

Individual Decision

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

15th December 2009

Ref:	Title	Portfolio Member(s)	Page No.
ID1959	Local Development Framework – Annual Monitoring Report	Councillor Alan Law	3 - 105

Individual Executive Member Decision

Title of Report:	LDF Annual Monitoring Report
Report to be considered by:	Individual Executive Member Decision
Date on which Decision is to be taken:	15 December 2009
Forward Plan Ref:	ID1958

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

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

Reason for decision to be taken: Statutory requirement that AMR is submitted by 31 December 2009

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

Other options considered: None

Key background documentation:

Portfolio Member Details	
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Implications

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

Consultation Responses

Members:

Leader of Council:	No response
Overview & Scrutiny Management Commission Chairman:	No comments
Select Committee Chairman:	
Ward Members:	No response
Opposition Spokesperson:	No comments

Local Stakeholders:

Officers Consulted:	No comments
Trade Union:	No response

NOTE: The section below does not need to be completed if your report will not progress beyond Corporate or Management Board.

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

Supporting Information

1. Background

- 1.1 The Annual Monitoring Report (AMR) is an important part of the Local Development Framework (LDF). It reports on progress on LDF preparation and on implementation of policies for the previous financial year and must be submitted to the Government Office by the end of December.
- 1.2 The document contains mainly factual information, but is also required to:
- review progress of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS)
 - Assess the extent to which LDD policies are being implemented
 - Where policies are not being implemented, explain and set out steps to ensure implementation or whether the policy is to be amended or replaced
 - Identify significant effects of policies in LDDs and whether they are as intended
 - Identify where policies need to be amended or replaced
- 1.3 The AMR is therefore the main mechanism for assessing the LDF's performance and effects, reflecting the concept of 'plan, monitor and manage'. The AMR is in part a vehicle for the local authority to highlight any constraints on plan delivery, as well as being a trigger for plan review.
- 1.4 The Draft AMR was presented to Planning Task Group on 27 November 2009.

2. The Content of the AMR

- 2.1 The 2009 AMR reports on progress in plan preparation: as we are currently preparing a revised LDS, in consultation with GOSE, there are no agreed milestones to measure progress against.
- 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. The core output indicators were amended in July 2008. We have been able to report on all the new and amended indicators. In addition a number of local indicators are included to monitor the Local Plan policies.
- 2.3 Some key figures for 2008/09 from the AMR are included below:
- Total net housing completions – 528
- Affordable housing completions 231
- Percentage of new housing on previously developed land – 88%
- New permissions for housing – 394
- Outstanding commitments for housing -2228 hard commitments

3. Financial Implications

- 3.1 The Housing and Planning Delivery Grant (HPDG) which replaced PDG has shifted 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 is therefore important in determining the level of HPDG which the Council will receive.

Appendices

Appendix A – Draft Local Development Framework Annual Monitoring Report 2009
Appendix B – Draft Five Year Housing Land Supply (Annex to AMR)

Annual Monitoring Report 2009

Executive Summary

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Preparation of the Local Development Framework

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

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

The Local Development Scheme (LDS) sets out the timetable for LDF preparation. The AMR reports on progress towards meeting the timetable in the LDS. The Council is currently preparing a revised LDS in discussion with the Government Office.

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 Core Planning Strategy DPD** Since withdrawal of the Core Strategy submitted in 2006, the Council has been working to add to the evidence base for the Core Strategy, and 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 in May 2009 further informal public consultation on a range of options for the Core Strategy took place.

Two Supplementary Planning Documents have been prepared:

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

Monitoring the Key Elements of the Local Development Framework 2007/08

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.

Main highlights of the monitoring exercise :-

Business Development – A total of 38,119sqm of employment floorspace was developed in 2008/09, of which 99% was on previously developed land. Most of the employment development was for B1a office use. 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 528 net completions of dwelling units in the year, meeting the average annual requirement set out in the South East Plan. Though numbers are expected to be lower for the next two years, the Council is able to demonstrate a five year supply of housing land. The high level of commitments means new greenfield developments are unlikely to be required before 2014/15. 88% of residential completions were on previously developed land and the high percentage of outstanding commitments on previously developed land indicates that the level of development on brownfield sites is likely to remain high for the next few years .

Affordable Housing – There were 231 affordable housing units completed in 2008/09. 101 of these were in the rural areas of the District, including 18 units on rural exception sites.

Executive Summary

Accessibility – Analysis of accessibility of completed housing sites indicates lower levels of accessibility than previous years. Access to health care by public transport is low on sites completed in 2008/09, with only 22% of new households within 30 minutes travel time of a hospital, and 49% within 30 minutes of a GP. A significant number of sites were completed in the more rural parts of the district including the Forest Edge development of 209 homes at Hermitage.

Town Centres – Retail development across West Berkshire has seen a decrease on that of last year. This is due in part to the economic climate, but also the development of significant additional retailing at Parkway, in Newbury town centre, which is currently under construction.

Background

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

1.2 This AMR is the fifth 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, the West Berkshire District Local Plan. In future years, these policies will be replaced by policies within the local development documents prepared as part of the Local Development Framework.

Planning Context

1.3 The Development Plan for West Berkshire comprises the West Berkshire District Local Plan (WBDLP) adopted June 2002 (Saved Policies), together with the Replacement Minerals Local Plan for Berkshire, incorporating alterations adopted December 1997 and May 2001 and the Waste Local Plan for Berkshire adopted December 1998. The South East Plan, produced by the South East England Regional Assembly (SEERA), was adopted in May 2009 and replaces both Regional Planning Guidance 9 and the Berkshire Structure Plan.

1.4 The WBDLP will be replaced in stages by various Development Plan Documents within the Local Development Framework (LDF). The programme for production of the LDF is set out in the Local Development Scheme (LDS). Documents will include the West Berkshire Core Strategy, which will set out the strategic approach to spatial planning in the District. 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, Theale, Burghfield Common and Mortimer to the east. There are a large number of smaller village communities throughout the area.

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

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

1 Introduction

Map 1.1 West Berkshire



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

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

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

Key Issues Facing West Berkshire

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

- **The Economic Downturn.** Conditions are currently difficult for businesses, with issues including falls in profit margins and reduced access to credit. This is leading to redundancies or recruitment freezes, with the outcome that the number of people within West Berkshire claiming Job Seekers allowance rose by 1,500 between March 2008 and March 2009. Given that the Core Strategy is a long term plan, providing the flexibility of conditions to assist the economy in recovery will be essential.
- **Access to Housing.** Despite the current economic downturn, house prices in the District remain high, and have fallen less than many surrounding areas. It therefore remains difficult for some to access housing. The need for affordable housing remains high in the District, with an average house price of £265,000 at March 2009.
- **Changing Demographics.** Statistics indicate that the population of the area as a whole is projected to rise to 169,900 by 2026⁽²⁾ 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.
- **Conserving and enhancing environmental character.** Conserving and enhancing the distinctive local character of both the natural and built environment of the District will be a key issue. The high quality, diverse landscape character with its rich cultural and natural heritage contributes to the overall quality of life of everyone in the

District and using this as a positive tool in accommodating necessary change is an important consideration for the Core Strategy.

- **Climate Change.** There is a need to continue to be proactive in responding to the threat of climate change by including a robust set of policies to achieve carbon emission targets. We must also plan for incorporating more sustainable designs to mitigate against the physical, social and economic impacts of flooding.
- **Provision of Infrastructure and Facilities.** Consultation has highlighted a concern that community infrastructure including open space, education provision, transport links and other services should be provided with new development.
- **Resource use.** Lifestyle and consumption trends have generally resulted in increased demands on energy and material resources. There is a need to actively plan for waste minimisation and recycling, water use efficiency and energy efficiency through the use of renewables. These are areas where spatial planning can have a direct role.
- **Sustainable transport.** There is a challenge to provide access to sustainable modes of transport in a District where development and the population are dispersed and there is a high level of car ownership.

Monitoring Development Plan Policies

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

1.13 The core output indicators were updated in July 2008 ⁽³⁾. These changes have been incorporated into the 2009 AMR.

1.14 Monitoring follows the objectives- policies - targets - indicators approach. Where appropriate, objectives or priorities from the Sustainable Community Strategy, published in 2008 ⁽⁴⁾, as well as the LDF and Local Plan are presented. Targets, whether local, regional or national, are given where possible and the indicator used to evaluate the policy effectiveness. Actions required, whether in terms of additional monitoring requirements or review of policies, are outlined, together with the significant sustainability effects of the policies.

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

4 A Breath of Fresh Air - A Sustainable Community Strategy for West Berkshire to 2026. West Berkshire Partnership 2008

2 Local Development Scheme Implementation

The Local Development Scheme (LDS)

- 2.1** The first LDS was submitted in March 2005 and came into effect on 11 April 2005.
- 2.2** 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. 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. The Government Office then advised that the new timetable should be drawn up following the publication of the revised PPS12 and the new regulations, which were published in June 2008. The Council has now drawn up a revised draft LDS and is currently discussing the timetable with the Government Office. It is expected that a revised LDS will be published in 2010.
- 2.3** There is therefore no current formally agreed LDS setting out the targets and milestones against which to measure progress on the LDF.

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 Core 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 the 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 renamed the document the West Berkshire Core Strategy and has been working to add to the evidence base for the Core Strategy. A strategic flood risk assessment, employment land assessment, strategic housing market assessment and economic viability assessment of affordable housing delivery have been completed. Work on a strategic highway assessment and retail study is ongoing, while a landscape sensitivity study and strategic housing land availability study were completed in 2009.
- 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 in May 2009 further informal public consultation on a range of options for the Core Strategy took place.
- 2.7** Following the development of the evidence base and the further consultation it is expected that the Draft Submission version of the Core Strategy will be published in February 2010, with final submission to Government in June 2010 and a public examination in September/October 2010.

Site Allocations and Delivery DPD

- 2.8** Work on the Site Allocations and Delivery DPD is anticipated to commence during 2010.

Newbury Town Centre DPD and DPD for the 'Rural Communities and the Countryside'

- 2.9** The 2005 LDS contained a timetable for production of an Area Action Plan for Newbury Town Centre and consultation on preferred options took place in 2006. A DPD for the 'Rural Communities and the Countryside' was added to the draft 2006 LDS. These two documents will not be included in the revised LDS, reflecting informal advice received from the Planning Inspectorate which concluded that the issues dealt within both the Newbury Town Centre DPD and the Rural Communities and the Countryside DPD documents were either already covered by national or regional guidance or else could be covered by the Core Strategy.

Supplementary Planning Documents

- 2.10** Two Supplementary Planning Documents (SPDs) have been prepared to date.

Local Development Scheme Implementation 2

- **Market Street Urban Village SPD** was adopted in June 2005, ahead of schedule.
- **Quality Design – West Berkshire SPD** was published for consultation on 28 October 2005 and was adopted by the Council on 19 June 2006.

Village and Town Design Statements

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

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

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

- Streatley - Adopted 12 March 2009
- Hamstead Marshall - Adopted 14 August 2009

3 Business Development and Town Centres

Business Development

Context

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

3.2 Table 3.1 presents indicators of economic activity in the District. Activity rates are higher than regional and national rates, while unemployment rates are lower than average. West Berkshire has a skilled labour force with 36.4% of working age population educated to HND, Degree and Higher Degree level, compared to 29.0% nationally⁽⁵⁾.

Table 3.1 Economic Activity

	West Berkshire	South East	GB
Economic Activity Rate (percentage of working age population in employment or unemployed)	87.2%	82.5%	78.9%
Unemployed (unemployed of working age as percentage of economically active)	3.6%	4.7%	6.2%
Job Seeker's Allowance Claimants (percentage of working age population)	2.4%	3.0%	4.2%

Source: Nomis Official Labour Market Statistics: annual population survey (April 2008 – March 2009)

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

Sustainable Community Strategy Priority Outcomes:	
To address the skills gap across the district.	
Increase the employment rate within key groups.	
Enable young people to make a successful transition into the workforce.	
Increase employment within rural areas.	
Increase the footfall in both Newbury and Thatcham town centres.	
Ensure that local services remain accessible to the population they serve.	
LDF Objectives:	
To help maintain a strong, diverse and sustainable economic base in West Berkshire.	
To foster efficient use of land, energy and natural resources, giving priority to the appropriate re-use of previously developed land.	
To shape and safeguard patterns of development which secure good access to education, employment and services.	
Indicators	West Berkshire District Local Plan Policies
Core BD1: Total amount of additional employment floorspace - by type	OVS.1: The Overall Strategy
Core BD2: Total amount of employment floorspace on previously developed land - by type	ENV.18: Control of Development in the Countryside
	ECON.1: Retention of existing employment sites

Business Development and Town Centres 3

Core BD3: Employment land available - by type	ECON.2A: Employment schemes on non-protected sites ECON.5: Town Centre Commercial Areas
Core BD4: Total amount of floorspace for 'town centre uses'	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages SHOP.3: Retail Areas and Retail Warehousing SHOP.5: The Encouragement of Local and Village Shops
Local LBD1: Amount of floorspace developed for employment by type, in employment or regeneration areas	OVS.1: The Overall Strategy ECON.1: Retention of existing employment sites ECON.5: Town Centre Commercial Areas ECON.6: Future of the former Greenham Common Airbase
Local LBD2: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area. Local LBD3: Amount of employment land lost to residential development	ECON.1: Retention of existing employment sites
Local LBD4: Amount of vacant retail units in town centres	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages

Core Output Indicator

BD1 BD2 BD3: Employment Completions and Commitments

BD1 Total amount of additional employment floorspace - by type

BD2 Total amount of employment floorspace on previously developed land - by type

BD3 Employment land available - by type

3 Business Development and Town Centres

Table 3.3 Summary Table for Core Output Indicators BD1, BD2 and BD3 (square metres)

		B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
BD1	Gross	25,549	0	2,528	0	7,068	2,975	0	38,119
	Net	22,395	0	2,424	0	5,967	-7,525	0	23,261
BD2	Gross PDL	25,549	0	2,528	0	7,068	2,562	0	37,706
	% gross on PDL	100%	0%	100%	0%	100%	86%	0%	99%
BD3	(i) Softs in ha	1.39	0.00	0.00	0.00	0.00	0.00	4.86	6.25
	(ii) Outstanding hards in ha	8.54	0.00	39.95	23.54	28.06	15.97	33.93	149.99

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

Source: JSPU Employment Commitments 2008/09

Commentary

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

3.4 Table 3.3 illustrates the total amount and type of completed employment floorspace (BD1); the total amount and type of employment floorspace completed on previously developed land (BD2); and the total amount and type of employment land available (BD3). It is evident from the table that 38,119sqm (gross) internal employment floorspace was developed in 2008/09, and the majority of this was for B1a office developments (25,549 sq metres).

