

# Individual Decisions

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The attached reports will be taken as an  
Individual Portfolio Member Decisions on:

21 December 2007

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# Individual Decision

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Title of Report:	<b>Speed Limit Review November 2007</b>		
Report to be considered by:	Councillor Keith Chopping	on:	21 <sup>st</sup> December 2007
Forward Plan Ref:	ID 1229		

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## Purpose of Report:

To inform the Executive Member for Planning and Highways of the recommendations of the Speed Limit Task Group following the speed limit review undertaken on 27<sup>th</sup> November 2007 and to seek approval of the recommendations.

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## Recommended Action:

That the Executive Member for Planning and Highways resolves to approve the recommendations as set out in section 3 of this report.

## Reason for decision to be taken:

Speed limit review.

## List of other options considered:

None.

## Key background documentation:

- Criteria for speed limits
- Reports for Task Group
- Minutes of Task Group
- Appendix A – Ward Members comments

Portfolio Member:	Keith Chopping
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## Contact Officer Details

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### 1 Background

- 1.1 Each year the speed limit Task Group carefully considers the introduction or amendment of speed limits that have been requested by Members, Parish or Town Councils, members of the public or officers. These requests are assessed with regard to the number of frontage developments, the character and nature of the road, the recorded injury accident record and any available traffic survey data.
- 1.2 The Speed Limit Task Group, which met on 27<sup>th</sup> November 2007, is comprised of the following members:
- Councillor Graham Pask,
  - Councillor Keith Woodhams,
  - Andrew Garratt, Principal Traffic & Road Safety Engineer,
  - Alan Dunkerton, Speed Management Co-ordinator,
  - Bob Bosley, Thames Valley Police Traffic Management Officer.
- 1.3 The Task Group considered a total of 9 requests for an amendment or introduction of a speed limit at the following locations:
1. Harts Hill Road, Floral Way, Thatcham to Upper Bucklebury – Assessment of speed limit
  2. A4 Thatcham between Colthrop and Falmouth Way Roundabouts - Assessment of speed limit
  3. A4 Thatcham between Falmouth Way Roundabout and Henwick Lane - Assessment of speed limit
  4. A4 Thatcham between Henwick Lane and Lower Way - Assessment of speed limit
  5. A4 Newbury between Lower Way and Robin Hood roundabout - Assessment of speed limit
  6. A4 Newbury between Robin Hood and A34/B4000 roundabouts - Assessment of speed limit
  7. Goodboys Lane, Wokefield – introduction of a 30mph speed limit
  8. Bloomfield Hatch Lane, Beech Hill – introduction of a 40mph speed limit
  9. Flowers Hill & Courtlands Hill, Pangbourne – introduction of a 30mph speed limit

### 2 Speed limit Process

- 2.1 If the recommendations contained in this report are approved then the individual sites will be taken forward to the statutory consultation stage, which means that the formal and public consultation of a speed limit can be undertaken. This will include consulting a wide range of statutory consultees together with the appropriate parish/town council, local members and local residents by the way of a notice published in the local newspaper, notices erected on site and publication on the Council's web site.

2.2 A report of any comments and objections received during the formal consultation together with an officer's recommendation will be presented to the Executive Member for Planning and Highways for Individual Decision. Should the proposal to introduce or change a speed limit be considered appropriate then that proposal will be implemented.

### 3 Recommendations

3.1 The Task Group considered all the above requests and recommended that the following are progressed to the statutory advertisement and consultation stage:

1. Harts Hill Road, Floral Way, Thatcham to Upper Bucklebury – introduction of a 40mph speed limit
8. Bloomfield Hatch Lane, Beech Hill – introduction of a 40mph speed limit
9. Flowers Hill & Courtlands Hill, Pangbourne – introduction of a 30mph speed limit

3.2 The Task Group recommended that no further action is taken on the following requests with regard to the speed limit, but further measures should be considered where shown below.

2. A4 Thatcham between Colthrop and Falmouth Way Roundabouts
3. A4 Thatcham between Falmouth Way Roundabout and Henwick Lane
4. A4 Thatcham between Henwick Lane and Lower Way – consider the introduction of a speed camera
5. A4 Newbury between Lower Way and Robin Hood roundabout – report back to task group in April 2008 with an update of traffic speeds and accident record.
6. A4 Newbury between Robin Hood and A34/B4000 roundabouts
7. Goodboys Lane, Wokefield

3.3 All the persons requesting the speed limit amendments will be informed of the Executive Member's decision.

3.4 Subject to there being no objections received to the statutory consultation for individual Traffic Regulation Orders for each speed limit, the advertised restrictions will be introduced.

## Appendices

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### Appendix A- Ward Members comments

#### Implications

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<b>Policy:</b>	None arising from this report.
<b>Financial:</b>	The recommendations will be funded from the Council's capital budget.
<b>Personnel:</b>	None arising from this report.
<b>Legal:</b>	The speed limit traffic regulation orders will follow the statutory consultation / advertisement procedure.
<b>Environmental:</b>	The proposed changes to the speed limits will improve road safety and therefore provide environmental benefits to local residents.
<b>Equalities:</b>	None arising from this report.
<b>Partnering:</b>	None arising from this report.

#### Consultation Responses

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<b>Members:</b>	
<b>Leader of Council:</b>	Councillor Graham Jones supports the recommendations.
<b>OSC Chairman:</b>	Councillor Brian Bedwell supports the recommendations.
<b>P&amp;L Committee Chairman (where appropriate):</b>	N/A
<b>Ward Members:</b>	See Appendix A for Ward Members comments.
<b>Opposition Spokesperson:</b>	Councillor Keith Woodhams is a member of the Task Group and therefore supports the recommendations.
<b>Advisory Members:</b>	N/A
<b>Local Stakeholders:</b>	Will be consulted as part of the statutory consultation process.
<b>Officers Consulted:</b>	Mark Cole and Mark Edwards.
<b>Trade Union:</b>	N/A

SPEED LIMIT REVIEW - November 2007

	<b>Speed limit Request</b>	<b>Ward Member</b>	<b>Comments</b>
	Harts Hill Road, Floral Way Thatcham to Upper Bucklebury	Graham Pask	Supports comments as member of Speed Limit Task Group.
		Quentin Webb	Supports recommendation.
		Lee Dillon	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
		David Rendel	Agreed 40mph limit for the whole road with advisory 25mph signs on the bends.
	A4 Thatcham between Colthrop and Falmouth Way Roundabouts	Lee Dillon	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
		David Rendel	Agree with the recommendation.
		Owen Jeffery	Would prefer a 50mph speed limit between Colthrop and Sony Roundabouts to cover the Colthrop Lane junction.
		Terry Port	Agrees with recommendation.
	A4 Thatcham between Falmouth Way Roundabout and Henwick Lane	Lee Dillon	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
		David Rendel	Agrees with recommendation.
		Owen Jeffery	Would prefer to see the whole of the A4 through Newbury and Thatcham to be 30 mph.
		Terry Port	Agrees with recommendation.
		Richard Crumly	Supports recommendation.
		Ellen Crumly	Agrees with recommendation.
		Jeff Brooks	Fully supports recommendation.
		Keith Woodhams	Supports comments as member of Speed Limit Task Group.

SPEED LIMIT REVIEW - November 2007

A4 Thatcham between Henwick Lane and Lower Way	Jeff Brooks	Fully supports recommendation.
	Keith Woodhams	Supports comments as member of Speed Limit Task Group.
	Jeff Beck	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
	David Goff	Have spoken to Jeff Beck and I am happy with that decision.
A4 Newbury between Lower Way and Robin Hood roundabout	Jeff Beck	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
	David Goff	Have spoken to Jeff Beck and I am happy with that decision.
	Roger Humneman	Reasonably happy with recommendation.
	Gabrielle McGarvey	Fully support the recommendation
	Jeff Brooks	Fully support the recommendation
	Keith Woodhams	Supports comments as Member of Speed Limit Task Group.
	Jeff Beck	Unable to contact but any comments will be verbally reported at the Individual Decision meeting
A4 Newbury between Robin Hood and A34/B4000 roundabouts	David Goff	Supports recommendation.
	Tony Vickers	Agrees with recommendation.
	Gwen Mason	Agrees with recommendation.
	Paul Bryant	I have no adverse comments on this.
	Marcus Franks	Agrees with recommendation.



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Goodboys Lane, Wokefield	Keith Lock	Not happy with this decision, there is a problem particularly when travelling North and can better signing measures be investigated.
	Mollie Lock	Disappointed with this decision.
Bloomfield Hatch Lane, Beech Hill	Keith Lock	Fully support the recommendation.
	Mollie Lock	Fully support the recommendation.
Flowers Hill & Courtlands Hill, Pangbourne	Pamela Bale	Fully support the recommendation.



## LDF Annual Monitoring Report Individual Decision

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Title of Report:	<b>LDF Annual Monitoring Report</b>		
Report to be considered by:	Cllr Keith Chopping	on:	21 December 2007
Forward Plan Ref:	ID1377		

<b>Purpose of Report:</b>	To summarise requirements of the Annual Monitoring Report including reporting on implementation of Local Development Scheme
<b>Recommended Action:</b>	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 2007
List of other options considered:	None
Key background documentation:	N/A

Portfolio Member:	Councillor Keith Chopping
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### 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
- Identify where policies need to be amended or replaced

1.3 The AMR is therefore the main mechanism for assessing the LDFs 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 was presented to the Local Development Framework Working Group on 30<sup>th</sup> November 2007 and copies distributed. No comments have been received from the LDF Working Group members following the meeting.

### 2. The Content of the AMR

2.1 The 2007 AMR reports on the submission of a revised LDS following the withdrawal of the Core Strategy in 2006. Progress in plan preparation, particularly achievement of DPD 'milestones' against the timetables set out in the LDS, is reported.

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. These are intended to feed into the monitoring of regional indicators. In addition a number of local indicators are included to monitor the Local Plan policies.

2.3 The format of the report is based on that of the 2006 AMR with some modifications to reflect more recent guidance.

2.4 Production of the AMR involves a major data collection exercise. The report is almost complete but some factual information which is still being analysed will be added before the document is submitted. There will also be some formatting and graphics improvements.

2.5 Some key figures from the AMR are included below:

Total net housing completions – 1064

Affordable housing completions – 289

Percentage of new housing on previously developed land – 70%

New permissions for housing – 684

Outstanding commitments for housing -2251

### 3. Financial Implications

3.1 An element of last year's Planning Delivery Grant (PDG) was based on an authority's progress in both delivering 'sustainable development outcomes' such as housing and employment and also in plan making. The self-assessment, which helped achieve our substantial PDG award, was based on the information published in the 2006 AMR. The Housing and Planning Delivery Grant (HPDG) which will replace PDG shifts the focus from timely decisions on planning applications to housing delivery (including identification of a 5 and 15 year supply of land for housing) and to plan making. The information required for the AMR will therefore become increasingly important in determining the level of HPDG which the Council will receive.

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#### Appendices

Draft Annual Monitoring Report 2007

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#### Implications

<b>Policy:</b>	Reports on implementation of planning policies
<b>Financial:</b>	Proposed Housing and Planning Delivery Grant will reward plan-making and housing delivery, which are reported in the AMR
<b>Personnel:</b>	No implications
<b>Legal:</b>	No implications
<b>Environmental:</b>	Reports on implementation of planning policies
<b>Equalities:</b>	No implications
<b>Partnering:</b>	No implications
<b>Property:</b>	No implications
<b>Risk Management:</b>	No implications
<b>Community Safety:</b>	No implications

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#### Consultation Responses

<b>Members:</b>	
<b>Leader of Council:</b>	Will be consulted prior to the ID decision.
<b>Overview &amp; Scrutiny     Commission Chairman:</b>	Will be consulted prior to the ID decision.
<b>Policy Development     Commission Chairman:</b>	N/A
<b>Ward Members:</b>	N/A
<b>Opposition Spokesperson:</b>	Royce Longton – as part of the LDF working group
<b>Local Stakeholders:</b>	N/A
<b>Officers Consulted:</b>	LDF Working Group, Brian Lyttle, Colin Chapman

Trade Union:

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Is this item subject to call-in.	Yes: <input type="checkbox"/>	No: <input checked="" 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 checked="" type="checkbox"/> Delays in implementation could compromise the Council's position <input checked="" type="checkbox"/> Considered or reviewed by OSC or associated Task Groups within preceding 6 months <input checked="" type="checkbox"/> Item is Urgent Key Decision <input type="checkbox"/>		

# Annual Monitoring Report 2007

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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 Berkshire Structure Plan (BSP), adopted in July 2005, 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 South East Plan will eventually replace the Structure Plan and 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 targets and milestones in the LDS. The original LDS was submitted in March 2005 and came into effect in April 2005. A revised draft LDS was submitted to the Government Office in 2006 which incorporated changes to the timetable for the preparation of DPDs and outstanding Supplementary Planning Documents (SPDs), together with the addition of a DPD for the Rural Communities and the Countryside. This timetable was further reviewed in early 2007 and revisions submitted to the Government Office in March 2007. The Government Office informally confirmed the LDS but it was agreed that a review of the timetable may be appropriate in the light of the publication of the South East Plan Panel Report.

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 Planning Strategy DPD (the Core Strategy)** was submitted to the Secretary of State on 22 September 2006 in accordance with the 2006 version of the LDS. Following advice from the Government Office and the Planning Inspectorate that Strategy was unlikely to be found sound, the Council agreed that it should be withdrawn. Since withdrawal, the council has been working to add to the evidence base for the Core Strategy
- **The Newbury Town Centre Plan DPD.** Public participation on the preferred options took place from 7 April to 19 May 2006 in accordance with the 2006 LDS. However, following withdrawal of the Core Strategy and revision to the timetable, the Newbury Town Centre DPD will be prepared after key stages of the Core Strategy have been completed.
- **DPD for the 'Rural Communities and the Countryside'.** During the course of extensive consultation on the Core Strategy there emerged a general consensus that a separate DPD for the "Rural Communities and the Countryside" should be prepared. This was added to the draft 2006 LDS and remains in the latest version.

The 2005 LDS showed the timetable for production of three SPDs

- 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.
- The Wharf, Newbury SPD will be prepared by external stakeholders and is subject to their timetable.

## Monitoring the Key Elements of the Local Development Framework 2004/05

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 must 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.

## Executive Summary

### Main highlights of the monitoring exercise :-

**Business Development** – most employment development in 2006/07 was in general and light industrial uses, mainly located in the protected employment areas designated in the Local Plan. Over 80% of employment development was on previously developed land. 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 1064 net completions of dwelling units in the year. This means that the cumulative Structure Plan requirement for the period 2001/02 to 2006/07 has been met. Numbers are expected to be lower in 2007/08 but still above the annual Structure Plan requirement. The high level of commitments means new greenfield allocations are unlikely to be required before 2013/14. 70% 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 in future years.

