	2	3	2	0	0	0
East Ilsley	2	2	1	0	0	3	6	1	0	6
Enborne	21	1	23	19	8	5	1	-4	3	1
Englefield	0	0	0	4	0	-1	1	0	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	1
Fawley	0	0	1	0	2	2	2	0	0	0
Frilsham	0	2	0	0	0	1	0	0	0	1
Gt Shefford	4	3	4	4	0	3	0	0	4	1
Greenham	35	21	9	36	164	148	15	1	2	1,572
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	18
Hampstead Marshall	0	0	0	0	1	0	0	0	1	1
Hermitage	-1	0	0	2	32	94	151	10	3	6
Holybrook	-	-	-	3	1	-1	4	0	0	76
Hungerford	8	51	48	17	37	11	2	4	1	43

C Population and Housing

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)									Total hard & soft commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	
Inkpen	3	1	-2	1	0	-1	0	2	-3	8
Kintbury	0	1	4	2	2	4	42	3	3	109
Lambourn	36	5	12	15	7	35	8	23	6	44
Leckhampstead	0	0	0	0	0	-1	2	1	11	3
Midgham	0	0	1	0	0	0	2	5	1	4
Newbury	-30	220	252	398	286	275	78	169	72	957
Padworth	0	0	-2	12	-1	12	37	78	14	62
Pangbourne	0	12	25	15	13	6	17	-1	4	19
Peasemore	0	0	-1	3	-1	5	-1	0	1	3
Purley	16	-2	2	11	34	76	51	0	5	52
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	21
Speen	0	5	1	8	2	0	1	2	2	14
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	1
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	41
Streatley	0	6	0	0	4	2	2	1	0	5
Sulham	-	-	-	0	1	0	0	0	0	0
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	3
Thatcham	141	56	178	219	147	135	200	132	48	206
Theale	22	27	0	3	1	-21	0	31	1	386
Tidmarsh	0	0	1	5	-2	0	15	3	1	1
Tilehurst	1	12	-2	20	70	16	0	10	3	52
Ufton Nervet	0	0	0	0	1	0	0	0	0	2
Wasing	0	0	0	0	0	0	0	0	-1	-4
Welford	0	0	1	1	0	0	1	1	-5	18
West Ilsley	-1	2	2	1	0	1	0	0	2	0
West Woodhay	0	0	0	0	2	0	2	0	2	0
Winterbourne	0	-2	0	0	1	0	-2	-2	1	6
Wokefield	0	1	0	0	0	0	0	0	0	1
Woolhampton	-1	4	0	-1	13	64	9	0	0	1
Yattendon	0	0	0	2	0	0	0	0	0	1
West Berkshire Total	278	496	637	967	1071	1064	683	528	246	3,985

Source: JSPU Planning Commitments for Housing 2010

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

Soft Commitments are the number of dwellings on sites either identified for housing in the Local Plan or on sites awaiting signing of legal agreements

Population and Housing C

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

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	1017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Completions - Allocated Sites	390	236	50	7																
Completions- Unallocated Sites	674	447	478	239																
Committed (at March 2010) and allocated sites					174	256	519	487	411	369	20	20	20	20	19					
Identified developable sites						31	86	44	9	0	120	120	120	120	120	30	30	30	30	30
Racecourse strategic site							70	98	129	138	120	120	120	120	120	120	120	100	90	
Sandleford Proposed Strategic site											100	100	100	100	100	100	100	100	100	100
Site Allocations/ Identified Sites											150	150	150	150	150	220	220	220	240	280
Unidentified small site allowance																70	70	70	70	70
Past Completions	1064	683	528	246																
Projected Completions					174	287	675	629	549	507	510	510	510	510	509	540	540	520	530	480
Cumulative Completions	1064	1747	2275	2521	2695	2982	3657	4286	4835	5342	5852	6362	6872	7382	7891	8431	8971	9491	10021	10501
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	70	-168	-18	86	110	92	77	62	47	32	16	31	46	41	46	1
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	520	537	526	518	515	516	516	517	518	520	522	517	510	505	479

C Population and Housing

Table C.13 Large and Medium Housing Sites Completed in 2009/10

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Net Density Units/ha
Compton	Lowbury House	PDL	33	32	34
Leckhampstead	Adj Recreation Ground	GF	10	10	28
Newbury	Craven Dene	PDL	29	27	48
Newbury	Western Avenue	PDL	54	54	73
Padworth	Land adj Kennet Works	PDL	13	13	40
Padworth	The Fallows, Basingstoke Road	GF	99	98	30
Thatcham	Kennet Heath Pds D2, E and F	PDL	317	317	40

Source: JSPU Planning Commitments for Housing 2010: Planning Applications Data

Table C.14 Affordable Housing Completions 2009/10

Address	Total Affordable	Completed 2009/10	Registered Social Landlord	No. Rented	No. Shared Ownership	Special Needs
Compton - Lowbury House	10	10	A2	7	3	
Leckhampstead - Rural Exception	10	10	A2 with RHT	7	3	
Newbury- Craven Dene	29	29	A2	29	0	
Thatcham - Kennet Heath pods D2, E, F	82	3	Redrow	0	3	
Through Planning Obligations		52		43	9	
Bradfield - Lea House	5	5	Sovereign	0	5	
Enborne - 3-6 Church Close	4	4	A2 and RHT	4	0	
Newbury - Cresswell Road	4	4	Sovereign	4	0	
Padworth - Kennet Court	13	6	Sovereign	6	0	
Purley - Thames Reach	4	4	Sovereign	4	0	
Total Affordable Units		75		61	14	0

Source: JSPU Planning Commitments for Housing 2010: Planning Applications Data: Housing Service data

Methodology for Local Indicator A1.

Definitions

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

New residential development has been defined as the net additional dwellings on all housing sites (or phases of larger sites) completed in 2009/10. Replacement dwellings are excluded. This definition is not the same as net additional dwellings for the current year; the Berkshire authorities agreed that measurements of accessibility were more appropriately calculated on completion of the housing development.

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

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

Methodology

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

Table D.1

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

Calculations look at each site individually and calculate the length of time that is quickest to reach a destination by public transport. Calculations only allow for travel by public transport (registered bus services and rail) and walking through the road network. Walking time is calculated with an average walk speed of 4.8km/hour and a total maximum walking distance of 1200 m. Public transport times are calculated using timetable and route information at October 2009 from the National Public Transport Data Repository.

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

E Biodiversity

Change in area of UK BAP Priority Habitat

Information Sources

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

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

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

Whilst a full habitat map has been created for Berkshire there are still large areas where the information comes primarily from aerial photographic interpretation. TVERC are working with the various species atlas groups who will survey every tetrad of Berkshire over the coming years and have agreed to ground truth the map as they do so.

Having established the baseline, information which identifies the changes in area of these habitats over time is fundamental to this indicator. Similarly, information on the reasons for change is essential to help inform the AMR process. A monitoring methodology and mechanisms for recording change at Local Authority level, including the impact of development, are both required to assist this process.

Change in number of UK BAP Priority Species

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

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

- Recorder 6 database for Berkshire held by Thames Valley Environmental Records Centre
- NBN (National Biodiversity Network) - data sources listed and mapped on NBN Gateway
- Crawley, M.J. (2005) The Flora of Berkshire. Brambleby Books
- Harvey, M (1998) A review of BAP invertebrates in Berkshire. BBOWT report
- www.ukbap.org.uk/NewPriorityList.aspx National list of UK BAP priority species

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

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

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

Information sources

TVERC are committed to survey approximately 10% of the total Berkshire sites each year. The information on change reported relates to the findings from the surveys in the previous year. Figures for changes in the area are derived from analysis of digitised site boundaries.