3.5 Of the total 38,119sqm (gross) floorspace, 99% was developed on previously developed land (PDL). All of the B1 and B2 developments took place on PDL, with the majority of B8 (storage and distribution) occurring on brownfield sites. 14% of the B8 development took place on greenfield land with an application at East Garston for the change of use of 429sqm of agricultural floorspace to create storage and distribution space.

3.6 Table 3.3 also indicates approximately 156 ha of land has already been committed to economic development, with just over 6 ha through soft commitments and 150 ha through hard commitments (those with planning permission).

Total amount of additional employment floorspace - by type

Table 3.4 Floorspace developed for employment use (square metres – gross internal floorspace) 2008/09

GROSS FLOORSPACE (SQ.M.) - Completed	B1 Business	B1-B8 Mix	B1a Offices	B1b R & D	B1c Light Ind	B2 General Ind	B8 Storage & Dist.
Newbury Town Centre	0	0	0	0	0	0	0
Newbury/Thatcham Area	0	0	5,916	0	1,010	104	1,985
Rest of West Berkshire	0	0	19,633	0	1,518	6,964	990
West Berkshire Total	0	0	25,549	0	2,528	7,068	2,975

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

Source: JSPU Employment Commitments 2008/09

Business Development and Town Centres 3

Commentary

3.7 Table 3.4 shows that the majority of employment floorspace developed in 2008/09 was for office use. Most of this B1a floorspace was developed outside of the Newbury/Thatcham area, in the Rest of West Berkshire, with a development of approximately 15,000sqm of office space at AWE Aldermaston. More detailed tables on employment completions are contained in Appendix A.

Employment Land Available

Sites defined and allocated in the Local Development Framework

3.8 Table A.5 lists the employment areas designated in the Local Plan. The total area of land within protected employment areas is 317.9 hectares. A further 54.4 hectares of land at the former Greenham Common Airbase is designated for industrial, distribution and storage uses, with some sporting and recreational use. Further details of outstanding commitments are shown in Table A.3.

Sites for which planning permission has been granted

Table 3.5 Outstanding Commitments for Employment Use at March 2009

GROSS SITE AREA (ha.) - Outstanding	Business B1	B1-B8 Mix	B1a Offices	B1b R&D	B1c Light Ind	B2 General Ind	B8 Storage & Dist.
Newbury Town Centre	0	0	0.04	0	0	0	0
Newbury/Thatcham Area	0	33.61	2.89	0	28.96	21.20	3.43
Rest of West Berkshire	23.54	0.32	5.61	0	10.99	6.86	12.54
West Berkshire Total	23.54	33.93	8.54	0	39.95	28.06	15.97

Source: JSPU Planning Commitments for Employment Uses 2009. Excludes permissions for extensions.

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

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

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

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

3 Business Development and Town Centres

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

Table 3.6 Floorspace developed for employment use in Employment Areas 2008/09

	Internal floorspace - square metres	Percentage of total completed employment floorspace
Business B1	0	0%
B1-B8 Mix	0	0%
Offices B1(a)	5,916	23%
Research and Development B1(b)	0	0%
Light Industry B1(c)	820	32%
General Industrial B2	6,041	85%
Storage/ Distribution B8	2,562	86%
Total	15,339	40%

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

Source: JSPU Planning Commitments for Employment Uses 2009

Commentary

3.9 Table 3.6 shows the amount of employment floorspace developed in the Employment Areas as designated in the West Berkshire District Local Plan. Details of these are included in Appendix A. The total percentage of economic development completed within Employment Areas is lower than in previous years, at only 40%. This is largely due to the major development for B1a office space at AWE Aldermaston, and developments at Beenham for B1c space, both of which are outside of designated Employment Areas.

Policy Effectiveness: The policy has allowed for some economic development, particularly B1a and B1c, outside of designated protected Employment Areas. However, despite this the policy has been largely effective in protecting such employment areas for employment uses.

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

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

Business Development and Town Centres 3

Losses of Employment Land

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

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

Table 3.7 Losses of Employment Land 2008/09

Area	Site	Ha	Existing Use Class	Lost Floorspace (sq m)
Losses to completed residential use				
Newbury Town Centre	7 London Road	0.01	B1a	219
Newbury Town Centre	51 Northbrook Street	0.02	B1a	222
Newbury Town Centre	Randstad House, Pelican Lane	0.06	B1a	824
Total losses to completed residential use		0.09		1,265
Losses to residential under construction				
Hungerford	29 Church Street	0.1	B1a	234
Pangbourne	63-65 Reading Road	0.16	B1a	442
Thatcham	80 Chapel Street	0.02	B1a	104
Total losses to residential under construction		0.28		780
Losses to residential use not yet started				
Newbury Town Centre	Bankside House, West Mills	0.03	B1a	630
Newbury Town Centre	Land at Park Way, Park Street	1.92	B1a	3,678
Total losses to residential use		2.32		6,353
Total losses to other uses		0.19		1,166
Total losses of employment land/floorspace across the District		2.51		7,519

Commentary

3.10 The WBDLP allows for alternative uses for employment sites, other than for the protected areas subject to policy ECON.1. There have been some losses of employment land across the District, but the majority have been to residential use, all of which have been from B1a office space. Within Newbury town centre 1,265sqm of office space has been lost to develop 24 flats/apartments, and an additional 4,308sqm of space has been lost to residential which has not yet started. Outside of Newbury town centre a further 780sqm of B1a floorspace has been lost to residential uses currently under construction. There has been no loss of employment land within employment/regeneration areas.

3.11 Overall, a total of 6,353sqm of employment floorspace has been lost to residential use across the District. A further 1,166sqm has been lost to other uses, the largest of which has been developed for leisure uses within Thatcham. Table 3.7 illustrates a total of 7,519sqm of employment floorspace has been lost throughout the Local Authority Area.

3 Business Development and Town Centres

Policy Effectiveness: Current policies have allowed the loss of some office floorspace across the District, particularly in Newbury town centre. However, despite this, policy has been effective in retaining protected employment areas for employment use. The Employment Land Assessment highlights the need to protect office space and provides a picture of future employment land supply and demand.

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

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

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

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

Town Centres

Context

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

3.13 The West Berkshire Retail and Leisure Study ⁽⁶⁾ 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.

Core Output Indicator

BD4 Total amount of floorspace for 'town centre uses'

Business Development and Town Centres 3

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

BD4			A1	A2	B1a	D2	Total
	Newbury town centre	Gross	250	0	0	231	481
		Net	-2,457	0	-2,305	231	-4,531
	Hungerford town centre	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	Lambourn town centre	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	Pangbourne town centre	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	Thatcham town centre	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	Theale town centre	Gross	0	0	0	0	0
		Net	0	0	0	0	0
	Newbury/Thatcham Area	Gross	171	0	5,916	1,151	7,238
		Net	171	0	5,450	1,151	6,772
	Rest West Berkshire	Gross	443	0	19,633	1,091	21,167
		Net	249	0	19,251	545	20,045
	West Berkshire Total	Gross	864	0	25,549	2,474	28,887
		Net	-2,037	0	22,395	1,927	22,286
	Percentage completed in town centres		29%	0%	0%	9%	-

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

Source: JSPU Planning Commitments for Employment 2009

Commentary

3.14 Retail developments across West Berkshire in 2008/09 has seen a decrease on that of last year, with a total of 864 sq metres of gross internal floorspace completed, approximately half of this floorspace was developed within the Newbury/Thatcham area. Of the 864 sq metres completed for retail use, only 29% of that was completed in town centres, as no town centre other than Newbury experienced retail development.

3.15 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 has commenced on this development.

3.16 In 2008/09 there has been a total of 2,474 sq metres of gross internal floorspace completed for leisure uses within the District, an increase on last year. The largest completion being in Aldermaston for the change of use from farm buildings, including an extension, to provide 475 sqm of leisure floorspace to be used as a wedding venue.

3 Business Development and Town Centres

Policy Effectiveness: Current economic conditions and a significant development at Parkway has seen retail development slow down this year, but there is no indication that the policy is proving ineffective.

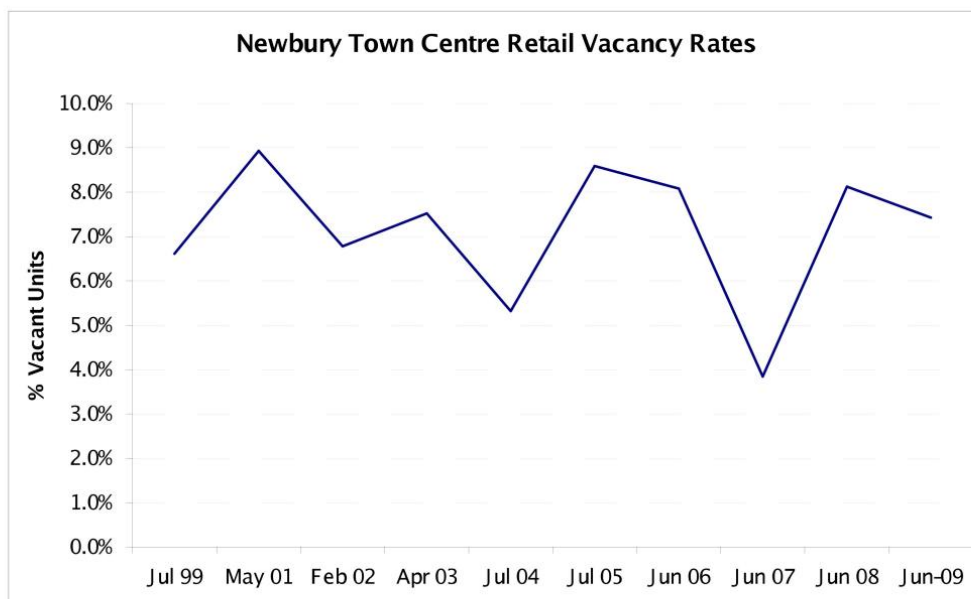
An updated Retail and Leisure Study is currently being undertaken which once completed will assist in strengthening retail policy.

Actions Required: None.

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

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

Picture 3.1



Commentary

3.17 The graph above illustrates a decrease in vacancy rates within Newbury town centre. This is largely due to the Parkway development which has seen the demolition of some of the units vacant last year. The new Vue cinema at the Kennet Shopping Centre has also incorporated some vacant units.

3.18 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 – 2009 are set out in Appendix B. As vacancy rates have increased in the majority of centres monitored, to a greater or lesser degree, it is reasonable to suggest that these increases are a result of the wider national economic downturn, rather than any specific local economic condition.

3.19 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.

Business Development and Town Centres 3

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

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

Policies to be reviewed through the LDF process should reflect 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.

4 Housing

Context

The 2001 Census recorded a population of 144,483 for West Berkshire, an increase of 4.1% since 1991. The mid year population estimate for 2008 is 150,700 ⁽⁷⁾ 98% of the population in 2001 were resident in households, with an average household size of 2.46 people, compared to 2.36 people for England and Wales. Data on population and household structure is presented in Appendix C.

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

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

House prices in West Berkshire rose by over 120% between 1998 and 2006 and are amongst the highest in the UK. Land Registry data shows the average house price in West Berkshire at March 2009 was £206,604 compared to £153,036 for England and Wales. ⁽⁸⁾ The table in Appendix C shows the average price for different property types. House prices have fallen in recent months as a result of the current financial climate, but affordability remains a critical issue.