**Affordable Housing** – 24% of net completions were of affordable housing units. These included 100 units on the former Newbury Hospital site. The Berkshire Housing Market Assessment and the Economic Viability Assessment, which is currently in preparation, will provide up-to-date evidence to support policies for affordable housing in the LDF.

**Accessibility** – the majority of new residential developments were in locations with good access by public transport to a range of services.

**Local Services** – The most significant retail development was an extension to the Camp Hopson Department Store in Newbury town centre. Significant additional retailing is planned with development at Parkway due to commence in April 2008. In summer 2007 Northcroft and Goldwell Parks were accredited with the Green Flag Award, which is a national standard for parks and open spaces. The Council are committed to the completion of the West Berkshire Open Space audit and assessment, in line with PPG17.

**The Environment** – A County-wide habitat and landuse digital mapping project has been undertaken to record priority habitat types. The Quality Design SPD was adopted in June 2006 to help developers to create places of high quality design which are sustainable, secure and accessible to all.

# Executive Summary

# Introduction 1

## Background

**1.1** Following the introduction of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required<sup>(i)</sup> to monitor and review the progress made with the preparation of Local Development Schemes (LDS) and the extent to which policies in Local Development Documents (LDD) are being successfully implemented. The published Annual Monitoring Report (AMR) assesses progress towards meeting the timetable and milestones set out in the 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 third to be produced under the new planning system and builds on the format of previous years. It reports on the core indicators which local planning authorities are required to monitor, together with a number of local indicators which monitor the effectiveness of planning policies. In this transitional period of introducing the new planning system, the AMR monitors the saved policies of the adopted Development Plan, which includes the Berkshire Structure Plan and 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 Berkshire Structure Plan (BSP) 2001-2016, adopted July 2005 and 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. Regional Planning Guidance 9 (RPG9) sets the regional planning framework until the South East Plan, produced by the South East England Regional Assembly (SEERA), which is expected to be adopted in 2008, replaces both RPG9 and the BSP.

**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 Council's Local Development Scheme (LDS). Documents will include the West Berkshire Planning Strategy, which will set out the strategic approach to spatial planning in the District. Under the Planning and Compulsory Purchase Act 2004, policies in 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, 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 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 two historic Civil War Battlefields.

## Key Issues Facing West Berkshire

**1.11** Research, including public consultation and the Scoping Report of the West Berkshire Planning Strategy, has highlighted a number of key issues affecting West Berkshire now and in the future that will inform the Planning Strategy.

- **Changing demographics.** Statistics indicate that the population of the area as a whole is projected to rise to 151,300 by 2021 and the population of over 65's is forecast to grow by over 50% during the next 30 years. Demographic changes will have implications for the type and size of housing required.
- **Access to housing.** In an area of high average incomes and high property prices it is difficult for some workers, those on lower incomes and first time buyers to afford housing. This has intensified over the last few years as house prices have risen sharply.
- **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.



## Introduction 1

- **Climate change.** This will be a key issue for the Planning Strategy including the need to reduce carbon emissions and incorporate more sustainable designs mitigating against the physical, social and economic impacts of flooding.
- **Provision of infrastructure.** Consultation has highlighted a concern that community infrastructure including open space, transport links and other services should be provided with new development. The availability of water supply is another key issue as it is in many parts of South East England.
- **Resource use.** Lifestyle and consumption trends have generally resulted in increased demands on energy and material resources. Waste minimisation and recycling, water use efficiency and energy efficiency through the use of renewables will require particular consideration, as they 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.
- **Economic prosperity & sustainable economic growth.** The District is a key contributor to the economic success of the Western Corridor region and the buoyant economy of the South East. Providing the right conditions to ensure the continuation of a strong and prosperous economic base and accommodating sustainable economic growth within the district, including balancing growth expectations with labour market constraints and infrastructure provision, is a key role for the West Berkshire LDF.

## 2 Local Development Scheme Implementation

**2.1** The first LDS was submitted in March 2005 and came into effect on 11 April 2005.

**2.2** The AMR 2005 stated that a revised LDS would be prepared. This revised LDS was submitted, after consultation and discussions with the Government Office, in September 2006 and incorporated changes to the timetable for the preparation of DPDs and outstanding SPDs, together with the addition of a DPD for the Rural Communities and the Countryside. This draft timetable was further reviewed in early 2007 and the revisions were submitted to the Government Office in March 2007. The Government Office informally confirmed the LDS in July 2007 but it was agreed that a review of the timetable may be appropriate in the light of the publication of the South East Plan Panel Report.

**2.3** Table 2.1 'Local Development Framework Programme and Progress November 2007' shows the progress towards meeting the targets and milestones in the July 2007 LDS. Though the AMR covers the financial year 2006/07 in terms of monitoring, progress on the LDS is shown to the end of September 2007.

### Statement of Community Involvement (SCI)

**2.4** 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 Planning Strategy DPD

**2.5** The West Berkshire Planning Strategy DPD (the Core Strategy) was submitted to the Secretary of State on 22 September 2006 in accordance with the 2006 version of LDS. Following advice from the Government Office and the Planning Inspectorate that the Strategy was unlikely to be found sound, the Council agreed that it should be withdrawn. Since withdrawal the Council has been working to add to the evidence base for the Core Strategy. A strategic flood risk assessment, employment land assessment and economic viability assessment of affordable housing delivery have been commissioned. By November 2007 these had either been completed or were nearing completion. An examination of sustainability of rural settlements was still in progress.

**2.6** The Council has also been undertaking work to ensure that the revised Strategy is more specific in terms of housing location, distribution, and delivery. Engagement with stakeholders has been on-going since late 2006 and a programme of public engagement activities was under way during November 2007. These activities were expected to culminate in publication of Preferred Options for the Core Strategy in mid 2008.

### Newbury Town Centre Plan DPD

**2.7** Public participation on the preferred options took place from 7 April to 19 May 2006 in accordance with the 2006 LDS. However, following withdrawal of the Core Strategy and revision to the timetable, the Newbury Town Centre DPD will be prepared after key stages of the Core Strategy have completed.

### DPD for the 'Rural Communities and the Countryside'

**2.8** During the course of extensive consultation on the issues and options for the Core Strategy there emerged a general consensus that a separate DPD for the 'Rural Communities and the Countryside' should be prepared. This DPD was added to the draft 2006 LDS and remains in the latest version.

### Supplementary Planning Documents

**2.9** The 2005 LDS showed the production timetable for three Supplementary Planning Documents (SPDs).

- **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.
- **The Wharf, Newbury SPD** remains in the timetable but will be prepared by external stakeholders and is subject to their timetable.



## Local Development Scheme Implementation 2

### Village and Town Design Statements

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

- 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 Local Development Scheme Implementation

Table 2.1 Local Development Framework Programme and Progress November 2007

Local Development Framework Programme and Progress October 2007									
	Apr-Jun 06	Jul-Sep 06	Oct-Dec 06	Jan-Mar 07	Apr-Jun 07	Jul-Sep 07			
<b>Statement of Community Involvement</b>									
Adopt SCI	A								
<b>West Berkshire Planning Strategy (Core Strategy)</b>									
Issue and Options Consultation and Involvement (Reg 25)									
Public participation on preferred options (Reg 26)									
Submission to Secretary of State (Reg 28) - <b>later withdrawn</b>		S							
<b>Newbury Town Centre Plan</b>									
Public participation on preferred options (Reg 26)	PO								
Submission to Secretary of State (Reg 28)									
<b>Design and Sustainability SPD renamed Quality Design - West Berkshire</b>									
Adopt SPD	A								
		LDS Timetable							
<b>Milestones/Key Stages Achieved</b>	IO	Issues and Options Document					S	Submission to Secretary of State	
	PO	Preferred Options Consultation					A	Adoption	

# The Economy- Business Development 3

## Introduction

**3.1** Monitoring follows the objectives - policies - targets - indicators approach. Where appropriate, objectives or priorities from the Community Plan 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.

## Context

**3.2** 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 'Employment - Business Development'.

**3.3** Table 3.1 'Economic Activity' 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 36.8% of working age population educated to HND, Degree and Higher Degree level, compared to 27.4 % nationally<sup>(ii)</sup>.

Table 3.1 Economic Activity

	West Berkshire	South East	GB
<b>Economic Activity Rate</b> (percentage of working age population in employment or unemployed)	86.2%	82.1%	78.6%
<b>Unemployed</b> (unemployed of working age as percentage of economically active)	3.6%	4.5%	5.3%
<b>Job Seeker's Allowance Claimants</b> (percentage of working age population)	0.9%	1.3%	2.2%

Source: Nomis Official Labour Market Statistics: annual population survey (Jan 2006 – Dec 2006)

## Planning Objectives, Policies and Indicators

### Employment Development

**Community Plan Priority:** Developing a diverse economy to maintain prosperity

**LDF Objective:** To help maintain a strong, diverse and sustainable economic base in West Berkshire

### Core Output Indicator

**1a Amount of floorspace developed for employment by type**

### Berkshire Structure Plan Policies

**E3: Diversity of Employment**

## 3 The Economy- Business Development

Table 3.2 Floorspace developed for employment use (Square metres – external floorspace) 2006/07

GROSS FLOORSPACE (SQ.M.) - Completed	B1 Business	B1-B8 Mix	B1a Offices	B1b R & D	B1c	B2	B8
Newbury Town Centre	0	0	471	0	0	0	0
Newbury/Thatcham Area	0	0	516	0	3,428	6,604	0
Rest of West Berkshire	0	0	3,920	0	1,989	1,578	886
West Berkshire Total	0	0	4,907	0	5,417	8,182	886

Source: JSPU Employment Commitments – data only recorded for external floorspace

### Commentary

**3.4** The breakdown of the B1 floorspace shows those sites which are defined only as business use (B1) and a mix of B1/B2/B8 (B1-B8 Mix) in addition to the breakdown for offices (B1a), research and development (B1b) and light industrial (B1c). Table 3.2 'Floorspace developed for employment use (Square metres – external floorspace) 2006/07' shows that the majority of employment floorspace developed in 2006/07 was for general industrial uses. Most of this was developed within the Newbury/Thatcham area, a significant completion being the redevelopment of a site at New Greenham Park, providing 6,145 square metres of B2 uses for general industrial activity. More detailed tables on employment completions are contained in Appendix A 'Employment - Business Development'.

**Policy Effectiveness:** No evidence to suggest that policies have been ineffective in encouraging diverse employment base

**Actions Required:** None

**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.

### Core Output Indicator

**1b. Amount of floorspace developed for employment by type, in employment or regeneration areas**

Berkshire Structure Plan Policies	WBDLP Policies
<b>DP2:</b> Major Development other than Employment, Housing, Retail or Leisure	<b>OVS.1:</b> The Overall Strategy
<b>DP8:</b> Rural Communities	<b>ECON.1:</b> Retention of Existing Employment Sites
<b>E1:</b> Location of Employment Development	<b>ECON.5:</b> Town Centre Commercial Areas
<b>S1:</b> Major Retail and Leisure Development in Town Centres	<b>ECON.6:</b> Future of Former Greenham Common Airbase

## The Economy- Business Development 3

Table 3.3 Floorspace developed for employment use in Employment Areas 2006/07

	External floorspace - square metres	Percentage of total completed employment floorspace
Business B1	0	0%
B1/B8 Mix	0	0%
Offices B1(a)	3,107	63%
Research and Development B1(b)	0	0%
Light Industry B1(c)	4,561	84%
General Industrial B2	7,394	90%
Storage/ Distribution B8	418	47%
<b>Total</b>	<b>15,480</b>	<b>80%</b>

Gross Floorspace is **external**. Source: JSPU Planning Commitments for Employment Uses 2007

### Commentary

**3.5** Table 3.3 'Floorspace developed for employment use in Employment Areas 2006/07' shows the amount of employment floorspace developed in the Employment Areas designated in the WBDLP. Details of these are included in Appendix A 'Employment - Business Development'. The percentage of industrial development completed within the Employment Areas was high, with over 80% of all B1c and B2 development completed within these areas. On the other hand, the percentage of office space and storage and distribution space within Employment Areas was lower, reflecting the levels of development through change of use of agricultural buildings and development in town centres.

**Policy Effectiveness:** Policies are proving effective in sustaining employment development in the designated protected Employment Areas

**Actions Required:** None

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

### Employment Development on Previously Developed Land

**LDF Objective:** To foster efficient use of land, energy and natural resources, giving priority to the appropriate re-use of previously developed land

#### Core Output Indicator

**1c** Amount of floorspace by employment type, which is on previously developed land

#### Berkshire Structure Plan Policies

DP8: Rural Communities

EN1: Landscape

EN2: Soil Quality and Agricultural Land

#### WBDLP Policies

OVS.1: The Overall Strategy

ENV.18: Control of Development in the Countryside

## 3 The Economy- Business Development

Table 3.4 Amount and Percentage of Employment Floorspace Developed on PDL 2006/07

	External floorspace - square metres	Percentage of total employment floorspace
Business (B1)	0	0%
B1/B8 Mix	0	0%
Offices (B1(a))	2,611	53%
Research and Development B1(b)	0	0%
Light Industry B1(c)	4,769	88%
General Industrial B2	7,966	97%
Storage/ Distribution B8	866	100%
<b>Total</b>	<b>16,232</b>	<b>84%</b>

Source: JSPU Planning Commitments for Employment Uses 2007

### Commentary

**3.6** A high percentage of new employment floorspace completed in 2006/07 was on previously developed land. The majority of development for light industry and general industry was on previously developed land, with all the development of B8 space occurring on brownfield sites. Just under half of the office developments were on greenfield land, due mainly to a significant development on greenfield land adjacent to Charnham Park in Hungerford.

**Policy Effectiveness:** Policies have been effective in ensuring re-use of previously developed land

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

**Significant Sustainability Effects:** The emphasis on re-use of previously developed land will reduce the pressure for development on greenfield sites and assist the revitalisation of built-up areas.

### Employment Land Available

#### Core Output Indicator

#### 1d Employment Land Available by Type

1di Sites identified and allocated in the Local Development Framework

1dii Sites for which planning permission has been granted

#### Berkshire Structure Plan Policies

E3: Diversity of Employment

#### WBDLP Policies:

ECON.1: Retention of Existing Employment Sites

ECON.5: Town Centre Commercial Areas

## The Economy- Business Development 3

### 1di Sites defined and allocated in the Local Development Framework

3.7 Appendix A 'Employment - Business Development' 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 Appendix A 'Employment - Business Development'.