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

Special Areas of Conservation Data on SACs are derived from the digitised site boundaries layers obtained from Natural England

Local Geological Sites data are derived from the digitised site boundaries layers and documentation compile for the Berkshire Geoconservation group, supported by TVERC.

Quality of the information

The continued review of WHS in Berkshire by TVERC through field survey and boundary review has enabled an ongoing improvement in quality of this dataset.

There is an ongoing requirement for up to date SSSI, SPA, SAC and LWS data in the County. The continued support of the Unitary Authorities and Natural England to TVERC is essential for this indicator to be applied to the AMR process in the future.

Distribution and Status of Water Voles

Information Sources

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

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

E Biodiversity

Distribution and Status of Farmland Birds

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

Table E.1 Farmland Bird Species

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

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

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

Table .1

Acronym	Term	Explanation
AONB	Area of Outstanding Natural Beauty	Area with statutory national landscape designation, the primary purpose of which is to conserve and enhance the natural beauty
AMR	Annual Monitoring Report	A report that presents an analysis of existing ('saved') policies and progress on the Local Development Scheme (see below)
BAP	Biodiversity Action Plan	A strategy aimed at conserving and enhancing biological diversity
BSP	Berkshire Structure Plan	Provides a strategic framework for Local Plans and development control across the whole county.
CAA	Conservation Area Appraisal	
CABE	Commission for Architecture and the Built Environment	The government's advisor on architecture, urban design and public space.
DCLG	Department for Communities and Local Government	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
DPD	Development Plan Documents	A statutory element of the Local Development Framework. DPDs are subject to independent examination and include the Core Strategy.
GOSE	Government Office South East	The Government Office for the South East represents central Government in the South East. GOSE works to influence contract and develop government programmes and initiatives at a regional and local level, by working in partnership with relevant organisations to meet local needs.
LAA	Local Area Agreement	
LDD	Local Development Documents	Local Development Documents comprise both Development Plan Documents and Supplementary Planning Documents. LDDs are likely to include core policies, area action plans, proposal maps, site specific policies..
LDF	Local Development Framework	A folder containing a number of documents including LDDs setting out a local authority's policies for meeting the economic, environmental and social aims of its area.
LDS	Local Development Scheme	A timetable and project plan for the production of all the LDDs relating to a LDF
	Natural England	Brings together English Nature, parts of the Countryside Agency and the Rural Development Service. Natural England is working to conserve, enhance and manage the natural environment. It is responsible for agreeing National and Local Nature Reserves, identifying SSSIs (below) and proposed special areas of conservation and advising the Government.
PDL	Previously Developed Land	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. PPS3 has a detailed definition
PPG	Planning Policy Guidance	Guidance issued by the DCLG (see above), setting out the Government's policy on planning issues.

Glossary

Acronym	Term	Explanation
PPS	Planning Policy Statements	New guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These will replace PPGs (see above)
RIGS	Regionally Important Geological & Geomorphological Site	A non-statutory regionally important geological or geomorphological site designated to protect important earth science and landscape features.
RPG	Regional Planning Guidance	Regional planning policy and advice issued for each region in England by the Secretary of State. As part of the reform process the existing RPG becomes the spatial strategy for the region until revised by a replacement Regional Spatial Strategy (RSS).
RSL	Registered Social Landlord	Social landlords registered with the Housing Corporation:- providers of low cost social housing for rent and shared ownership.
	Saved Policies/Saved Plans	Policies within development plans that are saved for a time period during replacement production of Local Development Documents
S106	Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
SAC	Special Areas of Conservation	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	Statement of Community Involvement	Sets out the Council's policy by which the community will be engaged in the preparation and revision of LDDs and in the consideration of planning applications.
SCS	Sustainable Community Strategy	Sets out the long term vision for the local authority area.
SEERA	SouthEast EnglandRegional Assembly	A body composed of representatives from organisations within the South East. It is charged with the preparation of regional planning guidance, among other functions.
SEE Stats	South East Renewable Energy Statistics	Is an initiative undertaken by TV Energy and sub-regional data partners on behalf of the South East of England Sustainable Energy Partnership, led by GOSE (see above).
SPA	Special Protection Areas	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SPD	Supplementary Planning Documents	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
SPG	Supplementary Planning Guidance	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan
SSSI	Sites of Special Scientific Interest	Defined protected areas of nature conservation and scientific value identified by English Nature as being of national (and sometimes international) importance.
TV ERC	Thames Valley Environmental Records Centre	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.

Glossary

Acronym	Term	Explanation
WBDLP	West Berkshire District Local Plan	Sets out the Council's policies and proposals for the development and use of land within the district. It includes detailed policies and specific proposals to guide planning decisions
WHS	Wildlife Heritage Sites	Designated sites of nature conservation value. These are non-statutory, and defined by the Berkshire Nature Conservation Forum.

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Five Year Housing Land Supply September 2010

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Five Year Housing Land Supply September 2010

1 Background

1.1 Planning Policy Statement 3 (PPS3) was published in November 2006, replacing Planning Policy Guidance Note 3: Housing (PPG3). One of the government's objectives set out in PPS3 is to ensure that the planning system delivers a flexible, responsive supply of land.

1.2 One of the requirements of PPS3 is that Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement. Guidance accompanying the Secretary of State's letter, in July 2010 ⁽¹⁾, announcing the revocation of Regional Spatial Strategies, confirms that planning authorities still need to identify a five year land supply of deliverable sites, but that this will need to reflect any changes to the overall local housing ambition.

1.3 The housing requirement for West Berkshire was set out in the South East Plan which was adopted in May 2009. This set out an average requirement of 525 dwellings per annum over the period 2006 - 2026. West Berkshire Council is proposing that this housing requirement is retained in the Core Strategy currently at Examination.

1.4 The assessment of the five year supply has followed the guidance produced by the Department for Communities and Local Government ⁽²⁾ although this advice has been cancelled, following the Secretary of State's statement on 6 July announcing the revocation of Regional Spatial Strategies.

1.5 This document sets out the specific sites which are likely to deliver the housing requirement. They include sites already under construction, those with planning permission but where building work has not yet commenced and sites that have potential under current policies to come forward for development within the next five years.

1.6 The period covered includes the current monitoring year 2010/11 and the five years from 2011/12 to 2015/16.

2 PPS3 Requirements

2.1 Local Development Documents will set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing. Sufficient specific deliverable sites should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15. The expected rate of housing delivery will be illustrated through a housing trajectory for the plan period.

2.2 Prior to the adoption of Local Development Documents Local Planning Authorities need to demonstrate an up-to-date five year supply of deliverable sites. From 1st April 2007 Local Planning Authorities have had to have regard to the policies in PPS3 as material considerations. Where authorities cannot demonstrate a five year supply, PPS3 states that they should consider favourably planning applications for housing, having regard to the policies in the PPS.