Table 4.1 Housing Objectives, Indicators and Policies

Sustainable Community Strategy Priority Outcomes:	
Enabling sufficient housing to accommodate continued economic prosperity.	
To increase the provision of affordable housing	
LDF Objectives:	
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, with a strong sense of place and belonging.	
To foster efficient use of land, energy and natural resources, giving priority to the appropriate re-use of previously developed land.	
To secure the provision of affordable housing to meet local needs in both the urban and rural areas of the District	
WBDLP Objectives:	
To locate housing having regard to the principles of sustainable development.	
To secure the maximum level of affordable dwellings to meet the needs of the local population	
Indicators	West Berkshire District Local Plan Policies
Core H1: Plan Period and Housing Targets	
Core H2: Housing Trajectory	HSG1: The Identification of Settlements for Planning Purposes HSG5: Allocation of New Housing Sites
Core H3: New and converted dwellings - on previously developed land Loc LH2: Percentage of outstanding commitments on previously developed land	OVS.1: The Overall Strategy ENV.18: Control of Development in the Countryside HSG.1: The Identification of Settlements for Planning Purposes

7 Office for National Statistics Subnational Population Projections June 2008

8 Land Registry Residential Property Prices March 2008

Housing 4

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

Housing Delivery

Core Output Indicator

H1: Plan period and housing targets

Table 4.2 Plan Period and Housing Targets

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

Core Output Indicator

H2 Housing Trajectory

H2(a) Net additional dwellings - in previous years

H2(b) Net additional dwellings - for the reporting year

H2(c) Net additional requirement - in future years

H2(d) Managed delivery target

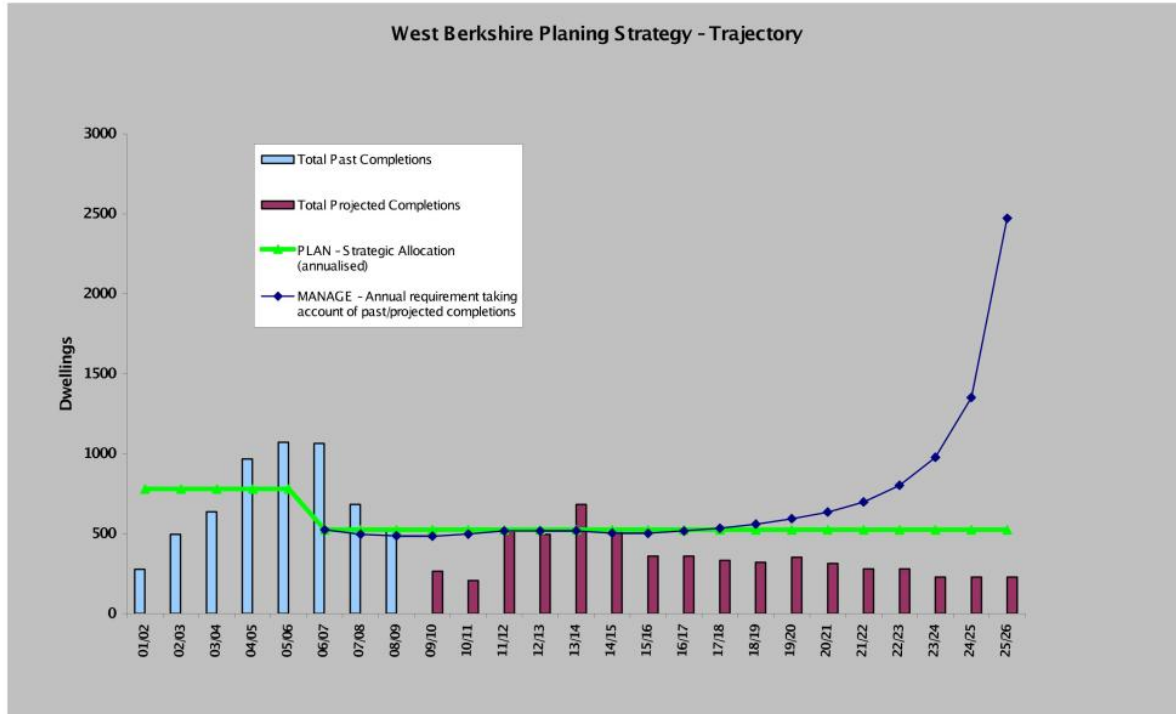
4 Housing

Table 4.3 Housing Trajectory

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	
H2a	496	637	967	1071	1064	6883		Cur	1	2	3	4	5											
H2b							528																	
H2c	a) Net additions							265	208	519	496	684	521	360	360	333	320	352	315	280	280	230	230	
	b) Hectares																							
	c) Target	780	780	780	780	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
H2d					525	497	486	484	498	517	517	518	504	503	517	535	560	594	635	698	803	977	1351	

Source: JSPU Planning Commitments for Housing at March 2009 , West Berkshire Draft Strategic Housing Land Availability Assessment (SHLAA) Dec 2008, Five Year Housing Land Supply 2009

Figure 4.1 Housing Trajectory 2009



Commentary

4.1 Net completions show high levels of housing delivery from 2004/05 to 2006/07. This was due both to the delivery of Local Plan Housing sites and the emphasis on efficient use of land as required in Planning Policy Guidance 3 (PPG3) and in the replacement Planning Policy Statement 3 (PPS3). The net completions for the reporting year 2008/09 show a decline, as anticipated in the trajectory in the 2008 AMR. Completions were only slightly below the 2008 projection, but the downturn in the housing market is expected to result in lower completions for at least the next two years. Data for new housing permissions, starts, and numbers under construction can be found in Table C.9

4.2 Of the requirement for 10,500 dwellings in the South East Plan period 2006 - 2026, 2,275 were completed in the first 3 year period to 2009. Delivery has therefore met the cumulative requirement with a surplus of 700 units. The Government Office has confirmed that there is no requirement to carry forward the shortfall from the previous Structure Plan period as this was accounted for in the housing figures contained within the South East Plan

4.3 The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments at March 2009 that have been assessed as deliverable or developable, allocated sites, identified large and medium developable sites which did not have planning permission at March 2008, together with an element of supply from broad locations or strategic sites to be identified in the Core Strategy, have all been phased over the current plan period. The resultant graph illustrates the projected level of housing completions. More detail is contained in Table C.11.

4.4 If progress continues as anticipated, current commitments and identified sites will meet the requirement for the period up to 2015/16. Further supply will come from windfall sites and sites to be allocated in the Site Allocations and Delivery Development Plan Document.

4 Housing

Five Year Housing Land Supply

4.5 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;
- 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.

4.6 The housing requirement up to 2014/15 is for 2,450 net additional homes. The specific deliverable sites which make up the five year supply are shown in an annex which accompanies the AMR. These sites make up the supply to 2014/15 shown in Table 4.3 and are summarised below in Table 4.4.

Table 4.4 Summary Deliverable Five Year Supply

Deliverable Sites	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	Net Units
Commitments at March 2009							
Allocated sites	7	0	0	9	20	0	36
Non-allocated sites of 10 or more units	118	108	327	289	310	330	1482
Non-allocated small sites under 10 units	140	131	110	100	100	0	581
Total	265	239	437	398	430	330	2099
Sites where planning application approved since March 2009							
Large sites of 10 or more units	0	-51	52	70	122	91	284
Small sites under 10 units	0	20	30	13	10	0	73
Total	0	-31	82	83	132	91	357
Deliverable Sites not yet assessed as suitable through planning application	0	0	0	15	122	100	237
Total Deliverable Sites	265	208	519	496	684	521	2693 (6.5 years supply)

Policy Effectiveness:

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

Actions Required:

The Core Strategy and the Site Allocations DPD will need to make provision for additional allocations of housing land for delivery in the period post 2015.

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

Significant Sustainability Effects

The rate of housing completions has increased in recent years and the level of commitments is such that South East Plan targets for West Berkshire should be met without additional completions on greenfield land being required until the period after 2015.

Housing Development on Previously Developed Land

Core Output Indicator

H3 New and converted dwellings - on previously developed land

Target: South East Plan target of 60% of development on previously developed land

Table 4.5 New and Converted Dwellings on Previously Developed Land

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

Source: JSPU Planning Commitments for Housing at March 2009 and planning application information

Commentary

4.7 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 period from 2004/05 to 2006/07 was lower than in the period 2001 - 2004, largely due to the number of completions on greenfield Local Plan housing sites. The figure for 2007/08 and for 2008/09 has increased as the number of completions on allocated greenfield sites has reduced (only 47 new build dwellings in 2008/09). The only notable non-allocated sites to be completed on greenfield land were the rural exception sites for affordable housing at Hampstead Norreys and at Brightwalton, for 18 units in total. The core indicator relates to gross completions, that is the percentage of new build plus conversion and change of use gains as a percentage of gross completions. Over the three year period 2006/07 to 2008/09, 78% of gross completions have been on previously developed land.

4 Housing

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

Table 4.6 Outstanding Commitments on Previously Developed Land at March 2009

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	2,228	1,716	77.0%
Soft Commitments	263	184	70.0%
Total	2,491	1,900	76.3%

Source: JSPU Planning Commitments for Housing at March 2009

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

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

Commentary

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

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

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

Updating of the Strategic Housing Land Availability Assessment to inform a previously developed land trajectory as required by PPS3.

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

Housing Development Within Settlement Boundaries

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

Table 4.7 Percentage of Net Completions within Settlement Boundaries (excluding replacement dwellings)

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

Source: JSPU Planning Commitments for Housing at March 2009

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

Table 4.8 Net Completions within Settlements of Proposed District Hierarchy

Settlements	Completions 08/09	Outstanding Hard Commitments
Newbury	182	823
Thatcham	132	175
Greenham	0	7
EUA	10	191
Total Urban Areas	324	1196
Burghfield Common	6	30
Hungerford	3	11
Lambourn	22	21
Mortimer	7	23
Pangbourne	-1	20
Theale	31	382
Total Rural Service Centres	68	487
Aldermaston	1	31
Bradfield Southend	-1	7
Chieveley	-18	68
Cold Ash	5	16
Compton	4	56
Great Shefford	-1	4
Hermitage	2	6
Kintbury	2	7
Woolhampton	1	0
Total Service Villages	-5	195
Other villages with settlement boundary	120	102
Remainder of Rural Area	21	248
Total	528	2228

Note: Completions and commitments on sites adjacent to settlements have been included in the figures for the settlement rather than the remainder of the rural area

Commentary

4.8 Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. The main residential sites outside settlement boundaries with completions in 2008/09 were the rural exception sites at Hampstead Norreys and Brightwalton on greenfield sites well related to the existing settlements and providing affordable homes to meet local needs.

4 Housing

4.9 The "Options for the Future" document, published in April 2009, setting out the planning vision for the Core Strategy, proposed a District Settlement Hierarchy. This identified the most sustainable locations for growth and identified settlements which contain a range of facilities which can provide services to a wider area. Table 4.8 shows the distribution of completions according to the proposed hierarchy: the majority of homes completed were in the urban areas but a significant proportion were completed in the smaller villages and rural areas, including 47 units on the Local Plan site "The Fallows" at Aldermaston Wharf, 18 homes on rural exception sites at Hampstead Norreys and Brightwalton and 31 affordable homes at Padworth.

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

Actions Required: To continue to monitor location of developments.

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

Provision for Gypsies, Travellers and Travelling Showpeople

Core Output Indicator

H4 Net additional pitches (Gypsy and Traveller)

Table 4.9 Net Additional Pitches for Gypsies and Travellers 2008/09

	Permanent	Transit	Total
H4	0	0	0

Commentary

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

4.11 West Berkshire currently has two authorised sites. Four Houses Corner at Burghfield, which is owned and managed by the Council, is a permanent Gypsy and Traveller site with 18 pitches. Paices Hill at Aldermaston, which is a privately-owned permanent site, has 15 pitches and includes transit site provision.

Policy Effectiveness: No indication that policies are not effective

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

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

Affordable Housing

Core Output Indicator

H5 Gross Affordable Housing Completions

Target: The Council's Housing Strategy 2005-2010 includes a target to facilitate the provision of 130 new affordable housing units each year from 2005/06 to 2009/10. The agreed Local Area Agreement (LAA) target is for 80 affordable dwellings per annum for 2008/9 to 2010/11

Table 4.10 Gross Affordable Housing Completions

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

Commentary

4.12 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.

4.13 Affordable housing is measured in gross terms i.e the number of dwellings completed, through new build, acquisitions and conversions. It does not take account of losses through sales of affordable housing and demolitions. The net completions were 209 units as there were 22 losses through demolition. Completions of affordable housing met the Housing Strategy targets in 2008/09. 30 affordable homes were completed on the Local Plan allocated site at Aldermaston Wharf and 55 at Kennet Heath in Thatcham. Rural exception schemes were completed at Hampstead Norreys and at Brightwalton, providing 18 homes to meet local needs in those communities. Details of affordable housing completions are presented in Table C.13 Of the 231 gross completions, 101 units, 44% of the total gross completions, were in the rural areas of the District.

4.14 At March 2009 there were approximately 360 outstanding commitments for affordable housing , including 10 units on a rural exception site scheme at Leckhamsptead.

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, based upon the evidence provided by the Berkshire Housing Market Assessment and the Economic Viability Assessment.

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

4 Housing

Housing Quality

Core Output Indicator

H6: Housing Quality - Building for Life Assessments

Table 4.11 Building for Life Assessments - sites with 10 or more homes completed

Number of sites with a BfL assessment of 16 or more (Very good)	1
Number of dwellings on those sites completed 08/09	13
Percentage of dwellings on sites with scores of 16 or more	3.6%
Number of sites with a BfL assessment of 14 to 15 (Good)	0
Number of dwellings on those sites completed 08/09	0
Percentage of dwellings on sites with scores of 14 to 15	0%
Number of sites with a BfL assessment of 10 to 14 (Average)	6
Number of dwellings on those sites completed 08/09	108
Percentage of dwellings on sites with scores of 10 to 14	29.8%
Number of sites with a BfL assessment of less than 10 (Poor)	6
Number of dwellings on those sites completed 08/09	242
Percentage of dwellings on sites with scores of less than 10	66.7%
Total number of housing sites	13
Number of dwellings on those sites	363

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

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

4.17 The Council has published an SPD on Quality Design which aims to improve the design quality and sustainability of development schemes in West Berkshire and sets out a check list of design and sustainability matters which should be taken into account by developers in preparing their proposals.

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

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

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

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

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

Accessibility and Infrastructure 5

Accessibility

Context

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

5.2 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⁽¹¹⁾. The Census showed only 8.7% of the employed population travelling to work by public transport, with a further 11.3 % walking or cycling, compared to 69.7% travelling to work by car.

Table 5.1 Accessibility: Objectives, Indicators and Policies

Sustainable Community Strategy Priority Outcomes:	
To increase the use of sustainable transport	
To ensure local services remain accessible to the population they serve	
LDF Objectives:	
To shape and safeguard patterns of development which both:	
<ul style="list-style-type: none"> • 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. 	
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.	
Indicators	West Berkshire District Local Plan Policies
Local Output Indicator A1: 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	OVS.1: The Overall Strategy HSG.1: The Identification of Settlements for Planning Purposes

5 Accessibility and Infrastructure

Local Output Indicator A1 : Accessibility of new residential development

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

Table 5.2 Accessibility of residential developments completed in 2008/09

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	200	41%
General Practitioners	240	49%
Hospital	109	22%
Major Centre	224	46%
Primary School	480	99%
Secondary School	205	42%

Completed sites exclude replacement dwellings.