### 1dii Sites for which planning permission has been granted

Table 3.5 Outstanding Commitments for Employment Use at March 2007

GROSS SITE AREA(ha.) - Outstanding	Business B1	B1-B8 Mix	Offices B1a	R&D B1b	Light Ind B1c	General Ind B2	Storage & Distrib B8
Newbury Town Centre	0	0	0	0	0	0	0
Newbury/Thatcham Area	5.17	7.65	3.06	14.89	15.73	20.71	2.80
Rest of West Berkshire	17.35	7.15	33.85	0	1.87	0.05	8.42
<b>Total West Berkshire</b>	<b>22.52</b>	<b>14.80</b>	<b>36.91</b>	<b>14.89</b>	<b>17.60</b>	<b>20.76</b>	<b>11.22</b>

Source: JSPU Planning Commitments for Employment Uses 2007. Excludes permissions for extensions.

**Policy Effectiveness:** There is an adequate supply of land available for employment use, including Local Plan designated sites. These provide an opportunity for a diversity of employment uses within the District.

An Employment Land Assessment has been completed which helps assess the future demand and supply of employment land across the district.

**Actions Required:** None

**Significant Sustainability Effects:** Land supply does not appear to be a constraint to achievement of high and stable levels of economic growth and development.

### Core Output Indicator

1e Losses of employment land in (i) employment/ regeneration areas and (ii) local authority area

### Core Output Indicator

1f Amount of employment land lost to residential development

#### Berkshire Structure Plan Policies

H3: Location of Housing Development

E4: Future Uses for Employment Land

#### WBDLP Policies

ECON.1 Retention of Existing Employment Sites

## 3 The Economy- Business Development

Table 3.6 Losses of employment land to completed non-employment uses

Location	Area (ha.)	Previous Use	Current Use	No. Dwelling Units
Newbury Town Centre	0.06	B1a : Offices	Residential	14
<b>Total employment and regeneration areas 1e(i)</b>	<b>0.06</b>			
Rural areas	0.26	B1a : Offices (0.11) B2 : General Industry (0.15)	Residential	7
<b>Total 1e (ii) and 1f</b>	<b>0.32</b>			<b>21</b>

**3.8** The WBDLP allows for alternative uses for employment sites, other than for the protected areas subject to ECON.1. There have been some losses of office space to residential use in Newbury town centre, along with losses in the rural areas of both office space and some general industry. Details of these sites are given in Appendix A 'Employment - Business Development'. The core output indicator definition asks for the amount of land which was available for employment in the previous monitoring year but has been lost to completed non-employment uses in the current monitoring year. This definition does not therefore include losses to alternative uses which are not yet completed, which tend to be the larger sites. Details of losses of employment land where construction of alternative uses has not yet started or is underway are therefore also shown in Appendix A 'Employment - Business Development'.

**Policy Effectiveness:** Policy has been largely effective in retaining protected employment areas for employment use. The Employment Land Assessment highlights the need to protect office space throughout West Berkshire, and provides a picture of future employment land supply and demand. Current policies have allowed the loss of some office floorspace in Newbury town centre and in areas outside of the settlement boundaries.

**Actions Required:** Production of Development Plan Documents to further enhance the protection of employment provision.

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

Conversion of office accommodation in town centre has potential to harm the employment base of the town centre and undermine 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.



# Housing 4

## Context

**4.1** The 2001 Census recorded a population of 144,483 for West Berkshire, an increase of 4.1% since 1991. 98% of this population 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 B 'Population and Housing'.

**4.2** Data on accommodation types and tenure is also presented in Appendix B 'Population and Housing'. 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 B 'Population and Housing'. The majority of households are small, 60 percent 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 have risen by over 120% between 1998 and 2006 and are now amongst the highest in the UK. The average house price in West Berkshire is £254,400 compared to £199,200 for England and Wales.<sup>(iii)</sup> The table in Appendix B 'Population and Housing' shows the average price for different property types.

## Housing Delivery

**Community Plan Priority:** Developing a strategic approach to housing development to provide more houses and a better mix of housing choices

**LDF Objective:** To enable the effective and timely delivery of the new homes needed to meet West Berkshire's requirements in a manner which promotes sustainable communities

**Local Plan Objective:** To make an adequate allocation of housing sites to accommodate 9000 dwellings (1991 – 2006) of a variety of types in a variety of locations

### Berkshire Structure Plan Policies

H1: Overall Housing Provision

H2: Housing distribution and Phasing

H4: Managed Release of Sites

### West Berkshire District Local Plan

HSG1: The Identification of Settlements for Planning Purposes

HSG.5: Allocation of New Housing Sites

### Target:

Berkshire Structure Plan 2001 – 2016:

3,900 dwellings 2001-2006

2,590 dwellings 2006-2011

2,590 dwellings 2011-2016

9,080 dwellings 2001-2016

Emerging South East Plan: 10,500 dwellings 2006-2026

## 4 Housing

### Core Output Indicator

#### 2a Housing Trajectory

2a(i) Net additional dwellings over previous five year period

2a(ii) Net additional dwellings for current year

2a(iii) Net additional requirement to end of DPD period

2a(iv) Annual net additional dwelling requirement

2a(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance

Table 4.1 Housing Trajectory

Housing Completions	Year	Net Completions
2a(i) Net additional dwellings completed	2001/02	278
	2002/03	496
	2003/04	637
	2004/05	967
	2005/06	1071
<b>2a(ii) Net additional dwellings for current year</b>	<b>2006/07</b>	<b>1064</b>
2a(ii) Gross completions, excluding losses through demolition, conversion or change of use	2006/07	1158
Housing Requirement		
2a(iii) net additional requirement to end of Structure Plan period	2007/08 – 2015/16	4567
2a(iv) Annual net additional dwelling requirement over Structure Plan period	2001/02 – 2015/16	605
2a(v) Annual average net dwellings required from current year to end of Structure Plan period	2007/08 – 2015/16	507

4.5 Source: JSPU Planning Commitments for Housing at March 2007

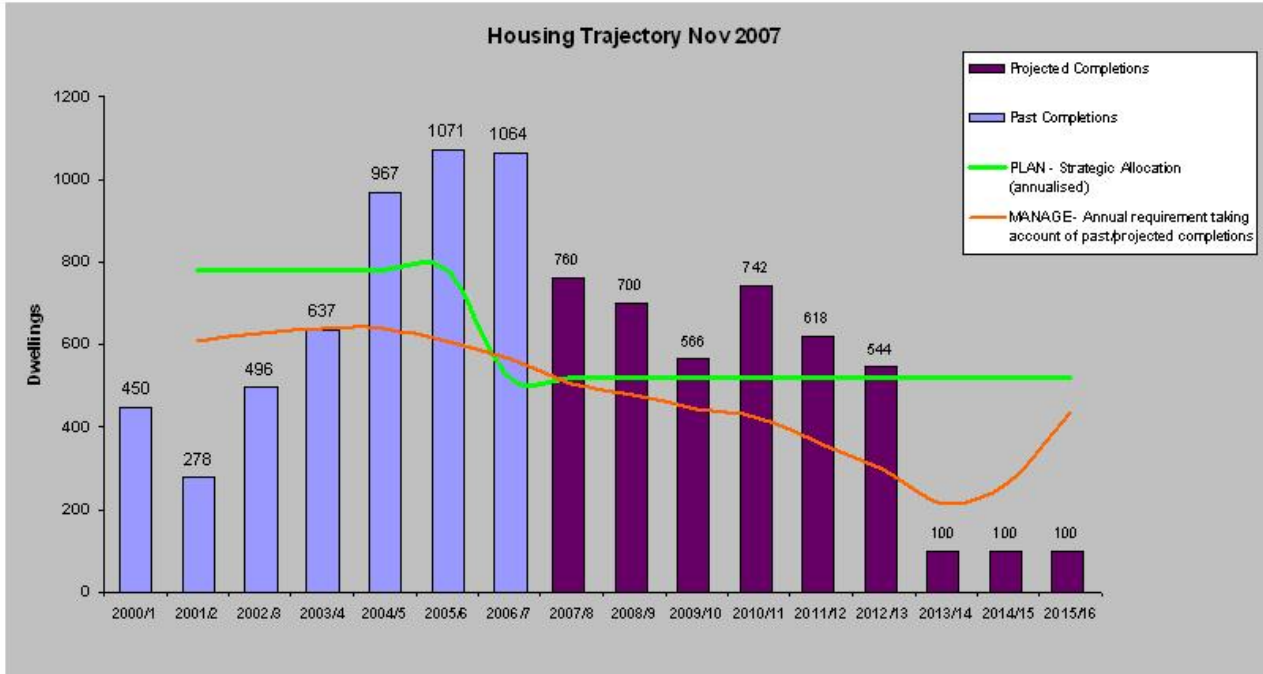
#### Commentary

4.6 Net completions show an increase in recent years from a low of 278 in 2001/02 to over a thousand units in each of the last two years. West Berkshire recorded the highest levels of housing delivery of the Berkshire Unitary Authorities in both 2005/06 and 2006/07. This increase is due both to the delivery of Local Plan Housing sites (see Appendix B 'Population and Housing') 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). Data for new housing permissions, starts, and numbers under construction can be found in Appendix B 'Population and Housing'.

4.7 Of the requirement for 9,080 dwellings in the plan period 2001 - 2016, 3,449 were completed in the first 5 year period to 2006, 451 short of the target, and 1,064 have been completed in the first year of the second 5 year period. Delivery from 2001/02 to 2006/07 of 4,513 dwellings has met the cumulative Structure Plan requirement with a surplus of 95 units.

# Housing 4

**4.8** The site-based trajectory below compares past performance on housing supply to future anticipated supply. Completions for the year were close to the forecast of 1,035 units in the 2006 AMR. Current commitments, allocated site, identified large and medium developable sites, together with an allowance for small sites under 10 units have been phased over the current plan period. The resultant graph illustrates the anticipated level of housing completions over the next few years. More detail is contained in Appendix B 'Population and Housing'.



**4.9** If progress continues as anticipated current allocations and anticipated windfalls will meet the requirement for the early part of the next Structure Plan period up to 2012/13. Additional allocations for housing will be needed to meet the requirement post 2013. This is clearly shown in the graph above which shows the monitor line: the number of dwellings above or below the cumulative allocation at any point in time.

**4.10** PPS3 includes the requirement to demonstrate a five year supply of specific deliverable sites. Deliverable sites are those which are:

- available - the site is available now;

## 4 Housing

- 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 specific deliverable sites which make up the five year supply are shown in a separate document which accompanies the AMR.

### **Policy Effectiveness:**

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

### **Actions Required:**

The West Berkshire Planning Strategy and the Site Allocations DPD will need to make provision for additional allocations of housing land for delivery in the period post 2013.

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

### **Significant Sustainability Effects**

The rate of housing completions has increased in recent years and the level of commitments is such that Structure Plan targets for West Berkshire should be met without additional greenfield allocations being required until the last 5 years of the plan period.

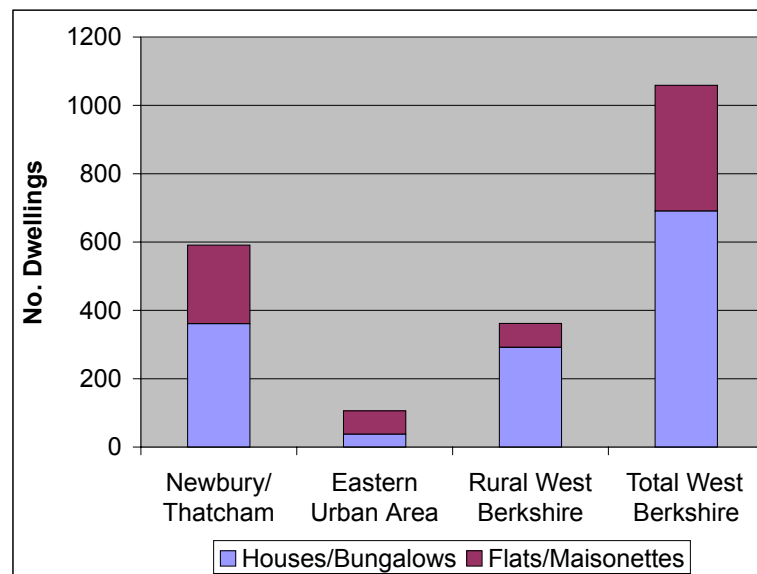
## Housing 4

THIS SECTION IS STILL TO COMPLETE FOR 2006/07. DWELLING TYPES AND SIZES ARE 0005/06 DATA

### Local Indicator H1 Dwelling Types and Sizes

**4.12** [Could not find task\\_142\\_ID\\_282](#) shows the types of new build dwellings completed during 2005/06 in different areas of the district. The majority of dwellings completed are in the Newbury and Thatcham area and it is here that the a substantial proportion of dwellings are flats and maisonnettes. In Newbury 58% of new build dwellings in 2005/06 were flats compared to 35% for the District. More detailed figures are presented in Appendix B 'Population and Housing'

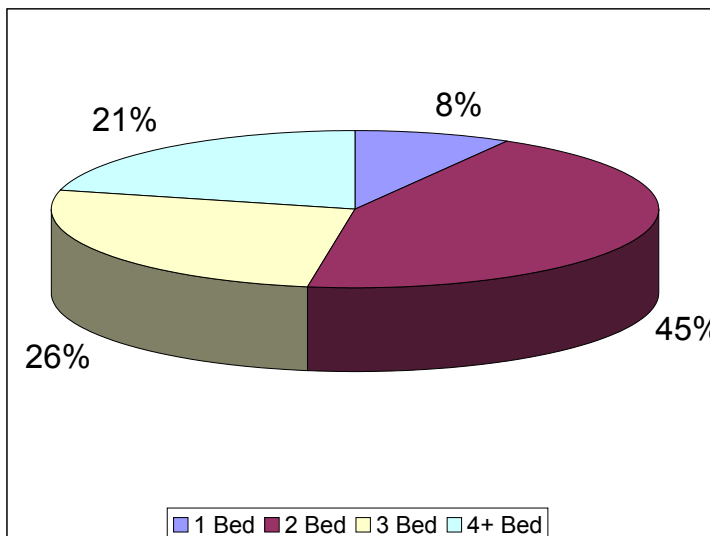
Figure 4.1 New Build Completions - Dwelling Types



**4.13** A varied mix of dwelling sizes was built in the last year. The increase in flatted developments is reflected in the proportion of smaller units with over half of the units completed in 2005/06 being one and two bedroom units.