For sites to be considered deliverable, PPS3 states they should be:

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

2.3 In determining land supply PPS3 states that an allowance for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

1 Core Strategy Core Document 11/01 Letter from Secretary of State to Chief Planning Officers: Revocation of Regional Strategies

2 Advice produced by the Department for Communities and Local Government "Demonstrating a 5 Year Supply of Deliverable Sites", now cancelled and removed from the Planning Inspectorate's website

Five Year Housing Land Supply September 2010

3 Five Year Housing Land Supply

Five Year Housing Requirement

3.1 The first stage in the assessment is the identification of the level of housing provision to be delivered. Local Planning Authorities were advised that they should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered.

3.2 The South East Plan requirement was for 10,500 dwellings from 2006 to 2026, with an average annual requirement for 525 homes. Though Regional Spatial Strategies were revoked in July 2010, this requirement has been retained in the Submission Core Strategy. By March 2010, 2,521 additional homes had been completed since March 2006, leaving 7,979 to be delivered from 2010 to 2026.

3.3 The base date for information on completions is March 2010. The Council considers that a 6 year housing supply from this date i.e. up to March 2016 should be demonstrated, in order to meet the requirement for the current monitoring year 2010/11 and the five years from March 2011 to March 2016. **The requirement to March 2016 is 2,729 units** as set out below. This requirement assumes that the average 525 dwellings per annum should be delivered over the first 10 years of the plan period, whereas the Core Strategy proposes an average of 525 dwellings per annum over the total plan period, from 2006 to 2026. As the Site Allocations DPD is not programmed for adoption until 2013, and with the current recession resulting in reduced house-building activity, it is likely that dwelling completions will be lower in the first half and higher in the latter half of the plan period. The Local Area Agreements between the Council and the Government have resulted in an acceptance of lower and more realistic house-building targets for the short term and this is not in conflict with the emerging development plan. The figure of 2,729 should therefore be seen as a target rather than an absolute requirement.

Table 3.1 Five Year Housing Requirement to March 2016

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2016 (10 years at 525 p.a.)	5,250
Completions 2006 - 2010	2,521
Remaining Requirement 2010 - 2016 (current year plus Years 1-5)	2,729

Five Year Deliverable Housing Supply

3.4 The second stage in the assessment is to identify sites that have the potential to deliver housing during the following five years. Potential sites include those that are allocated for housing in the Development Plan, sites that have planning permission and specific, unallocated brownfield sites that have the potential to make a significant contribution to delivery during the 5 year period.

3.5 The third stage in the assessment is to assess the deliverability of the identified potential sites in terms of paragraph 54 of PPS3, that is to assess whether sites are available, suitable and achievable.

3.6 In order to assess the deliverability of sites, the Council has visited sites, checked progress against building control records and sought up-to-date information, where possible, from applicants, developers, landowners or agents on the deliverability of sites of 10 units or more. A significant number of landowners and developers were unsure of when development would take place because of the economic situation, but intended to develop the site within the 5 year period. Where applicants had indicated constraints to development such as ownership issues or had expressed doubts that they would be implementing the scheme, sites were not included as deliverable. Comments from this assessment are included in the schedules for sites of 10 units or more. In previous years the Council has also attempted to contact developers of smaller sites. As the response rate has been low, this was not repeated this monitoring year. Small sites with planning permission are therefore all included in the schedules as deliverable within the five year period.

3.7 The schedules of housing sites which follow demonstrate that there is sufficient supply of housing land to meet the five year requirement, without relying on further windfalls.

Five Year Housing Land Supply September 2010

3.8 The schedules are summarised below. Commitments (units on sites with planning permission) at March 2010 that have been assessed as deliverable account for 2,216 units. Deliverable dwellings on sites that were not hard commitments at March 2010 but have since had planning applications approved account for an additional 605 units, bringing the deliverable supply to 2,821 units, equivalent to 6.2 years housing land supply. In addition to these sites there will be further supply from applications currently under consideration, from new applications on identified sites and from windfalls. Even with no additional sites coming through the planning system and with a 10% non-completion rate on small sites not yet under construction, there would still be 6.1 years supply of land from March 2010 to March 2016 to meet the Core Strategy requirement. For the five year period March 2011 to March 2016 there is therefore a 5.2 year supply, when account is taken of the projected completions for the current 2010/11 monitoring year.

Five Year Housing Land Supply September 2010

Table 3.2 Summary Deliverable Five Year Supply

Deliverable Sites		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Net Units
Commitments at March 2010	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	
Allocated sites	0	0	9	20	0	0	29
Non-allocated sites of 10 or more units	89	156	412	369	313	369	1708
Non-allocated small sites under 10 units	85	100	98	98	98	0	479
Total	174	256	519	487	411	369	2216
Sites where planning application approved since March 2010							
Large sites of 10 or more units	0	11	136	132	129	138	546
Small sites under 10 units	0	20	20	10	9		59
Total	0	31	156	142	138	138	605
Deliverable Sites not yet assessed as suitable through planning application	0	0	0	0	0	0	0
Total Deliverable Sites	174	287	675	629	549	507	2,821 (6.2 years supply)

4 Monitoring the Five Year Supply

4.1 The Council will monitor the five year supply of deliverable sites, at least on an annual basis, setting out a revised list of specific deliverable sites linked to the Annual Monitoring Report (AMR). The outcome of the annual monitoring exercise will be used to update the five year supply, setting out a revised list of specific deliverable sites.

Five Year Housing Land Supply September 2010

5 Schedules of Housing Sites

Table 5.1 Allocated Sites

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	6-10 yrs	11-15 yrs
Aldermaston	Land at Fishermans Lane	07/02782/RESMAJ	GF	29	0	29	Available: Yes Suitable: allocated site with planning permission Achievable: Development likely to commence within 6 months			9	20				
Newbury	Park House School		GF	70	0	70	Available: Will require re-location of school playing field Suitable: allocated site Achievable: Unlikely to be developed within 5 years.							0	0
Total					7	106		0	0	9	20	0	0	0	0

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Table 5.2 Non-allocated sites of 10 or more units with planning permission at March 2010

Parish/Ward	Address	Applic. No.	Net Units	U/C 2010	NetU 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Burghfield	Saxon Gate	09/01808	11	0	11	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	5	6					11		
Burghfield	Land At Hunters Hill	04/01360/FULMAJ	0	0	15	Available: Yes Suitable: planning permission granted Achievable: Yes, RSL		5	10				15		
Chieveley	Bardown	06/02093	28	0	72	Available: Yes Suitable: yes, planning permission granted Achievable: Land sold on and unlikely to be developed in short term.	-3						-3	75	
Compton	Greens Yard, High Street	02/00317	25	0	25	Available: Yes Suitable: yes, planning permission granted Achievable: landowner confirmed likely to be developed within 5 years				25			25		
Hampstead Norreys	Manor House, Church Street	09/00744 08/11099 08/01099	14	5	14	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	5	9					14		
Greenham	Land south of Pinchington Lane	08/02189/RESMAJ 06/00763	64	2	64	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	20	44					64		
Holybrook	Calcot Barn Low Lane	08/00753/FULMAJ	9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: Agent confirms site likely to be developed in next 5 years		-1	10				9		