Source: JSPU Planning commitments for Housing 2009: Accession modelling

Commentary

5.3 Table 5.2 presents the results of an analysis of the accessibility of residential sites completed in 2008/09 using the Accession software package. A total of 487 units have been built on sites which were completed in 2008/09. These exclude replacement dwellings. The methodology for the Accession modelling is presented in Appendix D .

5.4 The results indicate a comparatively low level of accessibility from new developments this year in relation to previous years. Access to health care by public transport is low, with only 22% of new households within 30 minutes travel time of a hospital, and 49% within 30 minutes of a GP. The results indicate that it also takes more than 30 minutes by public transport to access major centres, secondary schools and employment areas from more than half of new dwellings on development sites completed this year. However, access from new developments to primary schools remains high with 99% of new households on completed sites within 30 minutes of a primary school.

5.5 There appear to be two key reasons which could explain why accessibility is lower this year than in the past. Firstly the recession has resulted in lower levels of residential site completions than in recent years, so several sites which have good access to Newbury, Thatcham and Reading where services and facilities are concentrated have not been completed, resulting in a disproportionate amount of site completions in rural locations. Figure 5.1 illustrates the location of residential sites completed in 2008/09. Secondly, the largest site that was completed this year was 209 dwellings at Hermitage. Hermitage is a village with a small range of services about 7km from Newbury, its nearest major centre. Although there are bus services between Hermitage and Newbury, they are infrequent.

Accessibility and Infrastructure 5

Policy Effectiveness: The policy has resulted in a significantly lower level of accessibility from developments completed this year than in recent years, however this can be explained by the significant contribution that the development at Hermitage made to the overall level of completed sites this year. This site was allocated for residential development in the Local Plan. Therefore this does not suggest that the policy has been ineffective,

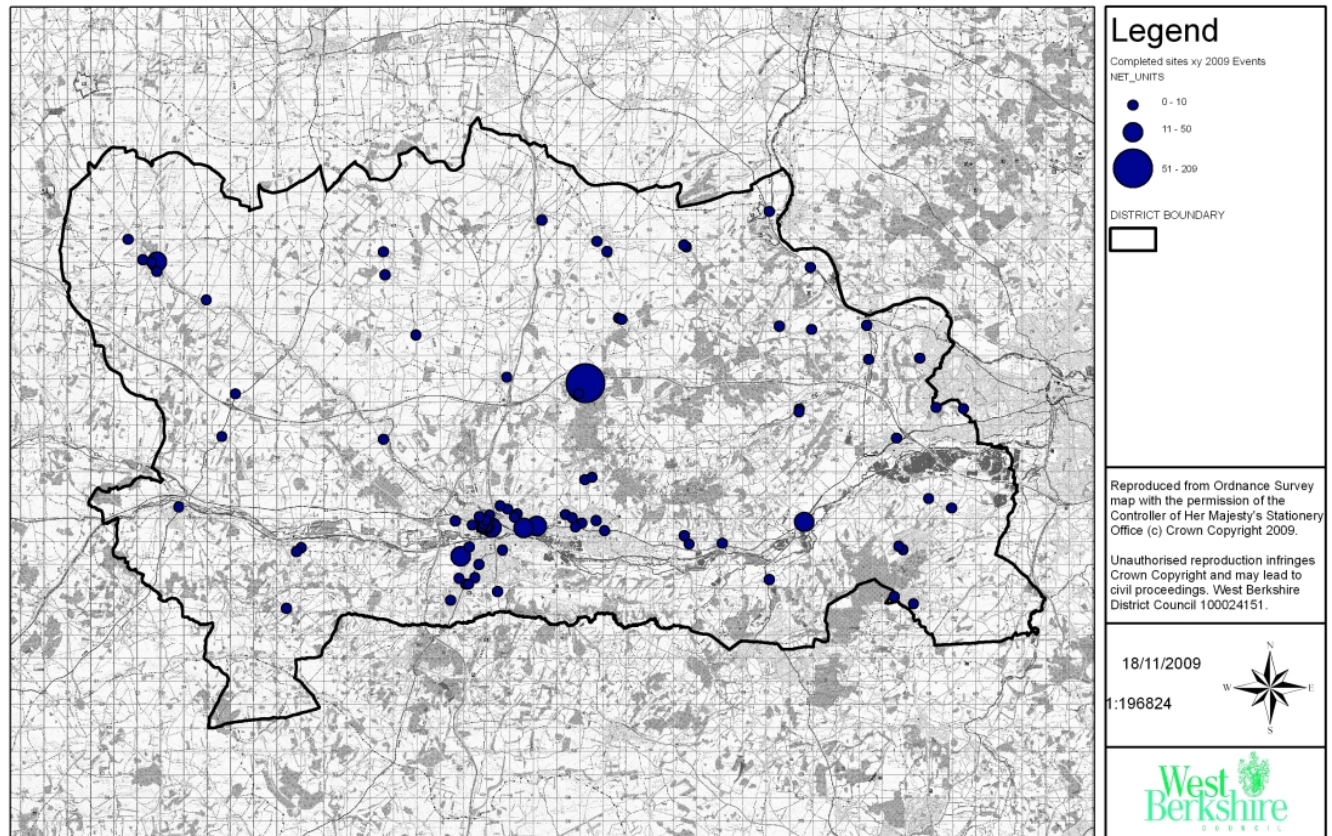
Actions Required: LDF policies should promote residential development in sustainable locations which are close to a range of services and facilities and with access to public transport. Key services and facilities should be retained to serve local communities, and public transport services to key destinations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

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

Figure 5.1 Residential Sites Completed in 2008/09

West Berkshire Net Housing Completions

2008/09



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2009. West Berkshire District Council 100024151.

5 Accessibility and Infrastructure

Infrastructure

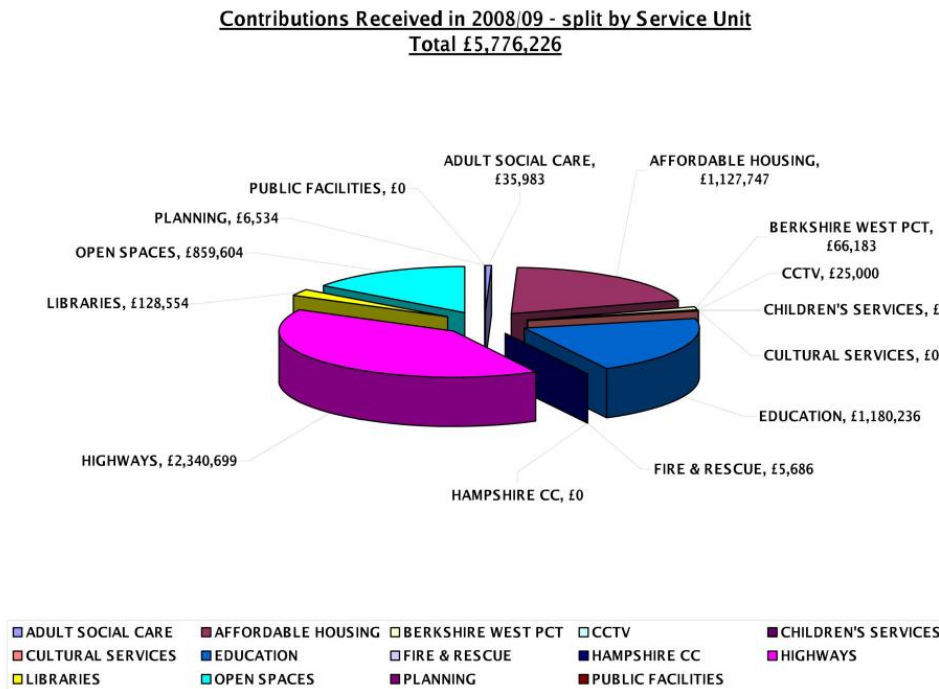
Table 5.3 Infrastructure: Objectives, Indicators and Policies

LDF Objectives: To make sure new development is matched by the necessary provision of, or improvements to, the infrastructure, services and facilities required to support it.	
Indicators	West Berkshire District Local Plan Policies
Local Output Indicator IN1: Developer contributions through Section 106 legal agreements	OVS.3: Planning and Community Benefits

Local Output Indicator IN1: Developer contributions through Section 106 legal agreements.

5.6 Figure 5.2 shows the amount of contributions received from developers via legal agreements in 2007/08 by Council service units.

Figure 5.2 Total Developers' Contributions Received in 2008/09



Commentary

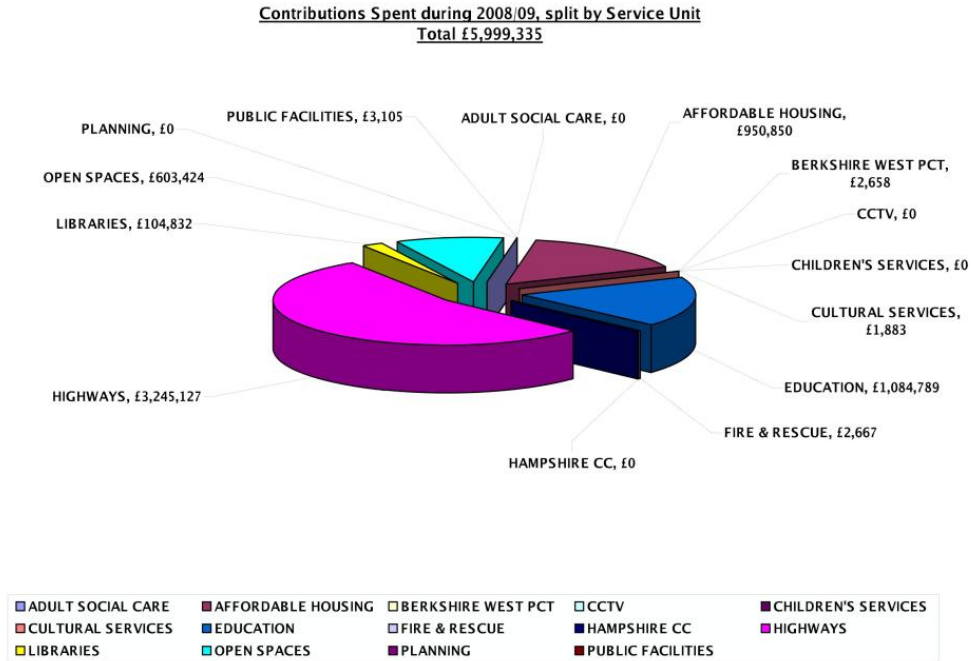
Developer contributions, via S106 Agreements, are sought to mitigate the impact caused by development, and provide additional facilities and infrastructure that are required as a result of new development. In September 2004 West Berkshire Council adopted its Supplementary Planning Guidance 'Delivering Investment from Sustainable Development' which has resulted in significant increases in developer contributions. Over £5.7 million was received in 2008/09. Figure 5.2 above shows the contributions received split by Council Service Unit.

Figure 5.3 below shows a breakdown of nearly £6 million of developer contributions which was spent by service units in 2008/09. This has been used to fund community facilities, provision of affordable housing, increased library stock, the enhancement of both Newbury and Pangbourne libraries, improvements and enhancements to public open spaces across West Berkshire, improvements and expansions at local schools including Robert Sandilands, Streatley Primary,

Accessibility and Infrastructure 5

Shaw cum Donnington, Basildon, Pangbourne, Park House, The Willink and The Willows, and highways improvements including footway works, junction improvements, road widening, cycleways, signing, road safety improvements, and public transport improvements.

Figure 5.3 Expenditure for 2008/09



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.

In July 2009 the Government produced for consultation detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy (CIL), which is to be introduced in April 2010. CIL is intended as a tool to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development, and is intended as a replacement for the current system of S106 Agreements. This Council will need to decide whether to adopt CIL in the future.

6 The Environment

Table 6.1 The Environment: Objectives, Indicators and Policies

<p>Sustainable Community Strategy Priority Outcomes:</p> <p>To alleviate some of the risks and impact of different scenarios relating to adverse weather conditions</p> <p>Increasing the diversity of local wildlife</p> <p>To conserve and enhance the environmental and historic character of the area</p> <p>To increase the use of renewable energy</p>	
<p>LDF Objectives:</p> <p>To deliver well designed, sustainable, energy efficient developments which contribute to an attractive, safe and convenient environment for all.</p> <p>To conserve and enhance the distinctive character of the built and natural environment in West Berkshire's towns, villages and countryside.</p>	
<p>WBDLP Objectives:</p> <p>To conserve resources and minimise the impacts of development.</p>	
Indicators	West Berkshire District Local Plan Policies
<p>Core E1: Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds</p>	<p>ENV.10: River Flood Plain Areas ENV.11: Surface Water Run Off ENV.11A: Waste Water Management ENV.11B: Surface Water Disposal ENV.12: Ground Water and Surface Water Protection</p>
<p>Core E2: Change in areas of biodiversity importance</p> <p>Loc EN1: Condition of SSSIs</p> <p>Loc EN2: Distribution and status of selected species</p>	<p>ENV.8: Active Nature Conservation Measures ENV.9: The Impact of Development Proposals on Nature Conservation Sites ENV.14: River Corridors and Nature Conservation</p>
<p>Loc EN3: Number of listed buildings at risk</p> <p>Loc 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.</p>	<p>ENV.33: Development in an Historic Setting</p>
<p>Loc EN5: Amount of eligible open spaces managed to Green Flag Award Standards</p>	<p>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</p>
<p>Core E3: Renewable Energy Generation</p>	<p>OVS.9: Renewable Energy OVS.10: Energy Efficiency</p>

FLOOD PROTECTION AND WATER QUALITY

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

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

Core Output Indicator

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

Table 6.2 Planning Permissions granted contrary to Environment Agency Advice

	Flooding	Water Quality	Total
E2	1		1

6.3 One application was approved contrary to the advice of the Environment Agency. This application sought permission to erect a single storey garage with workshop area and change of use from commercial to domestic. The Environment Agency objected to the application on the grounds that a Flood Risk Assessment had not been submitted. However, the consultation response was made after a deadline for responses had passed and was therefore unable to be acted upon.