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Figure 4.2 Dwelling Sizes - New Build Completions 2005/06



**Policy Effectiveness:** A varied mix of dwellings has been achieved and it is anticipated that in the short term the proportion of smaller units will remain high. There has been concern in some areas over the number of flatted developments and resulting impact on the character of the area and increased pressure on infrastructure.

**Actions Required:** The Berkshire Housing Market Assessment will provide a robust evidence base to inform the development of future policies relating to the appropriate dwelling mix to be sought on new developments.

**Significant Sustainability Effects:** A varied housing mix can have positive social impacts, in particular in meeting local housing needs, reducing social exclusion and creating diverse communities.

## Housing Development on Previously Developed Land

**LDF Objective:** To foster efficient use of land, energy and natural resources, giving priority to the appropriate re-use of previously developed land.

**WBDLP Objective:** To locate housing having regard to the principles of sustainable development.

Berkshire Structure Plan Policies	WBDLP Policies
DP1: Spatial Strategy	OVS.1: The Overall Strategy
EN1: Landscape	ENV.18 Control of Development in the Countryside
EN2: Soil Quality and Agricultural Land	HSG.1 the Identification of Settlements for Planning Purposes
H03: Location of Housing Development	

### Core Output Indicator

2b Percentage of new and converted dwellings on previously developed land

## Housing 4

**Target:** National target of 60% of development on previously developed land by 2008

Local Target: 65% of development on previously developed land over the period 2006 -2026 (subject to SE Plan) proposed in West Berkshire Planning Strategy Submission Version 2006.

Table 4.2 Housing Completions on Previously Developed Land

	Total Net Completions	% of Net Completions on PDL	Total Gross Completions	% of Gross Completions on PDL
2001/02	278	65	484	73
2002/03	496	75	545	77
2003/04	671	77	696	76
2004/05	967	67	1027	69
2005/06	1071	69	1134	70
<b>2006/07</b>	<b>1064</b>	<b>67</b>	<b>1158</b>	<b>70</b>

**4.14** Source: JSPU Planning Commitments for Housing at March 2007

#### Commentary

**4.15** The percentage of housing completions on previously developed land has been consistently above the Government's target of 60% by 2008. The percentage of completions on previously developed land in the last three years has been lower than in the period 2001 - 2004, largely due to the number of completions on greenfield Local Plan housing sites. 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 six year period 2001/02 to 2006/07, 71.5% of gross completions have been on previously developed land.

#### Local Output Indicator H2 Percentage of Outstanding Commitments on Previously Developed Land

Table 4.3 Outstanding Commitments on Previously Developed Land

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	2,162	1813	83.9%
Soft Commitments	89	10	11.2%
<b>Total</b>	<b>2,251</b>	<b>1,823</b>	<b>81.0%</b>

**4.16** Source: JSPU Planning Commitments for Housing at March 2007

*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.*

## 4 Housing

### Commentary

**4.17** 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 future years.

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

**Actions Required:** Development Plan Documents are likely to continue the emphasis on priority for development on previously developed land. Preparation of a 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 Indicator H3** Percentage of completed residential development inside settlement boundaries

#### Berkshire Structure Plan Policies:

**DP1:** Spatial Strategy

**DP6:** Land outside Settlements

#### WBDLP Policies:

**HSG.1** The Identification of Settlements for Planning Purposes

**4.18** Of the dwellings completed in 2006/07, excluding replacement dwellings, 88.2%% were located within settlement boundaries.

### Commentary

**4.19** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlements boundaries. The main residential sites outside settlement boundaries with completions in 2006/07 were the Hermitage Green site at Hermitage and Douai Abbey at Woolhampton, both previously developed sites.

**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.

### Density of New Housing Development

**LDF Objective:** To foster efficient use of land, energy and natural resources, giving priority to the appropriate re-use of previously developed land.



## Core Output Indicator

### 2c Density of new residential development

Percentage of new dwellings completed at:

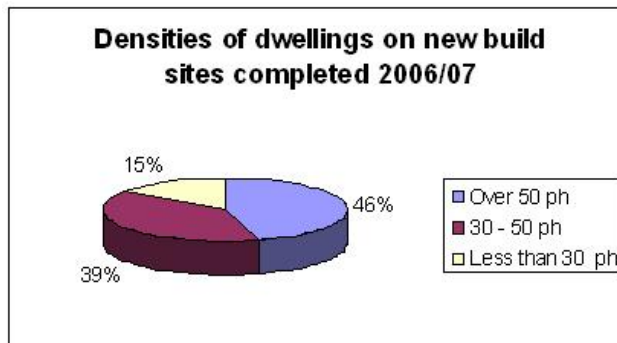
- i. Less than 30 dwellings per hectare
- ii. 30-50 dwellings per hectare
- iii. Above 50 dwellings per hectare

## Berkshire Structure Plan Policies

H6 :Residential Density and Dwelling Mix

**Target:** Berkshire Structure Plan 2001-2016. Encourage developments in excess of 30 dwellings per hectare as required in PPG3

West Berkshire Planning Strategy Submission Version suggested target: Achieve average density of at least 30 dwellings per hectare in completed residential developments



**4.20** [Could not find task\\_142\\_ID\\_256](#) shows the percentage of new build dwellings at different densities on sites completed in 2006/76. These percentages include all new build developments including sites of only 1 dwelling, but exclude replacement dwellings. [Could not find task\\_142\\_ID\\_263](#) shows the numbers of dwellings at different densities on different sized sites (to be completed). The average density achieved was 32 dwellings per hectare. Higher densities have been achieved on the larger sites. Details of the large and medium sites (those over 10 units) completed are contained in Appendix B 'Population and Housing', which shows the high densities achieved on some of the more urban sites.

**Policy Effectiveness:** The impact of PPG3 has been that the larger housing sites have been developed at densities greater than 30 dwellings per hectare.

**Actions Required:** Continue to monitor residential densities.

Quality Design SPD will assist in balancing aims for land efficiency with good and sensitive design.

## 4 Housing

**Significant Sustainability Effects :** Achievement of higher densities reduces pressure for development on greenfield sites and facilitates more sustainable transport patterns. However, they have the potential to impact on the character of existing built up areas.

### Affordable Housing

**LDF Objective:** To secure the provision of affordable housing to meet local needs

**WBDLP Objective:** To secure the maximum level of affordable dwellings to meet the needs of the local population

**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.

**Berkshire Structure Plan Policies**  
H5. Affordable Housing

**WBDLP Policies**

HSG.9: Affordable Housing for Local Needs

HSG.11: Rural Exceptions

#### Core Output Indicator

##### 2d Affordable Housing Completions

Table 4.4 Affordable Housing completions 2001/02 - 2006/07

Year	Total Net Completions	Net Affordable Completions	% Affordable Housing Completions
2001/02	278	63	23%
2002/03	496	151	30%
2003/04	637	57	9%
2004/05	967	248 (Gross 248)	26%
2005/06	1071	142 (Gross 142)	13%
<b>2006/07</b>	<b>1064</b>	<b>259 (Gross 289)</b>	<b>24%</b>

**4.21** Source: JSPU Planning Commitments for Housing at March 2007, data from RSLs and planning application data

#### Commentary

**4.22** Policy H.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.

**4.23** Completions of affordable housing were high in 2006/07. The largest site to be completed was the redevelopment of the former Newbury Hospital for 100 affordable homes, of which 85 are rented properties and 15 shared ownership. A further 69 completions of affordable homes were on allocated Local Plan sites. There were no completions of Rural Exception Site housing in 2006/07.

## Housing 4

**4.24** Details of affordable housing completions are presented in Appendix B 'Population and Housing'. Of the 289 gross completions, 175 were social rented properties and 114 shared ownership.

**4.25** There were approximately 350 outstanding commitments for affordable housing at March 2007.

**Policy Effectiveness:** Whilst existing policies and SPG 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.

**Actions Required:** Ensure that the Core Strategy DPD continues to set a framework for the future provision of affordable and key worker housing.

Consider the implications of the Berkshire Housing Market Assessment, which will form an important component of the evidence base for housing needs, and the Economic Viability Assessment, which will shortly be completed.

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

## 5 Transport

### Context

**5.1** The main highway network in West Berkshire comprises the M4 motorway and the A4, A34 and A339 trunk roads. 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.

**5.2** 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<sup>(iv)</sup>. 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.

### Planning Objectives, Policies and Indicators

**Community Plan Priorities:** Improving public and community transport facilities, links and information.

Addressing needs of all residents (urban and rural). Equality of access to services and facilities.

**Local Transport Plan Objectives:**

- to improve travel choice and encourage sustainable travel;
- to make the best use of West Berkshire's transport assets for all modes;
- to improve access to employment, education, health care, retail and leisure opportunities;
- to improve and promote opportunities for healthy and safe travel;
- to minimise the impact of all forms of travel on the environment.

**LDF Objective:** To shape and safeguard patterns of development which both:

- secure good access to education, employment and services, and
- encourage walking, cycling and use of public transport whilst reducing the need to travel by car.

### Core Output Indicator

#### 3a Non-residential development complying with car parking standards

Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards as set out in the Local Development Framework.

#### Berkshire Structure Plan Policies

**T5:** Car parking

#### WBDLP Policies:

**TRANS.1:** Meeting the Transport Needs of New Development

**Target:** Target of 75% of non-residential development complying with car-parking standards proposed in West Berkshire Planning Strategy Submission Version.

## Transport 5

Table 5.1 Completed non-residential development complying with Local Plan car parking standards

Use Class	Floorspace complying with parking standards	Percentage of Total floorspace	No of sites complying with parking standards	Percentage of total sites
A1	652	100	2	100
A2	840	100	1	100
B1	9294	90	17	89
B2	5623	74	5	62
B8	886	100	4	100
D2	3995	100	3	100
Total A B and D	21290	88	32	86

Source: WBC Planning Applications data

### Commentary

**5.3** Table 5.1 'Completed non-residential development complying with Local Plan car parking standards' presents the results of an analysis of parking provision in non-residential developments completed in 2005/06, where data was available. It shows that 88% of development, measured in terms of gross external floorspace and 86%, measured by number of sites, complied with the car-parking standards set out in the Local Plan (see Appendix C 'Transport'). These standards are intended to give an indication only of the level of maximum provision and do not cover all use classes. The details of sites are set out in Appendix C 'Transport'. A number of completed developments were in the rural areas where a higher level of parking provision may be needed than in the more urban areas and some were changes of use where parking provision remained unchanged.

**Policy Effectiveness:** Policy has been largely successful in ensuring employment developments comply with car parking standards.

**Actions Required:** Standards may need to be reviewed, taking account of any changes to national guidelines. Possible future monitoring of parking provision in residential developments

**Significant Sustainability Effects:** Policies seek to promote high level provision and use of sustainable transport modes where possible.

### Core Output Indicator

#### 3b 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

#### Berkshire Structure Plan Policies:

DP1:Spatial Strategy

DP5:Quality of Urban and Suburban Areas

H3:Location of Housing Development

#### WBDLP Policies

OVS.1:The Overall Strategy

HSG.1: The Identification of Settlements for Planning Purposes

## 5 Transport

Table 5.2 Accessibility of residential developments completed in 2006/07

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		
General Practitioners	1457	97%
Hospital	999	66%
Major Centre	1292	86%
Primary School	1489	99%
Secondary School	1384	92%

Completed sites exclude replacement dwellings.

Source: JSPU Planning commitments for Housing : Accession modelling

### Commentary

**5.4** Table 5.2 'Accessibility of residential developments completed in 2006/07' presents the results of an analysis of the accessibility of residential sites completed in 2006/07 using the Accession software package. A total of 1503 units have been built on sites which were completed in 2006/07. These exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix C 'Transport'.

**5.5** The results show relatively high accessibility of new development to facilities, particularly to schools and GPs. Access to hospitals by public transport is not so good, with 66% of net units on newly completed sites within 30 minutes travel time of a hospital. Although this is an important issue in West Berkshire, visits to hospitals, for most people, are not frequent occurrences like journeys to work, school or shops.

**Policy Effectiveness:** Policies have been largely effective in ensuring that the majority of residential developments are located in sustainable locations with access to public transport.

**Actions Required:** LDF policies are likely to continue the emphasis of development in sustainable locations

**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.

## Local Services 6

### Context

**6.1** 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.

**6.2** The West Berkshire Retail and Leisure Study<sup>(v)</sup> indicated that Newbury's position and status as a shopping and leisure destination has been declining over a number of years, principally due to the increased investment and development that has occurred in other major centres in the region. 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. The Newbury Town Centre Plan will provide the statutory planning context for the Newbury 2025 Vision. 'Vision' documents have also been prepared for the Kennet and Thames area.

### Planning Objectives, Policies and Indicators

**Community Plan Priorities:** Addressing needs of all residents (urban and rural). Equality of access to services and facilities.

Developing vibrant, attractive and economically successful town centres to serve the District.

**LDF Objective:** To shape and safeguard patterns of development which secure good access to education, employment and services.

#### Core Output Indicator

**4a Amount of completed retail, office and leisure development.**

#### Core Output Indicator

**4b Amount of completed retail, office and leisure development in town centres.**

#### Berkshire Structure Plan Policies

**DP5:** Quality of Urban and Suburban Areas  
**DP8:** Rural Communities  
**E1:** Location of Employment Development  
**S1:** Major Retail and Leisure Development in town Centres  
**S2:** Retail Development outside Major Town Centres  
**S3:** Leisure Development outside Major Town Centres  
**S4:** Other Sport, Recreation, Tourism and Leisure Uses

#### WBDLP Policies:

**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

## 6 Local Services

Table 6.1 Completed retail, office &amp; leisure developments 2006/07

GROSS FLOORSPACE (SQ.M.) - Completed	Shops A1	Financial & Professional Services A2	Offices B1a	Assembly and Leisure D2
Newbury town centre	362	840	471	0
Thatcham town centre	0	0	0	0
Hungerford town centre	0	0	0	0
Pangbourne town centre	0	0	0	0
Theale town centre	0	0	0	0
Newbury/Thatcham Area	0	0	516	1,736
Rest of West Berkshire	489	0	3,920	2,256
<b>4a. West Berkshire</b>	851	840	4,907	3,995
<b>4b. Percentage completed in town centres</b>	43%	100%	10%	0%

Measurements are gross external floorspace.

Source: JSPU Planning Commitments for Employment 2007

### Commentary

**6.3** Retail developments across West Berkshire in 2006/07 were small-scale with a total of 851 sq metres completed, and of that 43% was for an extension to the Camp Hopson Department Store in Newbury town centre, providing 362 sq metres of gross retail floorspace. 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 is due to commence on this development in April 2008.