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Parish/Ward	Address	Applic. No.	PDL	Net Units	U/C 2010	NEU 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs	
Holybrook	Underwood Shopping Centre Underwood Road	07/00619FULEXT	PDL	65	0	65	Available: Yes Suitable: yes, planning permission granted Achievable: developer confirmed intention to deliver within 5 years					30	35	65			
Hungerford	Our Lady Of Lourdes RC Church	09/00962 /FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: anticipate completion within 5 years, dependant on market conditions						14	14			
Hungerford	Land At North Standen Road	09/01726FULEXT	GF	16	0	16	Available: Yes Suitable: yes, planning permission granted Achievable: Work commenced,	16						16			
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018FULEXT	PDL	96	0	97	Available: Yes Suitable: yes, planning permission granted Achievable: developer confirmed construction likely to commence in 2010			20	39	38		97			
Lambourn	Land To The Rear Of The Classics	08/01503/ FULMAJ	PDL	12	0	12	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intention to complete within 5 years			6	6			12			
Newbury	Northcroft & Avonbank House, West Street	05/02338OUITMAJ 08/00718RESMAJ	PDL	61	0	61	Available: Yes Suitable: yes, planning permission granted Achievable: offices to be vacated end 2009. Unable to contact owner			61				61			
Newbury	St Nicholas School Enborne Road	06/01481 01/00189	PDL	14	14	14	Available: Yes Suitable: yes, planning permission granted Achievable: construction commenced Oct 2009	14						14			

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Parish/Ward	Address	Applcn. No.	Net Units	U/C 2010	NDI 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Newbury	J & P Motors, Newtown Road	07/01687	37	0	37	Available: Yes Suitable: yes, planning permission granted Achievable: Uncertain timing, depending on market					37		37		
Newbury	Hillview House, 21 West St	07/02666	42	0	42	Available: Yes Suitable: yes, planning permission granted Achievable: developable within 5 years					42		42		
Newbury	174-178 Craven Road	09/01480 05/00159	14	17	17	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	17						17		
Newbury	Bankside House, West Mills	04/03091 05/01457	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: Demolition complete. Unable to contact owner			13				13		
Newbury	Land At Park Way	05/02843	187	0	187	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction			187				187		
Newbury	Land To The Rear Of 1 - 15 The Broadway	06/02752	72	0	72	Available: Yes Suitable: yes, outline planning permission granted Achievable: Yes, although revised design may be required as reserved matters refused			10	62			72		
Newbury	49 London Road	07/01189	14	0	14	Available: No, hotel development under construction Suitable: planning permission granted Achievable: No							0		

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Parish/Ward	Address	Applic. No.	Net Units	U/C 2010	NEU 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Newbury	Land Off Faraday And Kelvin Road	08/01255/ OUTMAJ	160	0	160	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intends to complete within 5 years				40	40	80	160		
Newbury	Garage Area Sidestrand Road	08/01403FULMAJ	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: Site sold - unable to contact owner			10				10		
Newbury	17-21 And Land To The Rear Of 22-24 Bartholomew Street	08/01789FULMAJ	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable:			13				13		
Newbury	Land At Willow Close And Malvern Court	08/02050/ FULEXT	24	0	24	Available: Yes Suitable: yes, planning permission granted Achievable: On site, RSL anticipate completed Mar 2012	-39	33	30				24		
Newbury	24 Bartholomew Street	08/02050 FULMAJ	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intention to complete within 5 years		14					14		
Newbury	11 - 15 Bartholomew Street	08/02209FULMAJ	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Unable to contact owner				14			14		
Newbury	St Bartholomews School Wormestall Site	08/02256OUTMAJ	33	0	33	Available: Will become available when new school complete in 2010 Suitable: yes, planning permission granted Achievable: Likely to be completed within 5 years				33			33		

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Parish/Ward	Address	Applcn. No.	Net Units	U/C 2010	NDI 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Newbury	St Bartholomews School Wormestall Site	08/02257/FULMAJ	14	0	14	Available: Will become available when new school complete in 2010 Suitable: yes, planning permission granted Achievable: Yes		14	14				14		
Newbury	49 - 65 Enborne Road	09/00086/ FULMAJ	3	0	3	Available: Yes Suitable: yes, planning permission granted Achievable: Funding issues may affect viability							0	3	
Newbury	174-178 Craven Road	New permission 05/00159/FULMAJ	14	17	17	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	17						17		
Padworth	The Glen, Bath Road	07/01944 05/02082/OUTD 06/00437/REM	8	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: Yes, one demolition complete			9				9		
Padworth	Land To The Rear Of Audrey Court	07/02756/OUTMAJ	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Expected completion end 2011		14					14		
Padworth	Land Adjacent To Bath Road Known As Elliott Hire	09/00468/ FULEXT	36	0	36	Available: Yes Suitable: yes, planning permission granted Achievable: Land to be sold				36			36		
Pangbourne	63 - 65 Reading Road	07/01036/FULMAJ	12	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	14						14		

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Parish/Ward	Address	Applic. No.	Net Units	U/C 2010	N&Q 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Purley	1053-1069 Oxford Rd	143168 133816/F, 03/00057RM	45	0	45	PDL Available: Yes Suitable: yes, planning permission granted Achievable: alternative scheme may be submitted - developable within 5 years					5	40	45		
Stratfield Mortimer	Land To Rear Of 33-37 West End Rd	08/02046/ FULMAJ	7	0	10	PDL Available: Yes Suitable: yes, planning permission granted Achievable: Demolition complete.	10						10		
Thattham	Side and rear 21 Henwick Lane	04/00276	10	0	10	GF Available: Yes Suitable: yes, planning permission granted Achievable: Not likely to be deliverable							0	10	
Thattham	1 The Broadway	06/02314/FULMAJ	10	0	11	PDL Available: Yes Suitable: yes, planning permission granted Achievable: Demolition complete and construction started	11						11		
Thattham	29 High Street	07/00529/FULMAJ	10	0	10	PDL Available: Yes Suitable: yes, planning permission granted Achievable: developer intends to commence when economic conditions improve			10				10		
Thattham	Kingsland Shopping Centre And Adjoining Land	07/00565/OUTMAJ	46	0	46	PDL Available: Yes Suitable: yes, planning permission granted Achievable: developer intends to deliver within 5 years - application for renewal pending consideration					46		46		

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Parish/Ward	Address	Applcn. No.	Net Units	U/C 2010	N&Q 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Thattham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ 05/02916/OUT	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	13						13		
Thattham	139 & 141 Bath Road	08/02296/ OUTMAJ	9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intends to complete within 5 years			-2	11			9		
Thattham	Harts Hill Farm Harts Hill Road	09/01017/ OUTMAJ	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	-1	11					10		
Theale	Lakeside	04/01219	350	0	350	Available: Yes Suitable: yes, planning permission granted Achievable: Yes				75	200		350		
Theale	Land To The Rear Of 22 - 26 High Street	07/00084/OUTMAJ	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Agent confirms site likely to be developed in next 5 years				14			14		
Theale	Land at James Butcher Drive	07/01860	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: New full application and site out to tender			11				11		
Tilthurst	138 - 140 City Road	06/02908/FULL	11	0	11	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	11						11		

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Parish/Ward	Address	Applicn. No.		Net Units	U/C 2010	NEU 2010	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Tilehurst	The Colonnade, Overdown Road	08/00138	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Unable to contact owner				14			14		
Welford	Teekay Farm, Newbury Road	08007300UTMA, 07/01182	PDL	11	0	11	Available: Yes Suitable: yes, planning permission granted Achievable: Unlikely to be developed within 5 years							0	11	
Total				1751	55	1824		89	156	412	369	313	369	1708	99	0