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

Actions Required: None

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

BIODIVERSITY

Context

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

6 The Environment

Core Output Indicator

E2 : Change in areas of biodiversity importance

Priority Habitats

6.5 The extent of BAP priority habitats in the West Berkshire District Council area is given in Table 6.3. The work on the production and verification of a digital habitat and land use map for Berkshire as a dynamic database is the source of this indicator information. Work has been undertaken since 2007 to increase the accuracy of this map through survey verification. Work is on going to improve and update this habitat map and work with the Local BAP and Natural England to record BAP habitat creation and restoration.

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

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

Table 6.3 Habitat Types in West Berkshire

UK BAP priority habitat type	2008 Area (ha)	% of total land area in West Berkshire	County Context	UK ontext
Eutrophic standing waters	526.9	0.75	1,438.3	No data available
Fens (over estimate due to lack of detail in survey data)	36.1	0.05	110.2	18,050
Lowland beech and yew woodland	228.8	0.32	572.2	
Lowland calcareous grassland	184.9	0.26	209.2	40,600
Lowland dry acid grassland	10.6	0.01	111.9	61,600
Lowland heathland	273.2	0.39	459.9	94,800
Lowland meadows	107.3	0.15	225.6	10,500
Lowland mixed deciduous woodland	4,264	6.07	7,548.0	1,058,721
Lowland wood pastures and parkland	385.3	0.55	1137.2	10,000
Ponds (New)	2.2	0.0	13.9	No data available
Rivers (New)	132.1	0.19	149.5	No data available
Reedbeds	36.0	0.05	40.2	9,360
Wet woodland	288.9	0.41	448.8	50,000-70,000
Total area of BAP priority habitat	6,474.6	9.22	12,495.1	No data avail.

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

Source: Thames Valley Environmental Records Centre (TVERC)

Changes in areas designated for their intrinsic environmental value

Table 6.4 Areas Designated for Intrinsic Environmental Value

	No. of Sites	Area in hectares (2007)	Area in hectares (2008)	Details of change
Sites of Special Scientific Interest (SSSIs)	51	1,348.86	1,348.86	None - stable
Special Areas of Conservation (SACs)	3	154.04	154.04	None - stable
Special Protection Areas (SPAs)	0	0	0	None - stable
Local Wildlife Sites (LWS)	460	6382.4	6320.8	Negative change in the number of sites and area of LWS. 5 sites were deselected (a net loss of 14.06 ha), one further site destroyed and other sections of industrial and developed land removed from the eastern gravel pit areas, a total of 47.5 ha.
Local Geological Sites (LGS)	7	21.74	150.7	Positive increase in area and number of sites as 4 new sites were surveyed and added 129 ha

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

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

Commentary

6.9 The guidance from DCLG associated with this indicator highlights that its purpose is to show losses or additions to biodiversity habitat.

6.10 There has been no change in the area of sites of international and national significance i.e. SSSIs, SPAs and SACs since last year, but some significant changes in the extent and numbers of the non-statutory Local Wildlife Sites. 5 sites have been de-notified after being surveyed in 2008 and failing to meet the new LWS criteria, predominantly due to lack of or poor management of the sites. This continues to be the biggest threat to these areas; 3 of the LWS deselected were woodlands with poor structural diversity and 1 site in suburban Newbury failed to meet the new LWS criteria.

6 The Environment

Local Indicator EN1: Condition of SSSIs

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

Table 6.5 Condition of SSSIs

Condition	No. of units or part units	Hectares	% of total SSSI in District 2009	% of total SSSI in District 2008	% of total SSSI in District 2007	% of total SSSI in District 2006	% of total SSSI in District 2005
Favourable	114	907.6	66.9	66.7	63	63	63
Unfavourable recovering	19	269.64	19.9	20.0	20	20	18
Unfavourable no change	12	146.17	10.8	11.7	16	16	16
Unfavourable declining	7	33.36	2.5	1.6	2	2	3
TOTAL	152	1,356.77	100.0	100	100	100	100

Source: TV ERC from Natural England

6.11 Data on condition of SSSIs, derived from work by English Nature, now Natural England is presented in Table 6.5. The data has been collected over a period from 2000 – 2009. It does show that 86.8% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition. Further information is contained in Appendix E .

Local Indicator EN2: Distribution and status of selected species

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

Table 6.6 Distribution and Status of Water Voles

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

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

The Environment 6

6.14 Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years. 19 bird species have been identified as being particularly associated with farmland and are utilised at a national level to assess changes in farmland ecology. There has been a slight positive increase in the farmland bird population recorded since 1999. Appendix E contains further information on these indicators.

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

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

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

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

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

HISTORIC ENVIRONMENT

Local Indicator EN3 Number of listed buildings at risk

6.15 The 2009 list of Grade I and II* buildings published by English Heritage included 6 buildings at risk in West Berkshire.

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.

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

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

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

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

6 The Environment

OPEN SPACE

Local Indicator EN5: Amount of eligible open spaces managed to Green Flag Award Standards

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

Commentary

6.18 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.

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

6.20 During 2009, work has progressed on the qualitative assessments of many open spaces in the district. 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.

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.

RENEWABLE ENERGY

Core Output Indicator

E3: Renewable energy generation

6.21 Limited data is available for installation of renewable energy capacity. SEE-Stats data ⁽¹³⁾ is designed as the most comprehensive project source available but there may be a number of undetected installations, particularly small and /or domestic projects. Data extracted from this source is presented in Table 6.7 .

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

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

Table 6.7 Renewable Energy Generation

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

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

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

Commentary:

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

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

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

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

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

7 Minerals and Waste

MINERALS AND WASTE

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

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

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

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

Monitoring Framework 8

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

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

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

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

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

8.6 This fifth AMR has concentrated particularly on providing data on the core output indicators specified in the DCLG Guidance. 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. Future AMRs will also develop significant effects indicators linked to the sustainability appraisal objectives and indicators.

A Business Development

Table A.1 Employment Structure – Employee Jobs

	West Berkshire percentage (%)	South East percentage (%)	GB percentage (%)
Manufacturing	12.0	8.5	10.6
Construction	4.6	4.6	4.9
Services	82.0	85.3	83.0
• Distribution, hotels and restaurants	24.9	24.7	23.3
• Transport and Communications	9.9	6.0	5.9
• Finance, IT, other business	25.6	23.8	21.6
• Public admin, education and health	16.2	25.5	26.9
• Other services	5.4	5.4	5.2
Tourism-related	7.9	8.0	8.2
Total employee jobs	82,100	-	-

Source: Nomis Official Labour Market Statistics: annual business inquiry employee analysis (2007)

Business Development A

Table A.2 Employment Completions 2008/09

Gross floorspace (sq.m. external) - Completed	B1	B1-B8 Mix	B1a	B1b	B1c	B2	B8
Newbury Town Centre	0	0	0	0	0	0	0
Turnpike & Castle Estates	0	0	0	0	0	0	0
Bone Lane Ind Area	0	0	0	0	0	0	0
Hambridge Rd/Hambridge La	0	0	0	0	0	0	2,062
London Rd Industrial Estate	0	0	0	0	0	0	0
Newbury BusinessPark	0	0	0	0	0	0	0
New GreenhamPark	0	0	0	0	852	0	0
Colthrop / Pipers Industrial Estate	0	0	6,146	0	0	0	0
Berkshire Centre	0	0	0	0	0	0	0
Employment Sites in Newbury/Thatcham Area	0	0	6,146	0	852	0	2,062
Aldermaston: Calleva Park & Paices Hill	0	0	0	0	0	0	0
Beenham Industrial Area	0	0	0	0	0	6,065	0
Green Park Burghfield	0	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0	0
Hungerford: Charnham Pk/Station Rd/Smitham Bridge	0	0	0	0	0	211	0
Lambourn: Lowesdon Works/Membury Estate	0	0	0	0	0	0	600
Theale: Arlington Business Pk/Station Rd/Sheffield Bottom	0	0	0	0	0	0	0
Horseshoe Park Pangbourne	0	0	0	0	0	0	0
Employment Sites in Rest of West Berkshire	0	0	0	0	0	6,276	600
Total for all Employment Sites	0	0	6,146	0	852	6,276	2,662
Outside Employment Areas	0	0	20,398	0	1,774	1,067	429
West Berkshire Total	0	0	26,544	0	2,826	7,343	3,091

Source: JSPU Planning Commitments for Employment Use 2009

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

Where: a = gross external floorspace figure;

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

A Business Development

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

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	28,2640	-441	-8,145	-166	-185	5,310
Newbury Excl Town Centre	5,469	110	-634	0	0	18,026
Bone Lane Ind Area	0	0	0	0	473	0
Hambridge Rd/Hambridge La	0	0	11,499	1,832	2,280	-1,004
London Rd Industrial Estate	0	0	3,190	-2,105	0	0
Newbury Business Park	0	0	15,107	0	0	784
Greenham/New Greenham Park	0	0	41,063	19,672	44,758	15,849
Colthrop / Pipers Industrial Estate	0	0	31,858	26,080	-13,308	0
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	10,302	350	1,794	-1,633	631	3,289
Total for Newbury/Thatcham Area	44,411	19	95,732	43,680	34,649	42,254
Calleva Park Aldermaston	0	0	0	0	0	0
Valentine Wood Aldermaston	0	0	-1,260	0	0	1,260
Green Park Burghfield	0	0	16,557	0	1,813	1,650
Red Shute Hill Hermitage	0	0	560	0	0	0
Charnham Park Hungerford	0	0	10,029	856	1,246	0
Lowesdon-Membury Ind Area	0	0	0	136	1,012	173
Arlington Business Park	0	0	19,509	0	-9,724	0
Remainder of West Berkshire	1,980	112	52,415	9,696	6,826	37,925
Total for Rest of West Berkshire	1,980	112	97,810	10,688	1,173	41,006
WEST BERKSHIRE TOTAL	46,391	131	193,542	54,368	35,822	83,260

*Includes developments not started & under construction.

Business Development A

Table A.4 New Floorspace Permitted During 2008 - 2009 - Gross

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Newbury Town Centre	1,904	0	257	0	0	580
Newbury Excl Town Centre	3,879	0	0	0	0	2,297
Bone Lane Ind Area	0	0	0	0	473	0
Hambridge Rd/Hambridge La	0	0	4,461	0	2,280	2,876
London Rd Industrial Estate	0	0	0	225	0	0
Newbury Business Park	0	0	460	0	0	0
Greenham/New Greenham Park	178	0	3,413	4,338	43,917	20,047
Colthrop / Pipers Industrial Estate	0	0	6,146	0	0	4,918
Berkshire Centre	0	0	0	0	0	0
Thatcham / Cold Ash	0	0	531	0	631	780
Total for Newbury/Thatcham Area	5,961	0	15,268	4,563	47,301	31,498
Calleva Park Aldermaston	0	0	0	0	0	0
Valentine Wood Aldermaston	0	0	0	0	0	1,260
Green Park Burghfield	0	0	0	0	0	0
Red Shute Hill Hermitage	0	0	0	0	0	0
Charnham Park Hungerford	0	0	0	211	0	0
Lowesdon-Membury Ind Area	0	0	0	136	175	0
Arlington Business Park	0	0	0	0	0	0
Remainder of West Berkshire	119	0	28,803	9,675	1,475	9,168
Total for Rest of West Berkshire	119	0	28,803	10,022	1,650	10,428
WEST BERKSHIRE	6,080	0	44,071	14,585	48,951	41,926

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

Where: a = gross external floorspace figure;

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

A Business Development

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

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

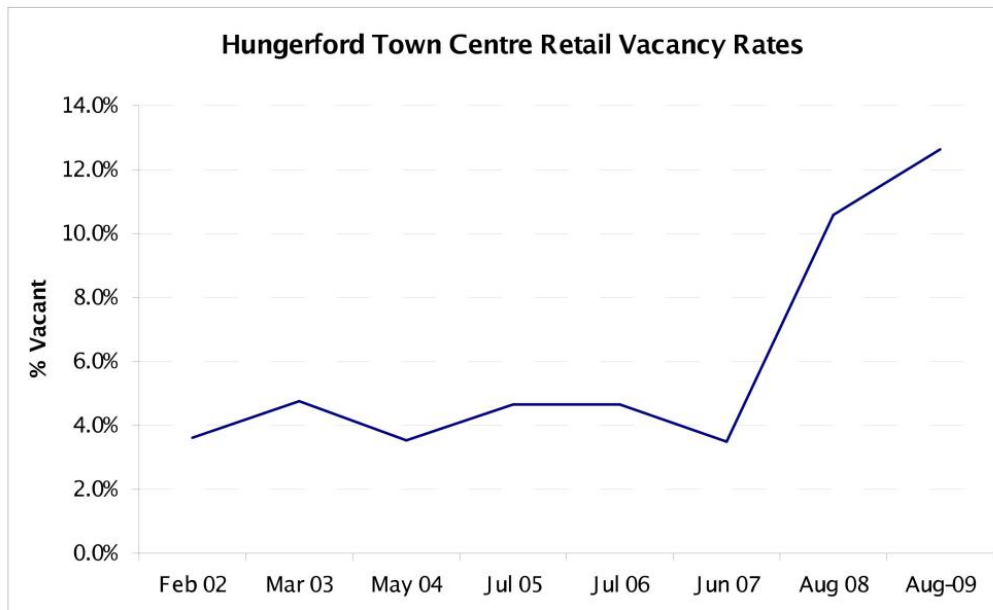
Town Centre Vacancy Rates B

Vacancy Rates in Town Centres

Figure B.1



Figure B.2



B Town Centre Vacancy Rates

Figure B.3

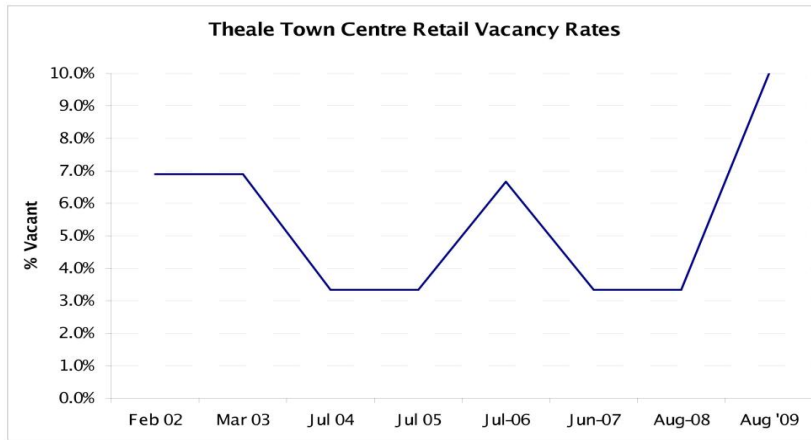


Figure B.4



Table B.1 Percentage of vacant retail units in West Berkshire Town Centres 2002-2009

Year	Newbury	Hungerford	Thatcham	Pangbourne	Theale
2002	6.8	3.6		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
2008	8.1	10.6	12.4	3.6	3.3
2009	7.4	12.6	14.5	3.6	10

Contextual Indicators

Table C.1 Population Structure 2001 - Percentage

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

Source 2001 Census

The latest population projections ⁽¹⁵⁾ show a population of 150,700 at 2008, projected to increase to 169,900 by 2026. These projections show the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 14.4% in 2008 to 20.0% by 2026.