**6.4** There have been significant completions of leisure use developments within the district, the most notable being the restoration and change of use of Shaw House to provide 1736 sq metres of D2 leisure floorspace, along with an extension to the Donnington Valley Hotel for the provision of a new leisure complex (1979 sq metres). The most notable proposed leisure use is for a seven screen cinema in Newbury town centre, for which planning permission has been granted and construction is expected to commence in 2008.

**Policy Effectiveness:** No indication that the policy is proving ineffective.

**Actions Required:** None in respect of this indicator.

**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.



## Local Services 6

**Local Indicator LS1** Amount of vacant retail units in town centres

**Berkshire Structure Plan Policies:**

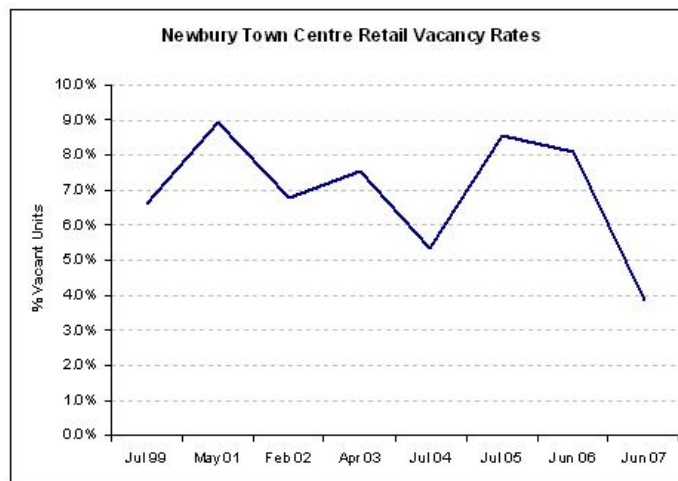
**S1:** Major Retail and Leisure Development in town Centres

**WBDLP Policies**

**ECON.5:** Town Centre Commercial Areas

**SHOP.1:** Non Retail Uses in Primary Shopping Frontages

Picture 6.1 Newbury Town Centre Retail Vacancy Rates 1999 - 2007



### Commentary

**6.5** 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 and Theale for 2002 – 2007 are set out in Appendix D 'Local Services'.

**6.6** 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 identified in all centres 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 PPS6 and the role of town centres as a focus for uses other than retail.

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

## 6 Local Services

### Core Output Indicator

#### 4c. Amount of eligible open spaces managed to Green Flag Award Standards

##### Berkshire Structure Plan Policies:

**DP5:** Quality of Urban and Suburban Areas

##### WBDLP Policies:

**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

**6.7** 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. The first application was made for Northcroft and Goldwell Parks in Newbury, and in summer 2007, a Green Flag Award was accredited to the Council.

#### Commentary

**6.8** 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 identify a quality standard 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.

**6.9** 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.

**6.10** 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.

**6.11** 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 which will include establishing qualitative and quantitative open space standards.

**Policy Effectiveness:** No indication that policies are proving ineffective.

**Actions Required:** Completion of West Berkshire Open Space audit and assessment, in line with PPG17.

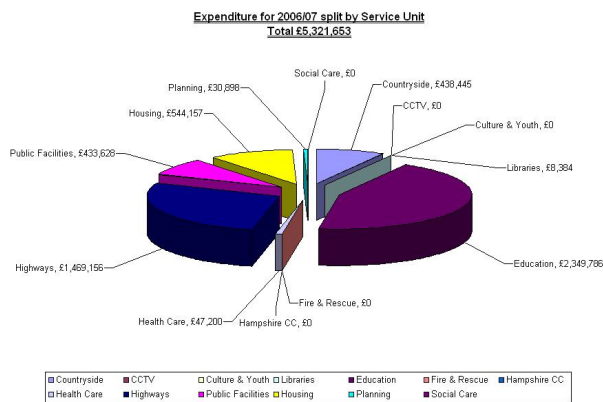
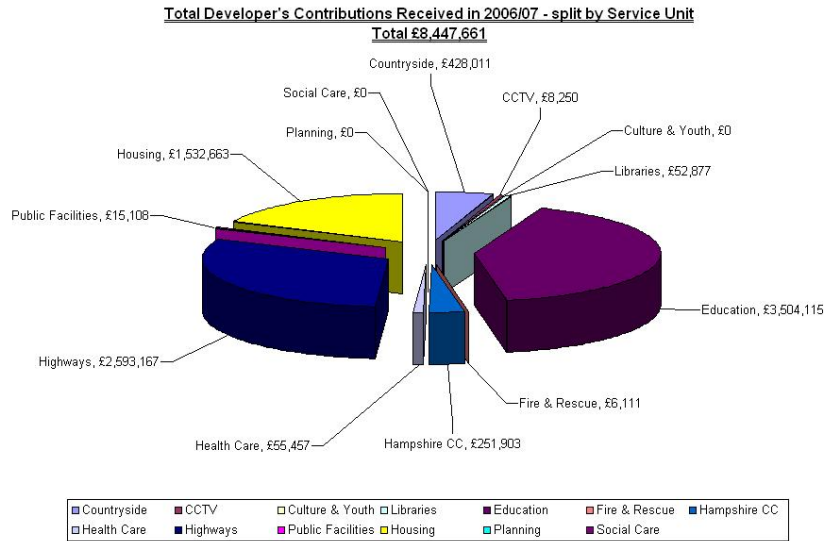
**Significant Sustainability Effects:** Protection of existing open space and provision of new open space to meet development demands helps maintain and promote health, well being, social inclusion and community cohesion and supports other sustainability objectives such as creating attractive urban environments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

**Local Indicator LS2** Developer contributions through Section 106 legal agreements.

# Local Services 6

<b>Berkshire Structure Plan Policies:</b> DP4: Provision of Infrastructure, Services and Amenities	<b>WBDLP Policies:</b> OVS.3: Planning and community Benefits
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**6.12** Could not find task\_144\_ID\_130 shows the amount of contributions received from developers via legal agreements and the expenditure for the year by Council service units.



**Commentary**

**6.13** Developer contributions, via Section 106 agreements, are sought to mitigate development impacts and to provide for additional facilities and the infrastructure demands that are generated as a result of new development. The SPG Delivering Investment from Sustainable Development was adopted in September 2004 and has resulted in significant increases in developer contributions. Over £8 million was received in 2006/07. This has been used to fund local road junction improvements, improved library facilities and stock, community facilities such as the Thatcham Nature Discovery Centre, the Market Place and Northbrook Street enhancement schemes, improvements to local open space, provision of affordable housing and school improvements and expansions, including for Hermitage and Whitelands Park Primary Schools and Kennet School.

**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.

## 7 The Environment

### 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<sup>(vi)</sup> 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 committed to 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 :

- 5a: Production of primary land won aggregates
- 5b: Production of secondary/ recycled aggregates
- 6a: Capacity of new waste management facilities by type
- 6b: Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.

### FLOOD PROTECTION AND WATER QUALITY

**7.4** 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.

**7.5** In West Berkshire the main areas within floodplains are in the valleys of the Kennet and Lambourn Rivers, including a substantial land area to the south of Reading. The extent of areas liable to flood can be seen on Environment Agency maps. <sup>(vii)</sup> A Strategic Flood Risk Assessment for the District is currently being carried out and will shortly be completed.

#### Core Output Indicator

**7** Number of planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

#### Berkshire Structure Plan Policies:

**EN6:** Prevention of Flooding

#### WBDLP Policies:

**7.6** One application was approved in 2006/07 contrary to the advice of the Environment Agency. This was for a two storey extension to convert an existing house in Purley -on-Thames into four 2-bed flats with balconies. The objection was on the grounds that the proposed application was not accompanied by a flood risk assessment as required by PPG25. A flood risk assessment was not requested by the Council as the application was for an amendment to an earlier permission which the EA had conditionally approved. These conditions were attached to the later permission

vi Available to download from [www.berks-jsu.gov.uk](http://www.berks-jsu.gov.uk)

vii Available online at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

## The Environment 7

**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

**LDF Objective:** To conserve and enhance the distinctive character of the built and natural environment in West Berkshire's towns, villages and countryside.

**Berkshire Structure Plan Policies:**  
EN3: Biodiversity

**WBDLP Policies:**

ENV.8: Active Nature Conservation Measures

ENV.9: The Impact of Development Proposals on Nature Conservation Sites

ENV.14: River Corridors and Nature Conservation

#### Context

**7.7** West Berkshire contains extensive rural areas. The North Wessex Downs AONB covers 74% of the District's area and is of national landscape importance, designated to conserve 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.

#### Core Output Indicator

##### 8 Change in areas and populations of biodiversity importance

- i. Change in priority habitats and species (by type); and
- ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

#### Priority Habitats

**7.8** The extent of BAP priority habitats in the West Berkshire District Council area is given in Table 7.1 'Habitat Types in West Berkshire'. The work on the production of a digital habitat and land use map for Berkshire has enabled a more detailed assessment of this indicator and the production of baseline figures for the district. The small changes from the figures presented in the AMR 2006 represent more detailed mapping and not an actual ground change in habitat extent.

**7.9** Appendix E 'Biodiversity' contains further detail on the information sources and quality of this information.

## 7 The Environment

Table 7.1 Habitat Types in West Berkshire

Area of BAP priority habitat in West Berkshire			
UK BAP priority habitat type	Area (hectares)	% of total land area in West Berkshire	UK context
Chalk rivers	94.02	0.13	No data avail
Eutrophic standing waters	529.23	0.75	1785km <sup>2</sup>
Fens (over estimate due to lack of detail in survey data)	29.76	0.04	No data avail
Lowland beech and yew woodland	228.78	0.32	<30,000
Lowland calcareous grassland	190.29	0.27	<41,000
Lowland dry acid grassland	1.99	0.000	<30,000
Lowland heathland	256.82	0.36	15,000
Lowland meadows	130.67	0.19	10,000-20,000
Lowland mixed deciduous woodland	4,257.86	6.05	No data avail
Lowland wood pastures and parkland	384.13	0.55	10,000-20,000
Reedbeds	35.98	0.05	5,000
Wet woodland	284.90	0.40	50,000-70,000
<b>Total area of BAP priority habitat</b>	<b>6,424.43</b>	<b>9.12</b>	No data avail.

NB. Figure for total land surface in West Berkshire taken as 70,417.0 hectares. No regional data is available  
 Source: Thames Valley Environmental Records Centre (TV ERC)

### Change in number of UK BAP priority species

Numbers of BAP priority species	
2004/05	63
2005/06	43
2006/07	43

Source: TV ERC

**7.10** The details of the species are given in Appendix E 'Biodiversity'. Twenty one species were removed from the list in 2005/06 and one added. This change was primarily due to a review of the species list in the light of new information from Recorders in the County and not because of other factors. All species removed from the list had not been recorded for many years and according to local Recorders are highly unlikely to be still resident in the County. The list will change next year as the full list of BAP priority species has been revised to include more species. The current BAP Priority species list for Berkshire contains 80 species in total.

## The Environment 7

## Changes in areas designated for their intrinsic environmental value

Table 7.2 Areas Designated for Intrinsic Environmental Value

	No. of Sites	Approx. area of Sites (ha)	% of total land area (ha)	Details of change
<b>Sites of Special Scientific Interest (SSSIs)</b>	51	1,348.9	1.92	None - stable
<b>Special Areas of Conservation (SACs)</b>	3	154.0	0.22	None - stable
<b>Special Protection Areas (SPAs)</b>	0	NA	NA	NA
<b>Wildlife Heritage Sites</b>				
2004/05	492	6,471.00		
2005/06	483	6,395.47		
2006/07	508	6,401.69		

Source : Information on statutory sites from English Nature. WHS information from TV ERC

**7.11** There is only one Regionally Important Geological and Geomorphological Site (RIGS) of 0.04 hectares. There are also three Local Nature Reserves in West Berkshire at Thatcham Reed Beds, Padworth Common and HoseHillLake, Burghfield, totalling 66.9 hectares.

#### Local Indicator EN1: Condition of SSSIs

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

**7.12** Data on condition of SSSIs, derived from work by English Nature, now Natural England is presented in Table 7.3 'Condition of SSSIs'. The data has been collected over a period from 2000 – 2007. It does show that 83% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition. Further information is contained in Appendix E 'Biodiversity'.

## 7 The Environment

Table 7.3 Condition of SSSIs

Condition	No. of units or part units	Hectares	% of total SSSI in District 2007	% of total SSSI in District 2006	% of total SSSI in District 2005
Favourable	111	849.0	63	63	63
Unfavourable recovering	17	264.0	20	20	18
Unfavourable no change	16	215.5	16	16	16
Unfavourable declining	9	20.3	2	2	3
TOTAL	153	1,348.9	100	100	100

Source: TV ERC from Natural England

### Local Indicator EN2: Distribution and status of selected species

**7.13** 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 7.4 Distribution and Status of Water Voles and Farmland Birds

Distribution and status of selected species		
Indicator	Data	Trends
Distribution and status of water voles	Of 118 sites surveyed in 2005, 26% were positive for water voles and 74% were negative. Survey figures reveal an 11% gain in water vole sites (sites negative in past and now positive), 43% of sites stable and 46% of sites no longer positive. No sites were surveyed in 2006.	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
Distribution and status of farmland birds	Population index 1.0 = 1995 figure 1.42 in 2004 1.32 in 2005 0.64 in 2006	Downward trend detectable.

**7.14** 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. The 2005 survey data suggest that the water vole is still declining in Berkshire. Many local conservation measures are being taken to contribute to the recovery of the water vole population including measures associated with development control and other local authority activity.



## The Environment 7

**7.15** Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years. Nineteen bird species have been identified as being particularly associated with farmland and are utilised at a national level to assess changes in farmland ecology. Appendix E 'Biodiversity' 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 TV ERC.

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 TV ERC 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

**LDF Objective:** To conserve and enhance the distinctive character of the built and natural environment in West Berkshire's towns, villages and countryside.

**Community Plan Objective:** The need to protect and conserve our natural and built heritage.

#### Berkshire Structure Plan Policies:

EN4: Historic Environment

#### WBDLP Policies:

ENV.33 Development in an Historic Setting

#### Local Indicator EN3 Number of listed buildings at risk

**7.16** The 2006 list of Grade I and II\* buildings published by English Heritage included 8 buildings at risk in West Berkshire. Of particular note this year is the restoration of Shaw House, a Grade I listed property, built in 1581. The surrounding gardens are Grade II on the English Heritage Register of Parks and Gardens. Phase 1 of the extensive restoration work on the house was completed in November 2006. Shaw House is now open for training sessions, seminars and meetings and the Register Office has been relocated there.