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Table 5.3 Non-allocated sites of 10 or more units granted planning permission since March 2010

Parish/Ward	Address	Appln. No.	GF/PDL	Net Units	U/C 2010	NOI 2009	Assessment of Deliverability	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	0-5 yrs	6-10 yrs	11-15 yrs
Greenham	The Racecourse	09/00971	PDL	1464	0	1464	Available: yes Suitable: yes planning permission approved Achievable: Commencement expected 2012			70	98	129	138	435	459	570
Newbury	St Bartholomews School	09/02555/FULEXT	PDL	37	0	37	Available: following completion of new school in autumn 2010 Suitable: yes planning permission approved Achievable: Yes,		11	15	22			37		
Newbury	1-3 Mansion House Street	08/02411	PDL	11	0	11	Available: Yes Suitable: yes planning permission approved Achievable: Yes							11		
Padworth	Max Café, Bath Road	10/00760/OUTMAJ	PDL	12	0	12	Available: Yes Suitable: yes planning permission approved Achievable: Yes				12			12		
Thatcham	Waring House	09/02139/FULEXT	PDL	51	0	51	Available: yes Suitable: yes planning permission approved Achievable: Yes, site preparation work started			51				51		
Total								0	11	136	132	129	138	546	459	570

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Table 5.4 Small sites under 10 units with planning permission at March 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Aldermaston	Land adj 50 Falcon Fields	06/02230 03/02269/OUT 05/00326/RESMAT	PDL	1	0	1
Aldermaston	34 The Street	07/00102	PDL	1	0	1
Aldermaston	White Tower Nursery	09/02550	PDL	1	0	1
Basildon	Cairngorm, The Ridge, Lower Basildon	06/00161/FUL 06/01365/FUL	PDL	0	1	1
Basildon	Land at East House, Gardeners Lane	07/00192	PDL	1	0	1
Basildon	The Orchard House, Blandys Lane	08/01446	PDL	3	0	3
Basildon	Applecroft, Bethesda St	08/02374/FULD	PDL	2	0	2
Basildon	Land At Apple Tree Cottage Pangbourne Road	07/02662/FULD 06/02638/OUTD	PDL	1	0	1
Basildon	Land Adjoining Yew Cottage, Bethesda Street	07/02739/OUTD	PDL	1	0	1
Basildon	1 Wakemans	08/00882	PDL	1	0	1
Basildon	Southfields Pangbourne Road	08/01651 07/00817/OUTD	PDL	1	1	1
Basildon	Beech House, Bethesda St	08/02243	PDL	0	1	1
Basildon	Quinneys, Bethesda Street	09/00209/FUL	PDL	0	1	1
Basildon	Farriers Beckfords	09/00411/OUTD	PDL	2	0	2
Beech Hill	Trunkwell Farm Beech Hill Road	06/02155/FULD	GF	1	0	1
Beenham	Wessex Downs Golf Club	01/02349	GF	1	1	1
Beenham	24 Stoneyfield, Beenham	07/00152/OUT	PDL	2	2	2
Beenham	Park Farm, Webbs Lane Beenham	07/01674/LBC	GF	2	0	1
Beenham	St Marys Farm	09/00937/FULD	GF	1	0	1
Boxford	Coombesbury Farm Barn	09/00892	GF	4	0	4
Boxford	The Bungalow School Lane	09/01367/FULD	PDL	1	2	2
Bradfield	Land to rear of Wigmores Garage	04/01827	PDL	1	0	1
Bradfield	Merryfield Farm, Mariners Way	08/01092	GF	1	0	1

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Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Bradfield	Sunny Cottage, Stanford Rd	08/01326	PDL	0	1	1
Bradfield	The Bungalow, Cock Lane	09/02624/FUL 08/01368	PDL	3	4	4
Brightwalton	Manor Farm House	09/01946	GF	1	0	1
Bucklebury	10 Broad Lane Upper Bucklebury	08/00257/FULD	PDL	1	2	2
Bucklebury	Land At 44-46 Broad Lane	08/01594/FULD	PDL	5	0	5
Burghfield	Bakery Cottages, Reading Rd	07/01017	PDL	2	0	2
Burghfield	Little Orchard, Springwood Lane	07/01511/REM 04/02815/OUT	PDL	1	2	2
Burghfield	Victoria Cottage, Bunces Lane	07/02609/FULD 08/01049/FULD	PDL	1	0	1
Burghfield	2 Pinchcut	08/01501	PDL	1	1	1
Burghfield	Land At The Close	08/01598/FULD	PDL	5	0	5
Chaddleworth	Barn 80m South East Of Manor Farm	10/00030/XFULD 07/01671/FULD	GF	2	0	2
Chieveley	Chieveley House, High Street	05/00559/FUL	PDL	1	0	1
Chieveley	Middle Farm	09/00185/FULD	PDL	4	0	5
Chieveley	Old Radnalls Farm Green Lane Chieveley	09/02194/XFUL 04/01257/FUL	GF	2	0	2
Chieveley	Priors Court School	06/02852/FUL	PDL	-2	0	-2
Chieveley	The Old Village Hall	09/00093/OUTD	PDL	1	0	1
Chieveley	Torne Trask, Downend	09/01065/OUTD	PDL	1	0	1
Chieveley	Gable End, Freshfields Lane	09/01423	PDL	1	2	2
Cold Ash	Land adjacent to Rowan Road, Fishers Lane	04/02637/FUL, 06/00243/FULD	PDL	1	1	1
Cold Ash	Hillcrest, Stoney Lane, Ashmore Green	05/01031/FUL	PDL	4	4	4
Cold Ash	Gorse Cottage, Hermitage Rd	07/00008/OUT 08/01358/REM	PDL	1	0	1
Cold Ash	Hollywood House, Hermitage Road	07/00613/FULD 04/00364	PDL	1	0	1
Cold Ash	Land Adjacent To Ridgeway House	07/01875/FULD	PDL	1	1	1
Cold Ash	Adj Bucklebury House, Bucklebury Alley	09/00264/FULD	PDL	1	1	1
Cold Ash	Land at Foxbriars, Fishers Lane	156763, 00/56763	PDL	2	3	3

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Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Cold Ash	Land Adjoining Northcroft Farm Stoney Lane	08/00661/FULD	PDL	1	0	1
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	0	1
Cold Ash	Land west of Rowan House	08/01986	PDL	1	1	1
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	0	3
Compton	Church Farm, Aldworth Road	02/01885 06/00953/FULD	GF	7	0	2
Compton	Danetree, Coombe Road	05/01747/FUL	PDL	0	1	1
Compton	Former Bank, High Street	07/02654/FULD	PDL	1	0	1
Compton	Land at Downe Cottge	09/01415	PDL	1	0	1
East Ilsley	Greycott, Old Stanmore Road	05/01864/FULD	PDL	1	0	1
East Ilsley	The Star Inn, High Street	05/02329/FULD	PDL	6	2	2
East Ilsley	The Old Stables, Beech Tree Farm, Stanmore Road	06/01220/FULD	PDL	1	0	1
East Ilsley	Land Adjoining 19 Church Side	06/01929/FULD	PDL	1	0	1
East Ilsley	Montpelier House, Broad Street	06/02687/FULD	PDL	1	1	1
Enborne	Enborne Kennels	06/02900/FULD	PDL	1	0	1
Farnborough	Coombe Lodge	07/02378/FUL	PDL	0	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Great Shefford	Land at East Shefford Farm	09/00649/REM 08/00140	GF	1	0	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	05/01366/FULD	PDL	5	0	6
Greenham	Plot 12 Russet Eaves	06/02598/FULD	PDL	1	0	1
Greenham	Land off Bukner-Croke-Way, New Greenham Park	07/00421	PDL	1	0	1
Hampstead Norreys	Malthouse Barn, Bothampstead Lane	03/00573	GF	1	1	1
Hampstead Norreys	Land Adjoining 35 Beechcroft	06/01668/OUTD	PDL	1	0	1
Hampstead Norreys	1 Hackney Bottom	07/00822/FUL	PDL	0	1	1
Hampstead Norreys	Land Adjacent To Wing Cottage	07/02627/OUTD	PDL	1	0	1
Hamstead Marshall	Former Farmhouse, Elm Farm Research Centre	06/00010/FULD	PDL	1	0	1