The sub-national population projections are trend based projections that do not take into account future policy changes or local development policies. Projections for Berkshire carried out for the unitary authorities by the GLA (unpublished), taking account of anticipated housing growth over the period, project a population of 163,480 in West Berkshire in 2026.

Table C.2 Household Type 2001 – Percentage

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

Source 2001 Census

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

C Population and Housing

Table C.3 Dwelling types – Percentage of Households 2001

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

Source: 2001 Census

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

Table C.4 Household Tenure 2001

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

Source: 2001 Census

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

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

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

Source: 2001 Census

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Table C.6 Household Size – Percentage 2001

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

Source: 2001 Census

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

Table C.7 Land Registry Property Prices : March 2009

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£140,363	£115,370	£134,436
Terraced House	£119,897	£145,697	£162,361
Semi-detached House	£144,121	£184,774	£196,207
Detached House	£234,567	£324,993	£342,701
All	£153,036	£186,551	£206,604

Source: Land Registry

House prices in West Berkshire have fallen in the last 2 years but had risen by nearly 90% between 1998 and 2004 and are still amongst the highest in the UK. This has led to a shortage of affordable homes for local people and key workers.

C Population and Housing

Output Indicators

Table C.8 Local Plan Housing Sites Progress March 2009

Site	Parish/ Town	Total Units	Units Compl 2008/09	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	0	40	Complete
Chieveley (two sites)	Chieveley	50	0	50	Both Sites Complete
Newbury Racecourse, Greenham	Greenham	180	0	180	Complete
Pinchington Lane, Deadman's Lane, Newbury	Greenham	157	0	157	Complete
Cementation Site, Hermitage	Hermitage	209	3	209	Complete
Bath Road, Eddington	Hungerford	34	0	34	Complete
Salisbury Road	Hungerford	50	0	50	Complete
Mortimer Hill, Mortimer	Mortimer	120	0	120	Complete
Enborne Road, Newbury	Newbury	58	0	58	Complete
Manor Park, Newbury	Newbury	80	0	80	Complete
Park House School, Newbury	Newbury	70	0	0	Outstanding
Basingstoke Road / Mill Lane, Aldermaston Wharf	Padworth	98	47	91	Under Construction
Long Lane, Purley	Purley on Thames	96	0	96	Complete
Stockcross	Stockcross	9	0	0	Outstanding
Land adjacent to Benham's Farm, Burghfield Common	Sulhampstead	80	0	80	Complete
North West Thatcham	Thatcham	55	0	55	Complete
TOTAL		1463	50	1348	

Source: JSPU Planning Commitments for Housing 2009

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

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Table C.9 Housing Permissions, Starts and Completions 1999/00 – 2008/09

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

Source: JSPU Planning Commitments for Housing 2009

C Population and Housing

Table C.10 Housing Completions and Commitments by Parish 2001/02 to 2008/09

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)								Total hard & soft commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	
Aldermaston	1	-1	0	42	6	2	0	-1	33
Aldworth	0	0	0	0	0	2	0	2	0
Ashampstead	0	0	0	0	0	0	0	0	0
Basildon	9	14	1	-6	17	22	3	12	8
Beech Hill	0	0	0	0	0	0	0	0	1
Beedon	0	0	9	0	0	3	0	2	0
Beenham	0	1	0	-2	2	1	1	0	8
Boxford	1	2	-2	5	1	0	-1	1	2
Bradfield	3	2	0	-1	8	-1	2	2	8
Brightwalton	0	0	0	0	0	2	0	9	1
Brimpton	0	0	2	1	4	2	4	0	2
Bucklebury	-1	2	1	1	6	38	0	1	4
Burghfield	2	35	4	0	1	6	1	7	31
Catmore	-	-	-	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	2
Chieveley	3	4	25	32	9	12	-7	-18	74
Cold Ash	2	2	30	46	58	36	3	6	21
Combe	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	64
East Garston	0	0	0	0	2	3	2	0	6
East Ilsley	2	2	1	0	0	3	6	1	6
Enborne	21	1	23	19	8	5	1	-4	6
Englefield	0	0	0	4	0	-1	1	0	0
Farnborough	0	0	0	0	0	0	0	0	1
Fawley	0	0	1	0	2	2	2	0	0
Frilsham	0	2	0	0	0	1	0	0	1
Gt Shefford	4	3	4	4	0	3	0	0	5
Greenham	35	21	9	36	164	148	15	1	74
Hampstead Norreys	0	0	0	-2	2	1	0	11	13
Hampstead Marshall	0	0	0	0	1	0	0	0	2
Hermitage	-1	0	0	2	32	94	151	10	11
Holybrook	-	-	-	3	1	-1	4	0	80
Hungerford	8	51	48	17	37	11	2	4	13
Inkpen	3	1	-2	1	0	-1	0	2	6
Kintbury	0	1	4	2	2	4	42	3	112
Lambourn	36	5	12	15	7	35	8	23	33
Leckhampstead	0	0	0	0	0	-1	2	1	13

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Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)							08/09	Total hard & soft commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08		
Midgham	0	0	1	0	0	0	2	5	6
Newbury	-30	220	252	398	286	275	78	169	1006
Padworth	0	0	-2	12	-1	12	37	78	37
Pangbourne	0	12	25	15	13	6	17	-1	22
Peasemore	0	0	-1	3	-1	5	-1	0	3
Purley	16	-2	2	11	34	76	51	0	57
Shaw cum Donnington	5	3	2	0	14	3	-4	10	24
Speen	0	5	1	8	2	0	1	2	12
Stanford Dingley	0	-1	1	0	0	0	0	-1	2
Stratfield Mortimer	-1	5	18	3	71	61	17	8	28
Streatley	0	6	0	0	4	2	2	1	5
Sulham	-	-	-	0	1	0	0	0	0
Sulhamstead	-1	0	-13	46	35	-2	11	1	6
Thatcham	141	56	178	219	147	135	200	132	179
Theale	22	27	0	3	1	-21	0	31	384
Tidmarsh	0	0	1	5	-2	0	15	3	2
Tilehurst	1	12	-2	20	70	16	0	10	53
Ufton Nervet	0	0	0	0	1	0	0	0	1
Wasing	0	0	0	0	0	0	0	0	-5
Welford	0	0	1	1	0	0	1	1	13
West Ilsley	-1	2	2	1	0	1	0	0	2
West Woodhay	0	0	0	0	2	0	2	0	2
Winterbourne	0	-2	0	0	1	0	-2	-2	7
Wokefield	0	1	0	0	0	0	0	0	1
Woolhampton	-1	4	0	-1	13	64	9	0	1
Yattendon	0	0	0	2	0	0	0	0	1
West Berkshire Total	278	496	637	967	1071	1064	683	528	2491

Source: JSPU Planning Commitments for Housing 2009

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

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

	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	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
Completions - Allocated Sites	91	112	262	311	390	236	50																
Completions- Unallocated Sites	405	525	705	760	674	447	478																
Projections- Allocated Sites								7	0	0	9	20						35	35				
Commitments - Sites >10 units								118	108	327	289	310	330	40	40	13							
commitments Sites < 10 units								140	131	110	100	100											
Developable Sites >10 units								0	-31	82	98	254	191	120	120	120	120	117	30	30	30	30	30
Unidentified small site allowance																		70	70	70	70	70	70
Potential strategic sites- LDF Core Strategy														200	200	200	200	200	250	250	250	200	200
Past Completions	496	637	967	1071	1064	683	528																
Projected Completions								265	208	519	496	684	521	360	360	333	320	352	315	280	280	230	230
Cumulative Completions					1064	1747	2275	2540	2748	3267	3763	4447	4968	5328	5688	6021	6341	6693	7008	7288	7568	7798	8028
PLAN - Strategic Allocation (annualised)	780	780	780	780	780	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
MONITOR - No. dwellings above or below cumulative allocation	-786	-929	-742	-451	539	697	700	440	123	117	88	247	243	78	-87	-279	-484	-657	-867	-1112	-1357	-1652	-1947
MANAGE - Annual requirement taking account of past/projected completions					525	497	486	484	498	517	517	518	504	503	517	535	560	594	635	698	803	977	1351

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Table C.12 Large and Medium Housing Sites Completed in 2008/09

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Net Density Units/ha
Hermitage	Forest Edge	PDL	209	209	32
Hampstead Norreys	Adj. Hillcrest	GF	10	10	30
Lambourn	Bourne House, Oxford Street	PDL	13	13	26
Newbury	Fir Tree School	PDL	23	22	74
Newbury	Randstad House	PDL	17	17	283
Newbury	Former Feltham Tyres, Park Way	PDL	18	17	36
Newbury	The Quadrangle, Enborne Gate	PDL	12	12	57
Newbury	St Donats Place, Catherine road	PDL	21	-2	60
Newbury	324 London Road	PDL	14	14	48
Padworth	Halfway Garage	PDL	24	24	51
Theale	Play Platt House	PDL	22	-8	44

Source: JSPU Planning Commitments for Housing 2009: Planning Applications Data:

Table C.13 Affordable Housing Completions 2008/09

Address	Total Affordable	Completed 2008/09	Registered Social Landlord	No. Rented	No. Shared Ownership	Special Needs
Thatcham - Kennet Heath Pod D2		55	A2 and Home	41	14	
Newbury - Fir Tree School	11	11	Sovereign	6	5	
Newbury- Former Feltham Tyres	18	18	Kingfisher	18	0	
Newbury - Randstad House	17	17	Home	3	14	
Aldermaston Wharf - Basingstoke Rd/ Mill Lane	30	30	Thames Valley	22	8	
Through Planning Obligations		131		90	41	
Brightwalton - Rural Exception	8	8	A2 and RHT	8	0	
Hampstead Norreys - Rural Exception	10	10	A2 and RHT	7	3	
Newbury - St Donats	22	22	Sovereign	11	11	
Newbury - Western End	2	2	Sovereign			2
Newbury - Strawberry Hill	2	2	Jephson		2	
Padworth - Kennet Court	13	7	Sovereign	7		
Padworth - Halfway Garage	24	24	Testway	24		
Thatcham - Lancaster Close	3	3	Ability	3		
Theale - Play Platt House	22	22	Sovereign	11	11	
Total Affordable Units		231		161	68	2

Source: JSPU Planning Commitments for Housing 2009: Planning Applications Data: Housing Service data

D Accessibility

Methodology for Local Indicator A1.

Definitions

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

New residential development has been defined as the net additional dwellings on all housing sites (or phases of larger sites) completed in 2008/09. Replacement dwellings are excluded. This definition is not the same as net additional dwellings for the current year; the Berkshire authorities agreed that measurements of accessibility were more appropriately calculated on completion of the housing development.

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

The definition of a major retail centre was given in the Government guidance published in October 2005. ⁽¹⁶⁾ It includes city, town or district centres (as defined in Annex A of 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 Proposals Map shows town centre commercial areas only. PPS6 defines district centres as "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, Oxford and Swindon.

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 is quickest to reach by public transport. 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 m. Public transport times are calculated using timetable and route information at October 2008 from the National Public Transport Data Repository.

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

Threshold reports were then run for each destination type to establish the number 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.

Change in area of UK BAP Priority Habitat

Information Sources

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

- Local Wildlife Site project surveys in the 1990s and 2000s, with the highest quality material generated in the last five years;
- Natural England SSSI notification surveys undertaken mainly in the 1980s, but complemented by site habitat condition monitoring visits data from the last five years, provided through the Natural England web site;
- BBONT habitat surveys undertaken in Berkshire in the mid-1980s;
- BBOWT habitat mapping of BBOWT Reserves 2003-present;
- habitat surveys (such as chalk grassland and calcareous fen) undertaken by NCC/English Nature in the mid-1990s, summarised in report format;
- NCC grassland and woodland inventory site survey sheets from the 1980s and updated in 2007 – 2008
- Consultancy survey reports and associated species and habitat data.

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

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

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

Change in number of UK BAP Priority Species

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

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

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

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

E Biodiversity

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

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

Information sources

TVERC are committed to survey approximately 10% of the total Berkshire sites each year. The information on change reported relates to the findings from the surveys in the previous year (in this case 2008). Figures for changes in the area are derived from analysis of digitised site boundaries.

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

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

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

Quality of the information

Designated sites tend to be well monitored and accurately mapped. The continued review of WHS in Berkshire by TVERC through field survey and boundary review has enabled an ongoing improvement in quality of this dataset.