**Local Indicator EN4** The total number of conservation areas, the percentage of these with an up-to-date character appraisal and the percentage with published management proposals.

## 7 The Environment

**7.17** There are 52 Conservation Areas in West Berkshire. None at present have an up-to-date character appraisal or management proposals.

**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.

### RENEWABLE ENERGY

**LDF Objective:** To deliver well designed, sustainable, energy efficient developments which contribute to an attractive, safe and convenient environment for all.

**Local Plan Objective:** To conserve resources and minimise the impacts of development.

**Berkshire Structure Plan Policies:**  
EN8: Renewable Energy and Energy Conservation

**WBDLP Policies:**  
OVS.9: Renewable Energy  
OVS.10: Energy Efficiency

#### Core Output Indicator

##### 9 Renewable energy capacity installed by type

**7.18** Limited data is available for installation of renewable energy capacity. SEE-Stats data <sup>(viii)</sup> 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 7.5 'Renewable Energy Capacity Installed 2006/07 - SEE-Stats Data'

Table 7.5 Renewable Energy Capacity Installed 2006/07 - SEE-Stats Data

Technology	Installed Capacity	
	Electricity MWe	Heat MWe
Biogas/ sewage gas	0	0
Wind	0.006	n/a
Biomass	0	0
Solar PV	0	n/a
Hydro	0	n/a
Solar /ground thermal	n/a	0

viii **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>

## The Environment 7

Technology	Installed Capacity	
	Electricity MWe	Heat MWe
Total	0.006	0

**7.19** A 6kW wind turbine was installed at Membury Airfield.

**Commentary:**

**7.20** The Council is committed to encouraging the incorporation of high standards of energy efficiency in all development. The 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 Environmental Assessment Method) 'excellent' rating and this requirement came into effect on applications received from 2nd January 2007. The Submission Version of the West Berkshire Planning Strategy proposed targets for the proportion of total predicted energy requirements from locally generated renewable sources.

**7.21** Between 2nd January and 30th March 2007 eight applications that demonstrated BREEAM "Excellent" or equivalent were approved. These included permissions for a total of thirteen new homes, one residential care home and one non-residential building. One application was refused because the applicant failed to demonstrate that the sustainability requirement could be achieved.

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

**Actions Required:** 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.

## 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** More detailed monitoring of housing completions, for example on house types and sizes, which was required until 2004/05 for the Housing Flows Reconciliation Return, is monitored by reference to application files. The planning application form used by West Berkshire Council has been amended to include much of the additional data required for monitoring purposes.

**8.4** 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.

**8.5** Current monitoring procedures have enabled data to be presented for the core output indicators. These have not always been presented precisely according to the definitions given by the ODPM<sup>(ix)</sup>, due mainly to constraints of data availability.

**8.6** 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.

**8.7** This third AMR has concentrated particularly on providing data on the core output indicators specified in the ODPM Guidance.<sup>(ix)</sup> 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. It may be appropriate to present more indicators for different areas of the district, to reflect the diverse character of West Berkshire and to enable monitoring for specific areas in line with area action plans, such as the Newbury Town Centre Plan. Future AMRs will also develop significant effects indicators linked to the sustainability appraisal objectives and indicators.

ix ODPM. Local Development Framework Core Output Indicators Update 1/2005: October 2005

x ODPM. Local Development Framework Monitoring: A Good Practice Guide

# Employment - Business Development A

Table A.1 Employment Structure – Employee Jobs

	West Berkshire percentage (%)	South East percentage (%)	GB percentage (%)
Manufacturing	11	8.8	11.1
Construction	3.9	4.4	4.6
Services	83.9	85.3	82.9
• Distribution, hotels and restaurants	26.9	25.6	24.1
• Transport and Communications	10.3	6.1	6.0
• Finance,IT, other business	23.7	23.8	20.7
• Public admin, education and health	16.3	24.6	26.9
• Other services	6.7	5.2	5.2
Tourism-related	8.2	8.0	8.1
Total employee jobs	79,500	-	-

Source: Nomis Official Labour Market Statistics: annual business inquiry employee analysis (2005)

Table A.2 Employment Completions 2005/06

Gross floorspace (sq.m. external) - Completed	B1	B1-B8 Mix	B1a	B1b	B1c	B2	B8
NewburyTown Centre	0	0	471	0	0	0	0
Turnpike & Castle Estates	0	0	0	0	0	190	0
Bone Lane Ind Area	0	0	0	0	0	0	0
Hambridge Rd/Hambridge La	0	0	0	0	1,290	0	0
London Rd Industrial Estate	0	0	0	0	0	0	0
NewburyBusinessPark	0	0	0	0	0	0	0
New GreenhamPark	0	0	0	0	1,174	6,145	0
Colthrop / Pipers Industrial Estate	0	0	0	0	756	269	0
Berkshire Centre	0	0	0	0	0	0	0
<b>Employment Sites in Newbury/Thatcham Area</b>	<b>0</b>	<b>0</b>	<b>471</b>	<b>0</b>	<b>3,220</b>	<b>6604</b>	<b>0</b>
Aldermaston:Calleva Park & Paices Hill	0	0	0	0	1,341	0	0
Beenham Industrial Area	0	0	0	0	0	614	0
GreenPark Burghfield	0	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0	0

## A Employment - Business Development

Gross floorspace (sq.m. external) - Completed	B1	B1-B8 Mix	B1a	B1b	B1c	B2	B8
Hungerford:Charnham Pk/Station Rd/SmithamBridge	0	0	2636	0	0	176	0
Lambourn:Lowesdon Works/Membury Estate	0	0	0	0	0	0	168
Theale:Arlington Business Pk/Station Rd/Sheffield Bottom	4,880	0	0	0	0	0	250
HorseshoePark Pangbourne	0	0	0	0	0	0	0
<b>Employment Sites in Rest of West Berkshire</b>	<b>0</b>	<b>0</b>	<b>2,636</b>	<b>0</b>	<b>1341</b>	<b>790</b>	<b>418</b>
<b>Total for all Employment Sites</b>	<b>0</b>	<b>0</b>	<b>3,107</b>	<b>0</b>	<b>4561</b>	<b>7,394</b>	<b>418</b>
<b>Outside Employment Areas</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>0</b>	<b>856</b>	<b>788</b>	<b>468</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4,907</b>	<b>0</b>	<b>5,417</b>	<b>8,182</b>	<b>886</b>

Source: JSPU Planning Commitments for Employment Use 2007

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

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	23,956	235	-11,720	-166	-185	6,054
Newbury Excl Town Centre	1,655	110	-926	0	189	4,861
Bone Lane Ind Area	0	0	0	0	0	0
Hambridge Rd/Hambridge La	0	0	0	-2,069	2,069	0
London Rd Industrial Estate	500	0	6,995	-2,330	0	100
Newbury Business Park	0	0	3,857	0	0	784
Greenham/New Greenham Park	0	0	38,802	23,800	0	-2,678
Colthrop / Pipers Industrial Estate	0	0	45,716	2,628	12,209	1,300
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	912	0	1,345	-651	-290	6,778
<b>Total for Newbury/Thatcham Area</b>	<b>27,023</b>	<b>345</b>	<b>84,069</b>	<b>21,212</b>	<b>13,992</b>	<b>17,199</b>
Calleva Park Aldermaston	0	0	2,041	0	0	0
Valentine Wood Aldermaston	0	0	22,376	0	0	0
Green Park Burghfield	0	0	5,439	0	1,813	0
Red Shute Hill Hermitage	0	0	560	0	0	0
Charnham Park Hungerford	0	0	11,150	0	0	0

## Employment - Business Development A

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Lowesdon-Membury Ind Area	0	0	1,114	314	4,941	173
Arlington Business Park	0	0	31,415	0	-9,724	0
Remainder of West Berkshire	1,661	112	60,142	236	5,687	35,607
<b>Total for Rest of West Berkshire</b>	<b>1,661</b>	<b>112</b>	<b>134,237</b>	<b>550</b>	<b>2,717</b>	<b>35,780</b>
<b>WEST BERKSHIRE TOTAL</b>	<b>28,684</b>	<b>457</b>	<b>218,306</b>	<b>21,762</b>	<b>16,709</b>	<b>52,979</b>

\*Includes developments not started & under construction.

Table A.4 New Floorspace Permitted During 2005 - 2006 - Gross

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	27,533	963	128	0	0	1,132
Newbury Excl Town Centre	0	0	516	0	0	2,773
Bone Lane Ind Area	0	0	0	0	0	0
Hambridge Rd/Hambridge La	0	0	0	0	0	0
London Rd Industrial Estate	0	0	0	0	0	0
Newbury Business Park	0	0	0	0	0	0
Greenham/New Greenham Park	0	0	208	0	0	0
Colthrop / Pipers Industrial Estate	0	0	156	863	650	4,439
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	632	0	0	108	0	2,556
<b>Total for Newbury/Thatcham Area</b>	<b>28,165</b>	<b>963</b>	<b>1,008</b>	<b>971</b>	<b>650</b>	<b>10,900</b>
Calleva Park Aldermaston	0	0	0	0	0	0
Valentine Wood Aldermaston	0	0	0	0	0	0
Green Park Burghfield	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0
Charnham Park Hungerford	0	0	125	0	0	0
Lowesdon-Membury Ind Area	0	0	289	0	5,109	0
Arlington Business Park	0	0	19,509	0	0	0
Remainder of West Berkshire	11,631	0	28,683	672	5,545	9,230
<b>Total for Rest of West Berkshire</b>	<b>11,631</b>	<b>0</b>	<b>48,606</b>	<b>672</b>	<b>10,654</b>	<b>9,230</b>
<b>WEST BERKSHIRE</b>	<b>39,796</b>	<b>963</b>	<b>49,614</b>	<b>1,643</b>	<b>11,304</b>	<b>20,130</b>

## A Employment - Business Development

Table A.5 Protected Employment Areas (Areas where policy ECON.1 of West Berkshire District Local Plan applies)

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

Table A.6 Losses of Employment Land 2005/06

Area	Site	Ha	Existing Use Class	Lost Floorspace (sq m)
<b>Losses to completed residential use</b>				
Newbury Town Centre	37 London Road	0.06	B1a	56.9
<b>Total Newbury Town Centre</b>		<b>0.06</b>		<b>56.9</b>
Thatcham	115 Burys Bank Road	0.15	B2	190
Newbury	Long Lane	0.10	B1a	195
Pangbourne	13A Reading Road	0.01	B1a	145
<b>Total losses to completed residential use</b>		<b>0.32</b>		<b>586.9</b>
<b>Losses to residential under construction</b>				
Newbury	Oldfellows Road	0.05	B1a	360
			B1c	94
Mortimer	6 King Street	0.15	B1c	154
Welford	Newbury Road	0.19	B1c	1,906



## Employment - Business Development A

Area	Site	Ha	Existing Use Class	Lost Floorspace (sq m)
<b>Total losses to residential under construction</b>		<b>0.39</b>		<b>2,514</b>
<b>Losses to residential use not yet started</b>				
Mortimer	Pitfield Lane	0.15	B8	227
Mortimer	The Street	0.32	B1	176

## B Population and Housing

### Contextual Indicators

Table B.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, mid-2004 population estimates show a population of 145,200 at 2006, with approximately 6% children under the age of five, similar to the national figure. 14% of the resident population were of retirement age (65 and over for males or 60 and over for females), compared with 16% in England.

In the twenty years between 1982 and 2002 the population of West Berkshire grew by 16.2% compared with an increase of 10.5% for the south east region as a whole.

The 2004 sub-national population projections show the anticipated changing age structure of the population with the percentage of people over 60 in West Berkshire increasing from 14.1% in 2006 to 18.1% in 2016.

Table B.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.

## Population and Housing B

Table B.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 B.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 B.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

## B Population and Housing

Table B.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 B.7 Land Registry Property Prices : April-June 2006

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£185,703	£155,727	£174,824
Terraced House	£158,493	£184,071	£197,203
Semi-detached House	£180,170	£222,085	£225,199
Detached House	£300,349	£382,696	£365,135

Source: Land Registry 2006

House prices in West Berkshire have risen by nearly 90% between 1998 and 2004 and are now amongst the highest in the UK. This has led to a shortage of affordable homes for local people and key workers.

### Output Indicators

Table B.8 Local Plan Housing Sites Progress March 2007

Site	Parish/ Town	Total Units	Units Compl 2006/07	Total Units Compl	Status at March 2007
Fisherman's Lane, Aldermaston	Aldermaston	29	0	0	Hard Commitment
South Aldermaston	Aldermaston	48	0	48	Complete
Upper Bucklebury	Bucklebury	40	37	37	Under construction
Chieveley (two sites)	Chieveley	50	0	50	Both Sites Complete
Newbury Racecourse, Greenham	Greenham	180	54	180	Complete

## Population and Housing B

Site	Parish/ Town	Total Units	Units Compl 2006/07	Total Units Compl	Status at March 2007
Pinchington Lane, Deadman's Lane, Newbury	Greenham	157	92	142	Under Construction
Cementation Site, Hermitage	Hermitage	209	58	58	Under Construction
Bath Road, Eddington	Hungerford	34	0	34	Complete
Salisbury Road	Hungerford	50	0	50	Complete
Mortimer Hill, Mortimer	Mortimer	120	55	120	Complete
Enborne Road, Newbury	Newbury	58	0	58	Complete
Manor Park, Newbury	Newbury	80	27	80	Complete
Park House School, Newbury	Newbury	70	0	0	Outstanding
Basingstoke Road / Mill Lane, Aldermaston Wharf	Padworth	99	10	10	Under Construction
Long Lane, Purley	Purley on Thames	96	57	58	Under Construction
Stockcross	Stockcross	9	0	0	Outstanding
Land adjacent to Benham's Farm, Burghfield Common	Sulhampstead	80	0	80	Complete
North West Thatcham	Thatcham	55	0	55	Complete
<b>TOTAL</b>		<b>1463</b>	<b>390</b>	<b>1060</b>	

Source: JSPU Planning Commitments for Housing 2007

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

Table B.9 Housing Permissions, Starts and Completions 1999/00 – 2006/07

Year	Net New Permissions	Starts	Under Construction at Year End	Berkshire Structure Plan Target –Annual Average	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
<b>2006/07</b>	<b>684</b>	<b>801</b>	<b>727</b>	<b>518</b>	<b>1064</b>