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Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Hermitage	Wellhouse Barns, Wellhouse Lane	02/00993/FUL	GF	5	1	1
Hermitage	Land Adjacent To Medan And 4 Oare View, Hampstead Norreys Road	06/01340/FUL	PDL	0	0	2
Hermitage	The Old Laundry, Marlston Road	06/02015/FULD	PDL	1	0	1
Hermitage	Hermitage Garage Newbury Road	07/01035/FULD	PDL	1	0	1
Hermitage	The Birches Slanting Hill	07/02791/FUL	PDL	0	1	1
Holybrook	Rear Magnolia Cottage	04/02607/FUL	PDL	1	0	1
Holybrook	Land Adjacent To 1 Willow Tree Glade	07/01838/FULD	PDL	1	0	1
Hungerford	Berkshire Trout Farm	02/00911	GF	1	1	1
Hungerford	6 Bridge Street	05/00395/FUL	PDL	1	0	1
Hungerford	34A High Street	06/01250/FULD	PDL	1	0	1
Hungerford	29 Church Street	06/02552/FULD 03/01695/FUL	PDL	3	3	3
Hungerford	Land At the Rear of 14-19 Upper Eddington	09/00420/OUTD 06/00255/FUL	PDL	2	0	2
Hungerford	32 High Street	06/00944/FUL	PDL	1	0	1
Hungerford	Land Adjacent To 18 Priory Avenue	07/00151/FULD	PDL	1	0	1
Hungerford	Hungerford Park Estate	07/02222	PDL	-3	0	-3
Hungerford	25 Church Way	08/01647	PDL	1	0	1
Hungerford	2 Sanham Green	08/01913	PDL	0	1	1
Hungerford	Unit 2 And 3 Neates Yard Rear Of 108 High Street	08/02171	PDL	2	0	2
Hungerford	Land Adjacent To 10 Park Street	09/00580/FULD	PDL	1	0	1
Hungerford	47A High Street	09/01968/FULD	PDL	2	0	2
Hungerford	Lamb Cottage, Charnham Street	09/02283/FUL	PDL	-1	0	-1
Inkpen	Land at Foxglove Farm, Inkpen common	03/02122/FUL	GF	2	0	1
Inkpen	Church Farm House, Lower Green	09/02586/XFULD 07/00219,	PDL	1	0	1
Inkpen	1 & 4 Hazelwick, Upper Green	06/00900	PDL	2	0	2

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Parish/Ward	Address	Applcn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Inkpen	Kiln House, Pottery Lane	07/02177/FUL	PDL	0	1	1
Inkpen	Wychwood, Upper Green	08/01157	PDL	0	1	1
Inkpen	Eddington House, Upper Green	08/01159	PDL	0	1	1
Inkpen	Honeysuckle Cottage, Craven Road	09/02236/FUL	PDL	0	1	1
Kintbury	Clapton Bottom	03/01055/FUL, 08/00264/FUL	PDL	-1	0	-1
Kintbury	Kintbury Service Station Newbury Street	06/02632/FULD	PDL	4	0	4
Kintbury	19 Newbury Street	08/01438	PDL	2	0	2
Kintbury	Stable Court Denford Park	08/01927	PDL	4	4	4
Kintbury	Denford Park	09/00643/FULD 07/02386/FULD	PDL	1	0	1
Lambourn	Fox Farm	157179	GF	1	1	1
Lambourn	16 Baydon Road	00/00510 05/01742	PDL	1	0	1
Lambourn	Francomes Field	03/02206	GF	6	0	2
Lambourn	Limes Farm Upper Lambourn	07/00951/COMIND	GF	3	0	7
Lambourn	Land At The Old Station Yard	07/02745/FULD	PDL	5	0	5
Lambourn	Former Coal Yard Newbury Street	08/00267/OUTD	PDL	9	0	9
Lambourn	Long Acre Farm Seven Barrows	08/01558/FULD	PDL	1	1	1
Lambourn	Fognam Farm	08/01880/FULD	GF	2	0	2
Lambourn	Land adj Willowbank	08/02021	PDL	1	1	1
Lambourn	Land Adjacent To 1 Bockhampton Road	08/02333/FULD	PDL	1	0	1
Lambourn	2 Baydon Road	08/02342/FULD	PDL	1	1	1
Lambourn	35 Woodbury	09/02582/FULD	PDL	1	0	1
Leckhampstead	The Old School House, Nuttingtons	175870	PDL	1	1	1
Leckhampstead	Hill Farm, Shop Lane	08/02006	PDL	1	1	1
Leckhampstead	The Hollies, The Thicket	08/02143	PDL	0	1	1
Midgham	Hallcourt Farm, Midgham Green	08/01295	GF		0	2

Five Year Housing Land Supply September 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Midgham	Old Acre House, Midgham	08/01877 04/02617/FUL	PDL	1	0	1
Midgham	Spire Ridge Kennels Bath Road	08/00648/FULD	PDL	1	0	1
Newbury	Arcade House, The Arcade	02/01586	PDL	3	0	3
Newbury	63 Craven Road	03/02494/FUL	PDL	3	5	5
Newbury	Valle D'Oro Restaurant Oxford Street	04/01556/RENEW 154902	PDL	1	0	1
Newbury	St Johns Garage Newtown Road	04/02318/RELAX 154666/F	PDL	6	0	6
Newbury	Car Park Site, West Street	05/00565/FULD	PDL	6	0	6
Newbury	124 London Road	05/01608/FULD	PDL	1	0	1
Newbury	90 Turnpike Road	05/02336/OUTD	PDL	1	0	1
Newbury	146 Newtown Road	05/02356/OUTD	PDL	1	0	1
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1	1
Newbury	62 Bartholomew Street	05/02917/FULD	PDL	4	0	4
Newbury	Land Adj To 59 Priory Road	06/00127/OUTD 08/00422/FULD	PDL	1	0	1
Newbury	Land Adjacent To Sandal Combe	07/01344/FULD	PDL	1	1	1
Newbury	27A Rectory Close	08/00621	PDL	7	0	7
Newbury	19 Livingstone Road	09/02604/XFULD 05/01684/FULD	PDL	4	0	4
Newbury	Land to the rear of 112 Enbourne Road,	05/00222/FULD	PDL	1	0	1
Newbury	Land to north 37-39 Kennet Road	05/00470/FULD	PDL	2	0	2
Newbury	91 - 93 Shaw Road	06/00810/FULD	PDL	1	0	1
Newbury	101 Bartholomew Street	06/01042/FULD	PDL	1	0	1
Newbury	Leigh House, 77 London Road	06/01772/FULD 06/02623/LBC	PDL	5	0	5
Newbury	Land Adjacent To 6 Conifer Crest	07/00654/FULD	PDL	1	1	1
Newbury	The Natural Health Centre 8 Falkland Road	07/00919/FUL	PDL	1	0	1
Newbury	13 - 14 Courtlands Road	07/01938/FULD	PDL	4	0	4
Newbury	Site Adjoining 1 Almond Avenue	08/00370/OUTD	PDL	1	0	1