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

Distribution and Status of Water Voles

Information Sources

Information for this indicator is entirely from 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 local Wildlife Trust (BBOWT) has only recently recruited a new water vole project officer. The survey methodology records presence or absence of water vole within a 500m stretch of water course and not population size. The full digital information for 2008 was not available.

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

Distribution and Status of Farmland Birds

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

Table E.1 Farmland Bird Species

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

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

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

Glossary

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

Glossary

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

Glossary

If you require this information in a different format, such as audio tape or in another language, please ask an English speaker to contact the Planning Policy Team on 01635 519111 who will be able to help.

Five Year Housing Land Supply at September 2009

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Five Year Housing Land Supply at September 2009

1 Background

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

1.2 One of the requirements of the PPS3 is that Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement. This document sets out the specific sites which are likely to deliver this requirement. They include sites already under construction, those with planning permission but where building work has not yet commenced and sites that have potential under current policies to come forward for development within the next five years. The assessment of the Five Year Supply has followed the guidance produced by the Department for Communities and Local Government ⁽¹⁾

1.3 The housing requirement for West Berkshire is set out in the South East Plan which was adopted in May 2002. This sets out an average requirement of 525 dwellings per annum over the period 2006 - 2026. The period covered includes the current monitoring year 2009/10 and the five years from 2010/11 to 2014/15.

2 PPS3 Requirements

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

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

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

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

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

3 Five Year Housing Land Supply

Five Year Housing Requirement

3.1 The advice produced by the Department for Communities and Local Government identifies the first stage in the assessment to be the identification of the level of housing provision to be delivered. Local Planning Authorities are advised that they should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered.

3.2 The South East Plan requirement is for 10,500 dwellings from 2006 to 2026, with an average annual requirement for 525 homes. By March 2009, 2,275 additional homes had been completed since March 2006, leaving 8,225 to be delivered from 2009 to 2026.

¹ Advice Produced by the Department for Communities and Local Government Demonstrating a 5 Year Supply of Deliverable Sites available at <http://www.planning-inspectorate.gov.uk>

Five Year Housing Land Supply at September 2009

3.3 The base date for information on completions is March 2009. The Council considers that a 6 year housing supply from this date i.e. up to March 2015 needs to be demonstrated. **The requirement to March 2015 is 2,450 units** as set out below.

Table 3.1 Five Year Housing Requirement

Housing Requirement - South East Plan	Number of Net Additional Homes
Housing Requirement 2006 - 2015 (9 years at 525 p.a.)	4,725
Completions 2006 - 2009	2,275
Remaining Requirement 2009 - 2015 (current year plus Years 1-5)	2,450

Five Year Deliverable Housing Supply

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

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

3.6 In order to assess the deliverability of sites, the Council has checked progress against building control records and sought up-to-date information, where possible, from applicants, developers, landowners or agents on the intentions regarding the development of sites of 10 units or more. The Council has contacted applicants and developers by phone in order to help assess deliverability. Comments are included in the schedules for sites of 10 units or more. Where applicants had indicated constraints to development such as ownership issues or had expressed doubts that they would be implementing the scheme, sites were not included as deliverable. In previous years the Council has also attempted to contact developers of smaller sites. As the response rate has been low, this was not repeated this monitoring year. Small sites with planning permission are therefore all included in the schedules as deliverable within the five year period.

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

3.8 The schedules are summarised below. Commitments (units on sites with planning permission) at March 2009 that have been assessed as deliverable account for 2,099 units. Deliverable dwellings on sites that were not hard commitments at March 2008 but have since had planning applications approved account for an additional 357 units, bringing the deliverable supply to 2456 units, equivalent to 6.0 years housing land supply. Further identified sites that are likely to be delivered in the five year period are included, to give a total of 6.5 years housing land supply. In addition to these sites there will be further supply from applications currently under consideration and from windfalls. Even with no additional sites coming through the planning system and with a 10% non-completion rate on small sites, there would still be 6.3 years supply of land to meet the Regional Spatial Strategy requirement .

Five Year Housing Land Supply at September 2009

Table 3.2 Summary Deliverable Five Year Supply

Deliverable Sites							Net Units
Commitments at March 2009	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	
Allocated sites	7	0	0	9	20	0	36
Non-allocated sites of 10 or more units	118	108	327	289	310	330	1482
Non-allocated small sites under 10 units	140	131	110	100	100	0	581
Total	265	239	437	398	430	330	2099
Sites where planning application approved since March 2009							
Large sites of 10 or more units	0	-51	52	70	122	91	284
Small sites under 10 units	0	20	30	13	10	0	73
Total	0	-31	82	83	132	91	357
Deliverable Sites not yet assessed as suitable through planning application	0	0	0	15	122	100	237
Total Deliverable Sites	265	208	519	496	684	521	2693 (6.5 years supply)

4 Monitoring the Five Year Supply

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

5 Schedules of Housing Sites

Table 5.1 Allocated Sites

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of deliverability	2009/10	2010/11	2011/122	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs	
Aldermaston	Land at Fishermans Lane	07/02782/RESMAJ	GF	29	0	29	Available: Yes Suitable: allocated site with planning permission Achievable: Achievable within 5 years				9	20				
Newbury	Park House School		GF	70	0	70	Available: Will require re-location of school playing field Suitable: allocated site Achievable: Unlikely to be developed within 5 years							35	35	
Padworth	The Fallows, Land At Basingstoke Road Aldermaston	04/00342/FULMAJ	GF	98	7	7	Available: Yes Suitable: allocated site with planning permission Achievable: Under construction	7								
Total					7	106		7	0	0	9	20	0	35	35	

Table 5.2 Non-allocated sites of 10 or more units with planning permission at March 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/10	2010/11	2011/22	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs
Burghfield	Land At Hunters Hill	04/01360/ FULMAJ	PDL	0	0	15	Available: Yes Suitable: planning permission granted Achievable: RSL estimate completions in 2010/11		8	7					
Chieveley	Bardown	06/02093	PDL	28	0	69	Available: Yes Suitable: yes, planning permission granted Achievable: Land sold on and unlikely to be developed in short term		-3					72	
Compton	Greens Yard, High Street	02/00317	PDL	25	0	25	Available: Yes Suitable: yes, planning permission granted Achievable: landowner confirmed likely to be developed within 5 years					25			
Compton	Lowbury House	07/01383	PDL	32	24	30	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	30							
Greenham	Land south of Pinchington Lane	08/02189/ RESMAJ	PDL	64	0	64	Available: Yes Suitable: yes, planning permission granted Achievable: developer intends to commence when conditions discharged		20	44					
Holybrook	Underwood Shopping Centre Underwood Road	07/00619/ FULEXT	PDL	68	0	65	Available: Yes Suitable: yes, planning permission granted Achievable: developer confirmed intention to deliver within 5 years				30	35			
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018/ FULEXT	PDL	96	-1	96	Available: Yes Suitable: yes, planning permission granted Achievable: developer confirmed construction likely to commence in 2010			20	38	38			

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/10	2010/11	2011/22	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs
Leckhampstead	Land Adjacent To The Recreation Ground Leckhampstead	07/02314/ FULMAJ	GF	10	10	10	Available: Yes Suitable: yes, planning permission granted Achievable: development completed	10							
Newbury	St Nicholas School Enborne Road	06/01481	PDL	28	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: construction commenced Oct 2009		14						
Newbury	Northcroft & Avonbank House, West Street	08/00718/ RESMAJ	PDL	61	0	61	Available: Yes Suitable: yes, planning permission granted Achievable: offices to be vacated end 2009. Unable to contact owner				61				
Newbury	J & P Motors, Newtown Road	07/01687	PDL	37	0	37	Available: Yes Suitable: yes, planning permission granted Achievable: Potential start in 2010, depending on market			37					
Newbury	Hillview House, 21 West St	07/02666/ FULEXT	PDL	42	0	42	Available: Yes Suitable: yes, planning permission granted Achievable: alternative scheme may be considered - developeable within 5 years				42				
Newbury	174-178 Craven Road	05/00159/ FULMAJ	PDL	11	14	14	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction		17						
Newbury	Bankside House, West Mills	05/01457/ FULMAJ	PDL	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: Demolition complete. Unable to contact owner				13				
Newbury	Land At Park Way	05/02843/ FULMAJ	PDL	187	0	187	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction			187					

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/ 10	2010/ 11	2011/ 22	2012/ 13	2013/ 14	2014/ 15	6-10 yrs	11-15 yrs
Newbury	Land At Western Avenue	06/02464/ FULEXT	PDL	54	19	19	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	19							
Newbury	Land To The Rear Of 1 - 15 The Broadway	06/02752/ OUTMAJ	PDL	72	0	72	Available: Yes Suitable: yes, planning permission granted Achievable:				10	62			
Newbury	49 London Road	07/01189/ FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: unlikely, as application under consideration for hotel								
Newbury	24 Bartholomew Street	08/02208/ OUTMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intention to complete within 2 years			14					
Newbury	Newbury YMCA And No's.1 And 2 Craven Dene	07/01215/ FULEXT	PDL	5	25	25	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	25							
Newbury	Garage Area Sidestrand Road	08/01403/ FULMAJ	PDL	12	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: Site sold - unable to contact owner				10				
Newbury	17-21 And Land To The Rear Of 22-24 Bartholomew Street	08/01789/ FULMAJ	PDL	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable:				13				
Newbury	St Bartholomews School Wormestall Site	08/02256/ OUTMAJ	PDL	33	0	33	Available: Will become available when new school complete in 2010 Suitable: yes, planning permission granted Achievable: Likely to be completed within 5 years					3	30		

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/ 10	2010/ 11	2011/ 22	2012/ 13	2013/ 14	2014/ 15	6-10 yrs	11-15 yrs
Newbury	St Bartholomews School Wormestall Site	08/02257/ FULMAJ	PDL	14	0	14	Available: Will become available when new school complete in 2010 Suitable: yes, planning permission granted Achievable: Likely to be completed within 5 years					14			
Newbury	11 - 15 Bartholomew Street	08/02209/ FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Unable to contact owner					14			
Padworth	Land adj Kennet Works, Bath Road	04/00503/ FULMAJ	PDL	13	6	6	Available: Yes Suitable: yes, planning permission granted Achievable: Completed	6							
Padworth	The Glen, Bath Road	06/00437/ REM	PDL	8	0	9	Available: Yes Suitable: yes, planning permission granted Achievable:			9					
Padworth	Land To The Rear Of Audrey Court	07/02756/ OUTMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Expected completion end 2010		14						
Pangbourne	63 - 65 Reading Road	07/01036/ FULMAJ	PDL	12	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction		14						
Purley	1053-1069 Oxford Rd	03/00057	PDL	45	0	45	Available: Yes Suitable: yes, planning permission granted Achievable: alternataive scheme may be submitted - developable within 5 years					5	40		
Thatcham	Kennet Heath Pods D2, E and F	06/01256/ RESMAJ	PDL	317	24	28	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	28							

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/ 10	2010/ 11	2011/ 22	2012/ 13	2013/ 14	2014/ 15	6-10 yrs	11-15 yrs
Thatcham	Side and rear 21 Henwick Lane	04/00276	GF	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: No plans to develop in short term							10	
Thatcham	1 The Broadway	06/02314/ FULMAJ	PDL	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: Timing uncertain			-1	11				
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/ RESMAJ	PDL	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction		13						
Thatcham	29 High Street	07/00529/ FULMAJ	PDL	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: developer intends to commence when economic conditions improve			10					
Thatcham	Kingsland Shopping Centre And Adjoining Land	07/00565/ OUTMAJ	PDL	46	0	46	Available: Yes Suitable: yes, planning permission granted Achievable: developer intends to deliver within 5 years						46		
Theale	Land To The Rear Of 22 - 26 High Street	07/00084/ OUTMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: intention to develop site within 3 years					14			
Theale	Lakeside	04/01219	GF	350	0	350	Available: Yes Suitable: yes, planning permission granted Achievable: developer confirmed intention to commence in next 2 years				50	100	200		

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/10	2010/11	2011/22	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs
Theale	Land at James Butcher Drive	07/01860	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: may be revised application but deliverable within 5 years				11				
Tilehurst	138 - 140 City Road	06/02908/ FULL	PDL	11	0	11	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction		11						
Tilehurst	The Colonnade, Overdown Road	08/00138	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Unable to contact owner						14		
Welford	Teekay Farm, Newbury Road	, 07/01182	PDL	11	0	11	Available: Yes Suitable: yes, planning permission granted Achievable: Unlikely to be developed within 5 years							11	
Total					121	1589		118	108	327	289	310	330	93	0

Table 5.3 Non-allocated sites of 10 or more units granted planning permission since March 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/10	2010/11	2011/122	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs
Hungerford	Our Lady Of Lourdes RC Church	09/00962 /FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: Yes				14				
Burghfield	Saxon Gate	09/01808		9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: Yes			9					
Lambourn	Land To The Rear Of The Classics	08/01503/ FULMAJ	PDL	12	0	12	Available: Yes Suitable: yes, planning permission granted Achievable:Developer intention to complete within 5 years					12			
Newbury	Land Off Faraday And Kelvin Road	08/01255/ OUTMAJ	PDL	160	0	160	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intends to complete within 5 years					80	80		
Newbury	Land At Willow Close And Malvern Court	08/02050/ FULEXT	PDL	24	0	24	Available: Yes Suitable: yes, planning permission granted Achievable:RSL anticipate completed Mar 2012		-39	33	30				
Newbury	49 - 65 Enborne Road	09/00086/ FULMAJ	PDL	3	0	3	Available: Yes Suitable: yes, planning permission granted Achievable: Yes		-9			12			
Padworth	Land Adjacent To Bath Road Known As Elliott Hire	09/00468/ FULEXT	PDL	36	0	36	Available: Yes Suitable: yes, planning permission granted Achievable: Land to be sold				16	20			
Stratfield Mortimer	Land To Rear Of 33-37 West End Rd	08/02046/ FULMAJ	PDL	7	0	7	Available: Yes Suitable: yes, planning permission granted Achievable: Development likely to		-3	10					