Source: JSPU Planning Commitments for Housing 2007

## B Population and Housing

Table B.10 Housing Completions and Commitments by Parish 2001/02 to 2006/07

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	
Aldermaston	1	-1	0	42	6	2	32
Aldworth	0	0	0	0	0	2	2
Ashampstead	0	0	0	0	0	0	0
Basildon	9	14	1	-6	17	22	18
Beech Hill	0	0	0	0	0	0	1
Beedon	0	0	9	0	0	3	3
Beenham	0	1	0	-2	2	1	5
Boxford	1	2	-2	5	1	0	3
Bradfield	3	2	0	-1	8	-1	4
Brightwalton	0	0	0	0	0	2	3
Brimpton	0	0	2	1	4	2	6
Bucklebury	-1	2	1	1	6	38	6
Burghfield	2	35	4	0	1	6	23
Catmore	-	-	-	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0
Chieveley	3	4	25	32	9	12	18
Cold Ash	2	2	30	46	58	36	22
Combe	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	39
East Garston	0	0	0	0	2	3	6
East Ilsley	2	2	1	0	0	3	13
Enborne	21	1	23	19	8	5	2
Englefield	0	0	0	4	0	-1	1
Farnborough	0	0	0	0	0	0	1
Fawley	0	0	1	0	2	2	2
Frilsham	0	2	0	0	0	1	0
Gt Shefford	4	3	4	4	0	3	0
Greenham	35	21	9	36	164	148	22
Hampstead Norreys	0	0	0	-2	2	1	13
Hampstead Marshall	0	0	0	0	1	0	1

## Population and Housing B

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	
Hermitage	-1	0	0	2	32	94	170
Holybrook	-	-	-	3	1	-1	8
Hungerford	8	51	48	17	37	11	19
Inkpen	3	1	-2	1	0	-1	5
Kintbury	0	1	4	2	2	4	144
Lambourn	36	5	12	15	7	35	33
Leckhampstead	0	0	0	0	0	-1	6
Midgham	0	0	1	0	0	0	10
Newbury	-30	220	252	398	286	275	738
Padworth	0	0	-2	12	-1	12	131
Pangbourne	0	12	25	15	13	6	26
Peasemore	0	0	-1	3	-1	5	3
Purley	16	-2	2	11	34	76	102
Shaw cum Donnington	5	3	2	0	14	3	16
Speen	0	5	1	8	2	0	13
Stanford Dingley	0	-1	1	0	0	0	0
Stratfield Mortimer	-1	5	18	3	71	61	39
Streatley	0	6	0	0	4	2	5
Sulham	-	-	-	0	1	0	0
Sulhamstead	-1	0	-13	46	35	-2	15
Thatcham	141	56	178	219	147	135	400
Theale	22	27	0	3	1	-21	34
Tidmarsh	0	0	1	5	-2	0	20
Tilehurst	1	12	-2	20	70	16	36
Ufton Nervet	0	0	0	0	1	0	0
Wasing	0	0	0	0	0	0	1
Welford	0	0	1	1	0	0	9
West Ilsley	-1	2	2	1	0	1	2
West Woodhay	0	0	0	0	2	0	2
Winterbourne	0	-2	0	0	1	0	7
Wokefield	0	1	0	0	0	0	1

## B 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	
Woolhampton	-1	4	0	-1	13	64	10
Yattendon	0	0	0	2	0	0	1
<b>West BerkshireTotal</b>	<b>278</b>	<b>496</b>	<b>637</b>	<b>967</b>	<b>1071</b>	<b>1064</b>	<b>2252</b>

Source: JSPU Planning Commitments for Housing 2007

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

### 11. Housing Trajectory.

#### Monitoring site based annual estimates against the Structure Plan requirement

The site-based estimates of future housing completions phase commitments, allocated site and, other identified large sites over the current plan period. An unidentified small site allowance is included.



## Population and Housing B

Table B.11 Monitoring site based annual estimates against the Structure Plan requirement

	2000/ 1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/ 14	2014/ 15	2015/ 16
Past Completions - Allocated Sites	93	82	91	112	262	311	390									
Past Completions- Unallocated Sites	357	196	405	525	705	760	674									
Projections- Allocated Sites								244	52	25	18	0	0	0	0	0
Unallocated commitments- Sites >25 units								197	209	68	265	61	0	0	0	0
Unallocated commitments- Sites 10-25 units								134	182	33	13	0	0	0	0	0
Unallocated Sites < 10 units								250	184	110	83	0	0	0	0	0
Identified Developable Sites >10 units								-65	73	330	346	457	444	0	0	0
Unidentified small site allowance										17	100	100	100	100	100	100
Past Completions	450	278	496	637	967	1071	1064									
Projected Completions								760	700	566	742	618	544	100	100	100
Cumulative Completions		278	774	1411	2378	3449	4513	5273	5973	6539	7281	7899	8443	8543	8643	8743
PLAN - Strategic Allocation (annualised)		780	780	780	780	780	518	518	518	518	518	518	518	518	518	518
MONITOR - No. dwellings above or below cumulative allocation		-502	-786	-929	-742	-451	95	337	519	567	791	891	917	499	81	-337
MANAGE - Annual requirement taking account of past/projected completions		605	629	639	639	609	563	507	476	444	424	360	295	212	269	437

## B Population and Housing

Table B.12 Large and Medium Sites over 25 Units included in Housing Trajectory 2006 TO REPLACE

Site	Progress at March 2006	Outstanding Units
<b>Allocated Sites</b>		
Bucklebury -Broad Lane	Under construction	40
Greenham - Deadman's Lane	Under construction	107
Newbury Racecourse	Under construction	54
Newbury -Yates Copse	Under construction	27
Purley - Long Lane	Under construction	107
Mortimer Hill	Under construction	55
Aldermaston - Fisherman's Lane	Outline Permission	29
Basingstoke Rd/Mill Lane	Full Permission	99
Hermitage Cementation	Full Permission	209
<b>Total Allocated</b>		<b>727</b>
<b>Unallocated Sites over 25 units</b>		
Arena House	Under construction	41
Sandleford Hospital	Under construction	29
Boundary Road	Under construction	20
Cherry Close	Under construction	29
Newbury Hospital	Under construction	100
Park Way	Adopted SPG -Full Permission Oct 2006	184
Market Street	SPD adopted	approx 250
Purley 68-72 Long Lane	Under construction	11
1053-1069 Oxford Road	Outline Permission	45
Thatcham Kennet Heath	Under construction	368
Douai Abbey	Under construction	65
Newbury St Nicholas School	Full permission	34
Compton Greens Yard	Outline Permission	25
Northcroft and Avonbank	Outline Permission	61
Kintbury-Gainsborough Ave	Full permission	36
<b>Total Unallocated Sites &gt;25 units</b>		<b>1298</b>

2006/07 DATA TO ADD

## Population and Housing B

Table B.13 Dwelling types and Sizes - Percentage New Build Completions 2001/02 – 2005/06

West Berkshire Type and Size (Bedrooms)	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
	Percentage	Percentage	Percentage	Percentage	Percentage
House/Bungalow 1 bed	0.0	0.8	0.3	0.6	0.6
House/Bungalow 2 bed	2.0	18.4	13.8	14.6	17.6
House/Bungalow 3 bed	0.9	31.4	28.8	26.8	26.1
House/Bungalow 4+ bed	0.2	35.4	28.2	22.3	21.0
<b>House/Bungalow Total</b>	<b>51.1</b>	<b>86.0</b>	<b>71.2</b>	<b>64.3</b>	<b>65.3</b>
Flat/Apartments 1bed	17.4	5.0	1.2	8.8	7.6
Flat/Apartments 2bed	30.6	9.0	27.2	26.4	26.6
Flat/Apartments 3bed	0.7	0.0	0.4	0.5	0.3
Flat/Apartments 4+bed	0.2	0.0	0.0	0.0	0.2
<b>Flat/Apartments Total</b>	<b>48.9</b>	<b>14.0</b>	<b>28.8</b>	<b>35.7</b>	<b>34.7</b>
Total Units 1bed	17.4	5.8	1.5	9.5	8.2
Total Units 2bed	37.0	27.4	41.0	41.0	44.2
Total Units 3bed	11.9	31.4	29.3	27.3	26.4
Total Units 4+bed	33.7	35.4	28.2	22.3	21.2
<b>TOTAL UNITS COMPLETED</b>	<b>454</b>	<b>500</b>	<b>673</b>	<b>970</b>	<b>1057</b>

Newbury (Parish)	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
Type and Size (Bedrooms)	Percentage	Percentage	Percentage	Percentage	Percentage
House/Bungalow 1 bed	0.0	0.0	0.0	0.0	1.2
House/Bungalow 2 bed	0.0	22.9	17.2	5.9	15.0
House/Bungalow 3 bed	5.4	37.4	30.9	19.7	19.3
House/Bungalow 4+ bed	7.1	15.4	19.5	13.8	5.8
<b>House/Bungalow Total</b>	<b>12.5</b>	<b>75.7</b>	<b>67.6</b>	<b>39.5</b>	<b>41.3</b>
Flat/Apartments 1bed	11.6	8.9	0.8	15.4	7.3
Flat/Apartments 2bed	75.9	15.4	30.9	44.4	51.4
Flat/Apartments 3bed	0.0	0.0	0.8	0.8	0
Flat/Apartments 4+bed	0.0	0.0	0.0	0.0	0
<b>Flat/Apartments Total</b>	<b>87.5</b>	<b>24.3</b>	<b>32.4</b>	<b>60.5</b>	<b>58.7</b>
Total Units 1bed	11.6	8.9	0.8	15.4	8.5
Total Units 2bed	75.9	38.4	48.0	50.3	66.4
Total Units 3bed	5.4	37.4	31.6	20.5	19.3
Total Units 4+bed	7.1	15.4	19.5	13.8	5.8

## B Population and Housing

Newbury (Parish)	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006
Type and Size (Bedrooms)	Percentage	Percentage	Percentage	Percentage	Percentage
<b>TOTAL UNITS COMPLETED</b>	112	214	256	390	259

## Population and Housing B

Table B.14 Large and Medium Housing Sites Completed in 2006/07

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Net Density Units/ha
Cold Ash	Land off Yates Copse	GF	80	80	
Newbury	Racecourse	GF	180	180	
Newbury	Newbury Hospital	PDL	100	100	
Newbury	Sandleford Hospital	PDL	115	115	
Purley	Purley Park	PDL	14	14	
Stratfield Mortimer	Mortimer Hill	GF	120	120	
Thatcham	Kennet Heath Pods A and B	PDL	259	245	
Thatcham	Kennet Heath Pod C	PDL	118	118	
Thatcham	Kennet Heath Pod D1	PDL	70	70	
Basildon	Stonehouse, Reading Road	PDL	12	11	
Lambourn	Freeway Electronics, Baydon Road	PDL	12	12	
Lambourn	Station Road Garage	PDL	11	10	
Newbury	13, Boundary Road	PDL	60	60	
Newbury	Land off Cherry Close	PDL	29	29	
Newbury	Birchwood Road	PDL	24	24	
Newbury	Land at West Berkshire Bowls	PDL	14	14	
Newbury	Eurofi House ( Change of use)	PDL	14	14	
Purley	68-72 Long Lane	PDL	33	30	
Thatcham	15 Park Lane	PDL	11	10	
Thatcham	25 & 27 Pound Lane	PDL	14	12	
Tilehurst	Land at Bittern Avenue	PDL	14	14	

Source: JSPU Planning Commitments for Housing 2007: Planning Applications Data:

Table B.15 Affordable Housing Completions 2006/07

Address	Total Affordable	Completed 2006/07	Registered Social Landlord	No. Rented	No. Shared Ownership
Bucklebury - Land off Broad Lane	12	12	ERHA	8	4
Greenham –South of Deadmans Lane	39	39	Sovereign	13	26
Greenham - Newbury Racecourse	54	18	Home	8	10
Hermitage - Hermitage Green	21	21	Sovereign	15	6
Newbury - Cherry Close	17	17	Sovereign	12	5
Newbury - Birchwood Road	24	24	A2	0	24

## B Population and Housing

Address	Total Affordable	Completed 2006/07	Registered Social Landlord	No. Rented	No. Shared Ownership
Stratfield Mortimer	36	18	A2	12	6
Thatcham - Kennet Heath Pod D1	17	17	A2	11	6
Woolhampton - Douai Abbey	16	16	A2	9	7
<b>Through Planning Obligations</b>		<b>182</b>			
Lambourn - Mill Lane	7	7	A2	2	5
Newbury - Newbury Hospital	100	100	Sovereign	85	15
<b>Total Affordable Units</b>		<b>289</b>		<b>175</b>	<b>114</b>

Source: JSPU Planning Commitments for Housing 2007: Planning Applications Data: Housing Service data

## Parking Provision Standards in West Berkshire District Local Plan

The schedule below sets out standards for broad classes of development, as required by PPG13. The list is not exhaustive and should be used to give an indication only of the level of maximum provision. In more accessible locations, such as town centres, more stringent standards will be applied.

Standards relate to gross floor area unless otherwise stated and are for off-road parking.

LAND USE	MAXIMUM PROVISION
<b>Dwellings</b>	An average of 1.5 spaces/dwelling across the District (or any higher figure that the government may recommend in the future.)
<b>Business</b> B1	1 per 25m <sup>2</sup> up to 2500m <sup>2</sup> 1 per 30m <sup>2</sup> above 2500m <sup>2</sup>
<b>General And Special Industrial</b> B2 – B7	1 per 25m <sup>2</sup> up to 235m <sup>2</sup> 1 per 50m <sup>2</sup> over 235m <sup>2</sup>
<b>Storage And Distribution</b> B8	1 per 25m <sup>2</sup> up to 235m <sup>2</sup> 1 per 200m <sup>2</sup> over 235m <sup>2</sup>
<b>Retail And Financial And Professional Services (except food retail)</b> A1/A2	1 per 30m <sup>2</sup> up to 1000m <sup>2</sup> * 1 per 20m <sup>2</sup> over 1000m <sup>2</sup> *NewburyTown Centre Commercial Area 1 per 20m <sup>2</sup>
<b>Food Retail</b> A1	1 per 30m <sup>2</sup> up to 1000m <sup>2</sup> 1 per 14m <sup>2</sup> over 1000m <sup>2</sup>
<b>Places Of Entertainment And Sports Facilities</b> D2 (except cinemas conference facilities <i>and stadia</i> )	1 per 5m <sup>2</sup> up to 1000m <sup>2</sup> 1 per 22m <sup>2</sup> over 1000m <sup>2</sup>
<b>Cinemas And Conference Facilities</b> D2	1 per 3 seats up to 1000m <sup>2</sup> 1 per 5 seats over 1000m <sup>2</sup>
<b>Stadia</b> D2	1 per 15 seats over 1500 seats
<b>Further And Higher Education</b>	1 per 1 member of teaching staff + 1 per 2 non-teaching staff + 1 per 3 students up to 2500m <sup>2</sup> 1 per 2 staff + 1 per 15 students over 2500m <sup>2</sup>

### Methodology for Core Output Indicator 3b.

#### 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 2004/05. Replacement dwellings are excluded. The location of these sites is shown on the accompanying map, together with the net additional dwellings for each site. 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.