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Parish/Ward	Address	Applc'n. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Newbury	Land Adjoining 8 Maple Crescent	08/00602/OUTD	PDL	1	0	1
Newbury	26 Oakley Road	08/00625/FULD	PDL	1	0	1
Newbury	60 Chesnut Crescent	08/00711	PDL	1	1	1
Newbury	21 Corporation Cottages Pelican Lane	08/00775/FULD	PDL	1	0	1
Newbury	Dolmans Shaw Hill	08/00924/OUTD	PDL	5	0	5
Newbury	19 Cromwell Road Newbury	08/01123/FULD	PDL	1	1	1
Newbury	51 St Michaels Rd	08/01322	PDL	1	0	2
Newbury	62 Andover Road	08/01349/OUTD	PDL	4	0	4
Newbury	18 - 22 Rockingham Road	08/01794/OUTMAJ	PDL	6	0	6
Newbury	Kilraine Donnington Square	08/02057/FULD	PDL	1	0	1
Newbury	121 Andover Rd	09/00082	PDL	3	4	4
Newbury	Cost Cutter Store Elizabeth Ave	09/00158	PDL	3	0	3
Newbury	Land At Hampton Road, Hampton Road	09/00279/FULD 06/02136/FULD	PDL	2	0	2
Newbury	Land To Rear Of 2 - 6 Chandos Road	09/00832/OUTD	PDL	1	0	1
Newbury	Land To Rear Of 57 Enborne Grove	09/00928/FULD 07/01375/FULD	PDL	1	0	4
Newbury	35 Glendale Avenue	09/01069/FULD	PDL	1	1	1
Newbury	Land adj to Four Winds, Tydehams	09/01457	PDL	1	0	1
Newbury	25 Northbrook Street	09/01785	PDL	1	0	1
Newbury	18B Kings Road West	09/02116/XFULD 06/02621/FULD	PDL	3	0	3
Newbury	7 - 12 Cromwell Place	09/02675/FULD	PDL	6	0	6
Padworth	Former Site Of Manton, Bath Road	09/02082/OUTD	PDL	3	0	3
Pangbourne	Spinney House, Bere Court Road	03/00782/FUL	PDL	0	1	1
Pangbourne	Little Herons Riverview Rd	08/02001/FULD	PDL	1	0	1
Pangbourne	Avenham, Bere Court Road	09/01056/FUL 04/00055/FUL	PDL	0	1	1
Pangbourne	Lower Bowden Estate, Bowden Green	07/02458/FULD 06/02829/FULD	GF	1	0	1

Five Year Housing Land Supply September 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Pangbourne	3 And 4 Bowden Green	08/01011/HOUSE	PDL	-1	-1	-1
Pangbourne	Ten Mile House	09/01605	PDL	0	0	1
Pangbourne	Land At Hopewell, Courtlands Hill	10/00186/OUTD	PDL	1	0	1
Peasmore	Gidley Farm	02/01988 05/02910/FULD 06/02190/LBC 06/02905/LBC2 06/02189/FULD	GF	3	1	1
Peasmore	Walnut Tree Cottage	07/00408/FUL	PDL	0	1	1
Peasmore	Rowdown Farm	09/01586	GF	1	1	1
Purley	32-34 Park Walk	03/00221/OUT	PDL	1	1	2
Purley	Domus, Oxford Road	06/02897/FULD	PDL	2	0	2
Purley	70 Wintringham Way	07/02799/FULD	PDL	1	1	1
Purley	9 Long Lane Tilehurst	08/00171/OUTD 08/01147/REM	PDL	1	0	1
Shaw cum Donnington	Trinity School Playing field	04/00622	GF	8	0	8
Shaw Cum Donnington	Woodsprings, Land At Woodspeen, Snelsmore Common	05/02046/FULD	GF	1	1	1
Shaw Cum Donnington	Donnington Grove Country Club	07/01093/FULD	GF	7	7	7
Shaw Cum Donnington	Donnington Grove Country Club	07/01095/FULD	PDL	1	0	1
Shaw Cum Donnington	Land Adjoining The Bungalow, Shaw Farm Road	07/01890/FULD	PDL	2	0	2
Shaw Cum Donnington	Donnington Grove Country Club	08/01509	GF	1	0	1
Shaw Cum Donnington	Top Barn Donnington Grove Country Club	09/00369/FULD	GF	1	0	1
Speen	Land adj Coppice House	08/02109	PDL	1	0	1
Speen	Foley Farm	09/00609/OUTD	GF	4	0	4
Stanford Dingley	Pangfield Farm Bucklebury Road	08/00288/COMIND	GF	1	0	1
Stratfield Mortimer	3 Hammonds Heath Road, Mortimer Common	04/02468/FUL	PDL	0	0	1
Stratfield Mortimer	Land Adjacent To Park Cottage The Street	06/00554/FULD	PDL	1	1	1
Stratfield Mortimer	Land Adjacent To 29-30, The Bevers	07/01807/FULD	PDL	8	0	8
Stratfield Mortimer	Longmoor Cottage, Longmoor Lane	07/01945/OUTD	PDL	2	0	2

Five Year Housing Land Supply September 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Stratfield Mortimer	The Red House, 54 West End Road	08/02349	PDL	7	0	7
Stratfield Mortimer	Land Adjoining 37 Stevens Close	09/00364 05/02058/OUTD	PDL	1	0	1
Stratfield Mortimer	Squirrels Lodge, West End Road	06/02097/FULD	PDL	1	0	1
Stratfield Mortimer	4 The Crescent	07/01928/REM	PDL	1	0	1
Stratfield Mortimer	9 - 13 Victoria Road	09/00200/FULD 08/00098/FULD	PDL	6	0	6
Stratfield Mortimer	Little Park Farm	09/01333/FULD	GF	3	0	3
Stratfield Mortimer	36 Stephens Road	09/01809	PDL	1	0	1
Stratfield Mortimer	9 - 11 King Street	09/01814/HOUSE	PDL	-1	0	-1
Streatley	Byways, Wantage Road	05/00688/FULD	PDL	1	0	1
Streatley	Field Barn Farm, Rectory Road	08/00003/FULD	PDL	3	3	3
Streatley	Carradale, Townsend Road	09/00194/FUL	PDL	0	1	1
Sulhamstead	Land adj 4 Woodmans Lane	08/01977	PDL	2	2	2
Sulhamstead	9 Three Firs Way	07/02742/FULD	PDL	1	0	1
Thattham	Sydney Lodge	03/00034	PDL	5	0	5
Thattham	Land adj to Four Winds, Floral Way	05/00271	PDL	1	0	1
Thattham	The Millhouse, Bradley-Moore Square	05/01382/FUL	PDL	1	0	1
Thattham	44 Park Lane	05/01719/FULD	PDL	1	0	1
Thattham	Land To Rear of 40/43 The Broadway	05/02171/FULD	PDL	4	0	4
Thattham	Land To Rear Of 221 Lower Way	05/02459/OUTD	PDL	1	1	1
Thattham	298 Benham Hill	06/00194/OUTD	PDL	4	0	4
Thattham	93 Derwent Road	07/01854/FULD	PDL	1	1	1
Thattham	9 Baily Avenue	07/01901/FULD	PDL	1	0	1
Thattham	72 Derwent Road	07/02276	PDL	1	0	1
Thattham	Elizabeth Farm, Crookham Common	06/02377/FULD	PDL	3	0	3
Thattham	5 Park Lane	07/00989/FULD	PDL	2	2	2

Five Year Housing Land Supply September 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Thatcham	11 Dryden Close	07/01218/FULD	PDL	1	1	1
Thatcham	Land Adjacent To 1 Tennyson Road	07/01596/FULD	PDL	1	0	1
Thatcham	7 - 8 The Broadway	08/00039/FULD	PDL	1	1	1
Thatcham	21 Dunstan Road	08/00525/FULD	PDL	4	0	4
Thatcham	4 London Rd	08/00572	PDL	3	0	3
Thatcham	Siege Cross Farm Bath Road	08/01856/FUL	PDL	-1	-1	-1
Thatcham	Land rear 43 Hartmead Rd	08/01869	PDL	1	1	1
Thatcham	4 Link Way	08/02028	PDL	1	0	1
Thatcham	Church Gate House	09/01624/FULD	PDL	4	0	4
Thatcham	63 Bath Road	09/02240/OUTD	PDL	6	0	6
Theale	The Polards, 18 Blossom Lane	05/01592/FULD	PDL	1	0	1
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	0	2
Theale	4 High Street	08/00650/FULD	PDL	3	3	3
Theale	Telephone Repeater Station, Church Street	09/00461/OUTD	PDL	2	0	2
Tidmarsh	Forge House, Tidmarsh	07/02557/OUTD 05/00195/OUTD	PDL	1	0	1
Tilehurst	Land rear of 149 & 151 Halls Rd	157143	PDL	2	0	1
Tilehurst	197 Long Lane	04/00666/FUL	PDL	2	1	2
Tilehurst	90 Old Bath Road	04/01213/FUL	PDL	3	4	4
Tilehurst	1 and 2 Belgrave Cottages, Voller Drive	04/02147/OUT 05/02661/REM	PDL	2	4	4
Tilehurst	33 Fullbrook Crescent	07/01948/FULD	PDL	2	0	2
Tilehurst	Land To The Rear Of 261 Overdown Road	07/02625/FULD	PDL	1	0	1
Tilehurst	Land At Dacre, New Lane Hill	07/01190/FULD	PDL	1	0	1
Tilehurst	347 The Meadway	08/00949/FULD	PDL	1	0	1
Tilehurst	Land At 153 City Road	08/01811/FULD	PDL	1	1	1
Tilehurst	The Garage Block, Glamis Way,	09/00089/FULD 06/00324/OUTD	PDL	4	0	4

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Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Tilehurst	25 Westwood Row	09/00961/FULD	PDL	1	0	1
Tilehurst	19 & 21 Royal Ave	09/00970/FULD 08/01165	PDL	4	0	4
Tilehurst	259 Overdown Road	09/01397/REM	PDL	1	0	1
Ufton Nervet	Bath Road Farm	07/01157/FULD	PDL	1	1	1
Ufton Nervet	land south of Bath Road	09/01891	PDL	1	0	1
Wasing	The Long Stables, Wasing Place	07/01227	PDL	-4	-4	-4
Welford	Adj HoneyThatch, Newbury Rd	08/00623	PDL	1	0	1
Welford	1-6 Easton Hill	08/01968	PDL	0	0	6
Winterbourne	Barns at Winterbourne Manor	04/02629/FUL 03/01376/FUL	GF	5	0	5
Winterbourne	North Heath Farm	05/00816	GF	1	0	1
Wokefield	Brook Cottage, Goring Lane	09/00661/FUL	PDL	0	0	1
Woolhampton	Hillfoot West, Bath Road	03/02608/FUL	PDL	1	1	1
Yattendon	Barn At Manstone Farm, Yattendon, Thatcham	10/00083/XFULD 06/02850/FULD	GF	1	0	1
TOTAL				446	115	479

Table 5.5 Small sites granted planning permission since March 2010

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2010	Net Outst
Basildon	The Studio, The Grotto, Reading Road	10/00498/FULD	PDL	1	0	1
Bradfield	Lynstead, Southend Road	10/00375/FULD	PDL	1	0	1
Bucklebury	46 - 47 Roundfield	10/00599/FULD	PDL	2	0	2
Burghfield	45 Clayhill Road And Rear Of 43, 47 and 49	10/00400/FULD	PDL	8	0	8
Chieveley	Priors Court School	10/00619/COMIND	PDL	4	0	4
Greenham	5 Deadmans Lane, Greenham	10/00702/OUTD	RG	1	0	1
Hamstead Marshall	Holtwood Farm	10/00972/FULD	GF	1	0	1
Hermitage	Southwood, Yattendon Road	10/00399/FULD	PDL	1	0	1

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Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2010	Net Outst
Hungerford	109 And 110 High Street	10/00078/FULD	PDL	3	0	3
Kintbury	Hamstead Holt Farm,	10/01038/FULD	PDL	1	0	1
Newbury	Land Rear Of 158 - 164 London Road	09/02414/OUTD	PDL	2	0	2
Newbury	174 - 178 Craven Road And 180 Craven Road	09/02477/FULD	PDL	4	0	4
Newbury	36 Hambridge Road	09/02559/FULD	PDL	1	0	1
Newbury	3 Cheap Street	09/02583/FULD	PDL	2	0	2
Newbury	28-30 Howard Road	10/00352/FULD	PDL	2	0	2
Newbury	62 Bartholomew Street	10/00541/FULD	PDL	2	0	2
Newbury	77 Andover Road	10/00584/FULD	PDL	1	0	1
Newbury	250 London Road	10/00614/FULD	PDL	5	0	5
Newbury	51 St Michaels Road	10/00905/FULD	RG	2	0	2
Newbury	18 And 20 Old Bath Road	10/01225/FULD	PDL	2	0	2
Pangbourne	Madley, Cedar Drive	10/00519/FULD	PDL	1	0	1
Speen	Elms Mill, Stockcross	10/00353/FULD	PDL	1	0	1
Speen	The Old Coach House, Bath Road	10/00514/FULMAJ	PDL	1	0	1
Speen	Elmore Abbey, Church Lane	10/00517/FULMAJ	PDL	1	0	1
Speen	Land Adjacent To Speen Holt West	10/01253/FULD	RG	1	0	1
Stanford Dingley	Mazelands Farm, Burnt Hill Road	10/00987/FULD	GF	1	0	1
Stratfield Mortimer	Old Fire Station, The Street	10/00699/FULD	PDL	1	0	1
Thatcham	14 The Broadway	10/00499/FULD	PDL	2	0	2
Thatcham	Land Adjacent To 8 Arkle Avenue	10/00646/FULD	PDL	2	0	2
Tilehurst	19 And 21 Royal Avenue	10/00115/FULD	PDL	1	0	1
Tilehurst	17 Royal Avenue	10/01176/FULD	RG	1	0	1
Total						59

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