## C Transport

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 Greenham Common, Vodafone in Newbury, AWE at Aldermaston and Burghfield, Green Park, other employment areas in Reading and Harwell.

The definition of a major retail centre is given in the Government guidance published in October 2005.<sup>(xi)</sup> It includes city, town or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres. The WBDLP shows town centre commercial areas only. The PPS6 definition of district centre is "district centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library." Accordingly, in addition to the town centres of Newbury, Thatcham, Hungerford, Pangbourne and Theale in West Berkshire, major retail centres within and close to the district are taken to include Lambourn, Tadley, Reading West, Wantage, Didcot, Basingstoke and Tadley.

### 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.

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 the journey to the fastest to reach destination would take.

Calculations only allow for travel by public transport (registered bus services and rail) and walking. Walking time is calculated with an average walk speed of 4.8km/hour and a total maximum walking distance of 1200 meters. Public transport times are calculated using available information on timetables and routes.

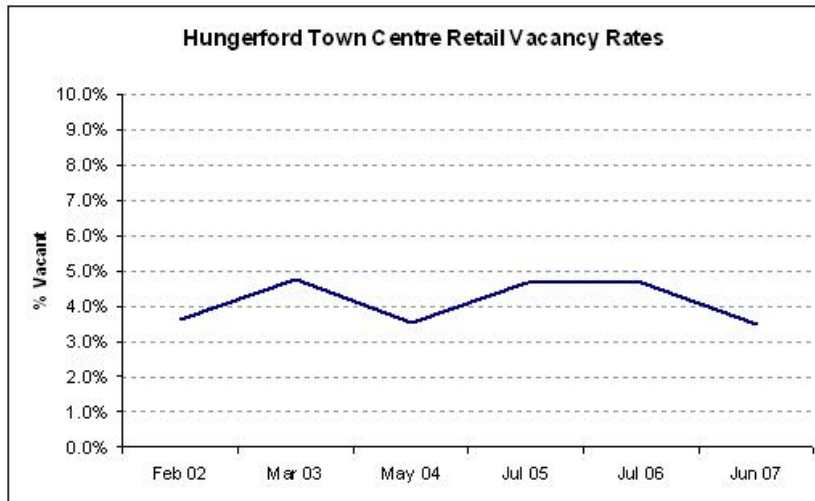
Journeys that cannot be completed within the specified timescale are disregarded and the software package will return a finding of an inaccessible destination, for that origin site.

Threshold reports were then run for each destination type to establish the number of site locations able to access the specified destination type within 30 minutes. The number and percentage of new dwellings that were therefore accessible have been calculated.



# Local Services D

## Vacancy Rates in Town Centres



## D Local Services



Table D.1 Percentage of vacant retail units in West Berkshire  
Town Centres 2002-2006

Year	Newbury	Hungerford	Thatcham	Pangbourne	Theale
2002	6.8	3.6	7.4	1.9	6.9
2003	7.5	4.8	7.6	1.9	6.9
2004	5.3	3.5	3.0	0	3.3
2005	8.6	4.7	6.9	1.9	3.3
2006	8.1	4.7	6.9	1.9	6.7
2007	3.8	3.5	9.1	1.9	3.3

## Change in area of UK BAP Priority Habitat

### Information Sources

BAP priority species have been mapped by Thames Valley Environmental Records Centre (TV ECR) by interpretation of aerial photographs and by consultation with existing habitat maps and survey information. BAP habitats are only mapped if the habitat and survey evidence is in place.

The accuracy of aerial photographic interpretation varies between habitats, e.g. lowland mixed deciduous woodland and parkland can quite reliably be interpreted from aerial photographs but fens or grasslands can be very difficult. In the latter case supporting information or evidence is vital in determining habitat type. Whilst every effort has been made to collate existing information, there may be other important data sources available that will improve the mapping process in the future. The quality of the mapping process will continue to improve over time as the map is used and fieldworkers feed back information.

Berkshire has never had a good field by field survey of land use and habitat so it is inevitable that BAP priority habitats will continue to be found. The mapping process has highlighted where these habitats may exist in the County and where future surveys may be targeted. The figures reported for each habitat type are therefore likely to change in the future - for some the process has underestimated their extent, e.g. lowland meadows and for others overestimated e.g. lowland mixed deciduous woodland. TV ERC has introduced a rigorous quality checking procedure for the habitat map and as such, given the present state of information on these habitats in the County, the quality of the current habitat map is very high.

## Change in number of UK BAP Priority Species

Table E.1 Number and Type of BAP Priority Species in West Berkshire 2007

English Name	Scientific Name	English Name	Scientific Name
<b>Fungus</b>		<b>Reptiles and Amphibians</b>	
Nail fungus	<i>Poronia punctata</i>	Great Crested Newt	<i>Triturus cristatus</i>
<b>Plants</b>		<b>Birds</b>	
Cornflower	<i>Centaurea cyanus</i>	Aquatic Warbler	<i>Acrocephalus paludicola</i>
Red Hemp-nettle	<i>Galeopsis angustifolia</i>	Marsh Warbler	<i>Acrocephalus palustris</i>
Early Gentian	<i>Gentianella anglica</i>	Skylark	<i>Alauda arvensis</i>
Juniper	<i>Juniperus communis</i>	Bittern	<i>Botaurus stellaris</i>
Great water parsnip	<i>Sium latifolium</i>	Stone-curlew	<i>Burhinus oedicephalus</i>
		Nightjar	<i>Caprimulgus europaeus</i>
<b>Invertebrates - Beetles</b>		Linnet	<i>Carduelis cannabina</i>
A ground beetle	<i>Harpalus dimidiatus</i>	Reed Bunting	<i>Emberiza schoeniclus</i>
Stag beetle	<i>Lucanus cervus</i>	Wryneck	<i>Jynx torquilla</i>
		Woodlark	<i>Lullula arborea</i>
<b>Invertebrates - Butterflies</b>		Common Scoter	<i>Melanitta nigra</i>
Marsh Fritillary	<i>Eurodryas aurinia</i>	Corn Bunting	<i>Miliaria calandra</i>
Adonis Blue	<i>Lysandra bellargus</i>	Spotted Flycatcher	<i>Muscicapa striata</i>
Silver-studded Blue	<i>Plebejus argus</i>	Tree Sparrow	<i>Passer montanus</i>

## E Biodiversity

English Name	Scientific Name	English Name	Scientific Name
		Grey Partridge	Perdix perdix
<b>Invertebrates - Moths</b>		Bullfinch	Pyrrhula pyrrhula
Striped Lychnis	Shargacucullia lychnitis	Turtle Dove	Streptopelia turtur
Buttoned Snout	Hypena rostralis	Song Thrush	Turdus philomelos
Orange underwing	Jodia croceago		
Drab Looper	Minoa murinata	<b>Mammals</b>	
Chalk carpet	Scopteryx bipunctata cretata	Water Vole	Arvicola terrestris
		Brown Hare	Lepus capensis
<b>Invertebrates - Flies</b>		Otter	Lutra lutra
Hornet robber	Asilus crabroniformis	Common Dormouse	Muscardinus avellanarius
		Pipistrelle	Pipistrellus pipistrellus
<b>Invertebrates - Molluscs</b>			
Freshwater pea mussel	Pisidium tenuilineatum		
Desmoulin's whorl snail	Vertigo moulinsiana		
<b>Total numbers of BAP priority species</b>			<b>43</b>

The list of BAP priority species in the County is derived from the national "short list" of species which have Species Action Plans associated with them (UK BAP website). 80 priority species are identified in Berkshire. The list above contains the species most likely to still be extant in the area.

The main source of these data has been the TV ERC Recorder database with a threshold date of 1990 taken to make a judgment, 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. Finally in most cases local Recorders were consulted for further verification. A list of publications and sources of information is provided at the end of this section.

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.

TV ERC actively supports recording and recording groups in the County and is building a 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 TV ERC come from this route. Gaps in the provision of information on these species can be identified and TV ERC can assist recorders in targeting survey and field effort. This is an ongoing process and is essential for the future monitoring of this indicator.

### Condition of Sites of Special Scientific Interest

Natural England use a standard methodology to assess the condition of sites across the country and aim to do a site assessment visit at least once every five years - thus 20% of SSSIs should be visited each year. In fact, there is often not a steady rate of survey. No site visits were made in West Berkshire in 2007. The available data is therefore far from being a complete reassessment of SSSI Condition.

Condition data provided by English Nature has been amended to provide more accurate figures for the District. English Nature allocates whole SSSIs to a particular county. TV ERC have used GIS to calculate the exact land area and condition based on 'part units' of SSSIs.

## Distribution and Status of Water Voles

### Information Sources

Information for this indicator is entirely from systematic survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. The survey method records presence or absence of water vole within a 500m stretch of water course and not population size. The baseline against which change is measured has been taken from the records from 1998 to 2004; partly because this makes more sense given the ecology and behaviour of the animal, and partly to create a more statistically significant sample size. The measurement of the trend is not, therefore, from one year to the next, but from a wide six year baseline to 2005. More detailed survey that makes estimates of population size would give a more accurate picture of the trends in status of water voles, but the resources to do this sort of work are not currently available. There is no new survey data for Berkshire for 2006 as funding has not been found to support the Local Wildlife Trust's water vole project. It has not therefore been possible to do an analysis for 2006.

## Distribution and Status of Farmland Birds

Farmland of one sort or another accounts for most of the lowlands of Britain and still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years. Serious losses in some bird populations on farmland have been identified through a number of British Trust for Ornithology (BTO) monitoring schemes such as the Common Bird Census (CBC), and more recently the Breeding Bird Survey (BBS). Nineteen bird species have been identified by the BTO and RSPB as being particularly associated with farmland and are utilised at a national level to assess changes in farmland ecology. This indicator is an important one for assessing the general ecological health of the largely rural areas of the district.

## E Biodiversity

Table E.2 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 index is based on the total counts of each species in all the 1 km grid squares compared to a baseline figure. The baseline figure is the species count in the baseline year (1995/1996). The baseline figure is 1.0 and a figure above this indicates a positive change in the density of the population, whilst below 1.0 indicates a negative change.

### Publications and sources of Information

Recorder 2002 database for Berkshire held by Thames Valley Environmental Records Centre

BNCF (1999) A framework for biodiversity action in Berkshire. Annex 1 List of priority species found in Berkshire

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

Consultation with Recorders and Recording Groups in Berkshire

<http://www.ukbap.org.uk/species.aspx> National list of UK BAP priority species

## Glossary

Acronym	Term	Explanation
AONB	<b>Area of Outstanding Natural Beauty</b>	Area with statutory national landscape designation, the primary purpose of which is to conserve and enhance the natural beauty
AMR	<b>Annual Monitoring Report</b>	A report that presents an analysis of existing ('saved') policies and progress on the Local Development Scheme (see below)
BAP	<b>Biodiversity Action Plan</b>	A strategy aimed at conserving and enhancing biological diversity
BSP	<b>Berkshire Structure Plan</b>	Provides a strategic framework for Local Plans and development control across the whole county.
DCLG	<b>Department for Communities and Local Government</b>	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
DPD	<b>Development Plan Documents</b>	A statutory element of the Local Development Framework. DPDs are subject to independent examination and include the Core Strategy, Site Specific Allocations of Land, Area Action Plans and General Development Control Policies.
GOSE	<b>Government Office South East</b>	The Government Office for the South East represents central Government in the South East, particularly the DCLG; the Departments for Education & Skills; Trade & Industry; Transport; Culture, Media & Sport; Environment, Food & Rural Affairs; the Home Office. 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.
LDD	<b>Local Development Documents</b>	The Planning and Compulsory Purchase Act 2004 states that Local Development Documents will comprise both Development Plan Documents and Supplementary Planning Documents. LDDs are likely to include core policies, area action plans, proposal maps, site specific policies..
LDF	<b>Local Development Framework</b>	A folder containing a number of documents including LDDs setting out a local authority's policies for meeting the economic, environmental and social aims of its area.
LDS	<b>Local Development Scheme</b>	A timetable and project plan for the production of all the LDDs relating to a LDF
	<b>Natural England</b>	A new organisation that brings together English Nature, parts of the Countryside Agency and the Rural Development Service which is funded by the Government. Natural England is working to conserve, enhance and manage the natural environment for the benefit of current and future generations. It is responsible for agreeing National and Local Nature Reserves, identifying SSSIs (below) and proposed special areas of conservation and advising the Government.
PDL	<b>Previously Developed Land</b>	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. PPG3 has a detailed definition
PPG	<b>Planning Policy Guidance</b>	Guidance issued by the DCLG (see above), setting out the Government's policy on planning issues.

## Glossary

Acronym	Term	Explanation
PPS	<b>Planning Policy Statements</b>	New guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These will replace PPGs (see above)
RIGS	<b>Regionally Important Geological &amp; Geomorphological Site</b>	A non-statutory regionally important geological or geomorphological site designated to protect important earth science and landscape features.
RPG	<b>Regional Planning Guidance</b>	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).
	<b>Saved Policies/Saved Plans</b>	Policies within development plans that are saved for a time period during replacement production of Local Development Documents
	<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
SAC	<b>Special Areas of Conservation</b>	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	<b>Statement of Community Involvement</b>	Sets out the Council's policy by which the community will be engaged in the preparation and revision of LDDs and in the consideration of planning applications.
SEERA	<b>South East England Regional Assembly</b>	A body composed of representatives from organisations within the South East. It is charged with the preparation of future regional planning guidance, among other functions.
SEE Stats	<b>South East Renewable Energy Statistics</b>	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	<b>Special Protection Areas</b>	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SPD	<b>Supplementary Planning Documents</b>	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
SPG	<b>Supplementary Planning Guidance</b>	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan
SSSI	<b>Sites of Special Scientific Interest</b>	Defined protected areas of nature conservation and scientific value identified by English Nature as being of national (and sometimes international) importance.
TV ERC	<b>ThamesValley Environmental Records Centre</b>	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
WBDLP	<b>West Berkshire District</b>	Sets out the Council's policies and proposals for the development and



## Glossary

Acronym	Term	Explanation
	<b>Local Plan</b>	use of land within the district. It includes detailed policies and specific proposals to guide planning decisions
<b>WHS</b>	<b>Wildlife Heritage Sites</b>	Designated sites of nature conservation value, varying in size across the District. These are non-statutory, and defined by the Berkshire Nature Conservation Forum.