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013 14	2014/ 15	6-10 yrs	11-15 yrs
							commence beginning 2010								
Thatcham	139 & 141 Bath Road	08/02296/ OUTMAJ	PDL	9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: Developer intends to complete within 5 years					-2	11		
Thatcham	Harts Hill Farm Harts Hill Road	09/01017/ OUTMAJ	PDL	10	0	10	Available: Yes Suitable: yes, planning permission granted Achievable: Yes				10				
						284		0	-51	52	70	122	91	0	0

Table 5.4 Sites with potential to deliver housing within five years but with suitability not yet assessed through planning application

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009	Assessment of Deliverability	2009/10	2010/11	2011/122	2012/13	2013/14	2014/15	6-10 yrs	11-15 yrs
Newbury	Market Street		PDL	319			Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Programmed to follow Park Way development					100	100	219	
Newbury	St Bartholomew's School Luker		PDL	37			Available: following completion of new school in 2010 Suitable: Principle of residential use accords with policy Achievable: residential development to part-fund school				15	22			
Total								0	0	0	15	122	100	219	

Five Year Housing Land Supply at September 2009

Table 5.5 Small sites under 10 units with planning permission at March 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Aldermaston	Orchard Farm Spring Lane	04/01159/FUL	PDL	0	1	1
Aldermaston	Wells House, Church Road	04/02017/LBC	PDL	1	0	1
Aldermaston	Land adj 50 Falcon Fields	06/02230	PDL	1	0	1
Aldermaston	34 The Street	07/00102	PDL	1	0	1
Basildon	Land south of Pangbourne Road	04/01003	PDL	4	1	2
Basildon	Howe Grove Park, Lower Basildon	06/00159	PDL	0	0	-1
Basildon	Cairngorm, The Ridge, Lower Basildon	06/01365/FUL	PDL	0	1	1
Basildon	Land at East House, Gardeners Lane	07/00192	PDL	1	0	1
Basildon	Southfields Pangbourne Road	07/00817/OUTD	PDL	1	0	1
Basildon	Land Adjacent To 1 Knappswood Close	07/01004/FULD	PDL	1	1	1
Basildon	Land At Apple Tree Cottage Pangbourne Road	07/02662/FULD	PDL	1	0	1
Basildon	Land Adjoining Yew Cottage, Bethesda Street	07/02739/OUTD	PDL	1	0	1
Basildon	1 Wakemans	08/00882	PDL	1	0	1
Beech Hill	Trunkwell Farm	06/02155/FULD	GF	1	0	1
Beedon	Farriers Shop, Beedon Manor	05/00788/FULD	PDL	1	0	1
Beenham	Wessex Downs Golf Club	01/02349	GF	1	1	1
Beenham	Field Barn Farm, Beenham	05/02516/FULD	PDL	3	0	3
Beenham	24 Stoneyfield, Beenham	07/00152/OUT	PDL	2	0	2
Beenham	Park Farm, Webbs Lane	07/01674/LBC	GF	2	0	2
Boxford	The Firs Farm, Leckhampstead	05/01538/FULD	GF	1	1	1
Boxford	124 Wickam Heath	08/01550	PDL	0	1	1
Bradfield	Land to rear of Wigmores Garage	04/01827	PDL	1	0	1
Bradfield	Lea House, Southend Road	07/02787/FULD	PDL	4	5	5
Bradfield	Merryfield Farm, Mariners Way	08/01092	GF	1	1	1
Bradfield	The Bungalow, Cock Lane	08/01368	PDL	1	0	1
Brightwalton	Flint Cottage, Ash Close	08/02303	PDL	0	1	1
Brimpton	Land Adj 19 Manor View, Brimpton Road	07/00017	PDL	2	2	2
Bucklebury	Adj Cornerstone House Little Lane	04/02655/RENEW	PDL	1	0	1
Bucklebury	Red Hill View, Briff Lane	08/00824/FUL	PDL	-1	1	1
Bucklebury	Bridle End, Westrop Green	07/01080/FUL	PDL	0	1	1
Bucklebury	10 Broad Lane	08/00257/FULD	PDL	1	0	1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Burghfield	Land at South Lodge, Burghfield Road	07/00818/FULD	PDL	2	2	2
Burghfield	Bakery Cottages, Reading Rd	07/01017	PDL	2	0	2
Burghfield	Little Orchard, Springwood Lane	07/01511/REM	PDL	1	0	2
Burghfield	Post Office 1 Recreation Road	07/01943/FULD	PDL	1	1	1
Burghfield	Land Adjacent To The Old Bakehouse	07/02441/FULD	PDL	2	2	2
Burghfield	Victoria Cottage, Bunces Lane	08/01049/FULD	PDL	1	0	1
Burghfield	2 Pinchcut	08/01501	PDL	1	0	1
Burghfield	Land At The Close	08/01598/FULD	PDL	5	0	5
Chaddleworth	Barn 80m South East Of Manor Farm	07/01671/FULD	PDL	2	0	2
Chieveley	Woods Folly	03/01356	PDL	1	0	1
Chieveley	Old Radnalls Farm Green Lane Chieveley	04/01257/FUL	GF	2	0	2
Chieveley	Chieveley House, High Street	05/00559/FUL	PDL	1	0	1
Chieveley	Land North Of Pantiles, Chapel Lane Curridge	07/02023/FULD	PDL	1	1	1
Chieveley	Priors Court School, Priors Court	06/02852/FUL	PDL	-2	0	-2
Chieveley	Park Farm, Curridge	07/00755/FULD	GF	2	2	2
Cold Ash	Land at Foxbriars, Fishers Lane	00/56763	PDL	2	3	3
Cold Ash	Adj Bucklebury House, Bucklebury Alley	04/01692/OUT	PDL	1	0	1
Cold Ash	Land adjacent to Rowan Road, Fishers Lane	06/00243/FULD	PDL	1	1	1
Cold Ash	Hillcrest, Stoney Lane, Ashmore Green	05/01031/FUL	PDL	4	0	4
Cold Ash	Site Adj To Silver Trees, Cold Ash Hill	05/02681/FULD	PDL	1	1	1
Cold Ash	Gorse Cottage, Hermitage Rd	08/01358/REM	PDL	1	0	1
Cold Ash	Hollywood House, Hermitage Road	07/00613/FULD	PDL	1	0	1
Cold Ash	Land Adjacent To Ridgeway House	07/01875/FULD	PDL	1	0	1
Cold Ash	Ridge Cottage, The Ridge	06/02899/OUTD	PDL	3	0	3
Cold Ash	Land Rear Of Sulham Voe, Hermitage Road	07/00653/FULD	PDL	1	1	1
Cold Ash	Land At1 Lavinia Cottages	08/00082/FULD	PDL	1	1	1
Cold Ash	Land Adjoining Northcroft Farm Stoney Lane	08/00661/FULD	PDL	1	0	1
Cold Ash	Land west of Rowan House	08/01986	PDL	1	0	1
Cold Ash	Land adj Clare	08/02016	PDL	1	0	1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Compton	Church Farm, Aldworth Road	06/00953/FULD	GF	7	0	2
Compton	Uplands Farm, Downs Road	03/00394/FUL	PDL	2	0	5
Compton	Danetree, Coombe Road	05/01747/FUL	PDL	0	1	1
Compton	Winx Newbury Lane	07/02755/FULD	PDL	1	1	1
East Garston	Pounds Farm	02/00203	GF	5	0	5
East Garston	Pounds Farm	02/02704	GF	1	0	1
East Ilsley	Greycott, Old Stanmore Road	05/01864/FULD	PDL	1	0	1
East Ilsley	The Star Inn, High Street	05/02329/FULD	PDL	6	2	2
East Ilsley	The Old Stables, Beech Tree Farm	06/01220/FULD	PDL	1	0	1
East Ilsley	Land Adjoining 19 Church Side	06/01929/FULD	PDL	1	0	1
East Ilsley	Montpelier House, Broad Street	06/02687/FULD	PDL	1	0	1
Enborne	Barns at Enborne Rectory	04/01950/FUL	GF	1	1	1
Enborne	Enborne Kennels	06/02900/FULD	PDL	1	0	1
Enborne	3-6 Church Close	07/02568/FUL	PDL	0	4	4
Farnborough	Land at Manor Farm	05/01274/FULD	GF	1	0	1
Frilsham	Frilsham Manor Farm, Frilsham Hermitage	07/00004/FULD	GF	1	0	1
Great Shefford	Harrow Cottage, Wantage Road	07/02173/FULD	PDL	3	4	4
Great Shefford	Land at East Shefford Farm	08/00140	GF	1	0	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	05/01366/FULD	PDL	5	0	6
Greenham	Plot 12 Russet Eaves	06/02598/FULD	PDL	1	0	1
Greenham	Land off Bukner-Croke-Way, New Greenham Park	07/00421	PDL	1	0	1
Greenham	Land Adjacent To 20 Sandleford Lodge Park	08/00748/FULD	PDL	1	1	1
Greenham	Land adj 11 Priory Place	08/01788	PDL	1	0	1
Hampstead Norreys	Malthouse Barn, Bothampstead Lane	03/00573	GF	1	1	1
Hampstead Norreys	Land Adjoining 35 Beechcroft	06/01668/OUTD	PDL	1	0	1
Hampstead Norreys	1 Hackney Bottom	07/00822/FUL	PDL	0	1	1
Hampstead Norreys	Land Adjacent To Wing Cottage	07/02627/OUTD	PDL	1	0	1
Hampstead Norreys	Manor Farm, Church St	08/01099	GF	2	0	2
Hampstead Norreys	Manor Farm, Church St	08/01099	GF	7	0	7
Hamstead Marshall	Former Farmhouse, Elm Farm Research Centre	06/00010/FULD	PDL	1	0	1
Hamstead Marshall	North Lodge	08/00330/FULD	PDL	1	0	1
Hermitage	Wellhouse Barns, Wellhouse Lane	02/00993/FUL	GF	5	0	2

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Hermitage	Land adj to Tall Trees	05/01649/FUL	PDL	1	0	1
Hermitage	Post Office, High Street	05/02921/FULD	PDL	1	0	1
Hermitage	Land Adj The Old Vicarage, Marlston Road	07/02271/FULD	PDL	2	2	2
Hermitage	Land Adjacent To Medan And 4 Oare View	06/01340/FUL	PDL	0	0	2
Hermitage	The Old Laundry, Marlston Road	06/02015/FULD	PDL	1	0	1
Hermitage	Hermitage Garage Newbury Road	07/01035/FULD	PDL	1	0	1
Hermitage	The Birches Slanting Hill	07/02791/FUL	PDL	0	0	1
Holybrook	Land to rear of Magnolia Cottage	04/01798/FUL	PDL	4	0	4
Holybrook	Rear Magnolia Cottage	04/02607/FUL	PDL	1	0	1
Holybrook	Land Adjacent To 1 Willow Tree Glade	07/01838/FULD	PDL	1	0	1
Hungerford	Hungerford Park Estate	01/01560	GF	2	0	2
Hungerford	Berkshire Trout Farm	02/00911	GF	1	1	1
Hungerford	Undys Farm Cottage, Charnham Street	04/00134/COU	PDL	-1	-1	-1
Hungerford	6 Bridge Street	05/00395/FUL	PDL	1	0	1
Hungerford	Land To Rear Of 21 Charnham Street	06/00131/REM	PDL	2	2	2
Hungerford	Land At the Rear of 14-19 Upper Eddington	06/00255/FUL	PDL	2	0	2
Hungerford	34A High Street	06/01375/FULL	PDL	1	0	1
Hungerford	29 Church Street	06/02552/FULD	PDL	3	3	3
Hungerford	32 High Street	06/00944/FUL	PDL	1	0	1
Hungerford	Land Adjacent To 18 Priory Avenue	07/00151/FULD	PDL	1	0	1
Hungerford	Hungerford Park Estate	07/02222	PDL	-3	0	-3
Hungerford	25 Church Way	08/01647	PDL	1	0	1
Hungerford	Unit 2 And 3 Neates Yard	08/02171	PDL	2	0	2
Inkpen	Land at Foxglove Farm, Inkpen common	03/02122/FUL	GF	2	0	2
Inkpen	Church Farm House, Lower Green	07/00219	PDL	1	0	1
Inkpen	1 & 4 Hazelwick, Upper Green	06/00900	PDL	2	0	2
Inkpen	The Oaks, Craven Road	07/00409/FUL	PDL	0	1	1
Kintbury	Barn at Millers House Station Road	00/01163	PDL	1	1	1
Kintbury	Kintbury Farm, Templeton Road	02/02718/Ful	GF	1	0	1
Kintbury	Clapton Bottom	08/00264/FUL	PDL	-1	0	-1
Kintbury	Keepers Cottage, Templeton Road	05/00510/FUL	PDL	0	1	1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Kintbury	Kintbury Service Station	06/02632/FULD	PDL	4	0	4
Kintbury	Denford Park	07/02206/COMIND	PDL	3	3	3
Kintbury	Denford Park	07/02386/FULD	PDL	1	0	1
Kintbury	19 Newbury Street	08/01438	PDL	2	0	2
Kintbury	Stable Court Denford Park	08/01927	PDL	4	4	4
Lambourn	Fox Farm	157179	GF	1	1	1
Lambourn	16 Baydon Road	05/01742	PDL	1	0	1
Lambourn	Delamere Cottage Stables	02/01276/FUL	PDL	1	0	1
Lambourn	Church Farm Stables	03/00155/FUL	PDL	1	0	1
Lambourn	Hill House Stables	03/02547	PDL	1	0	1
Lambourn	Francomes Field	03/02206	GF	6	0	2
Lambourn	3 Market Place	06/01618/FULD	PDL	2	3	3
Lambourn	Limes Farm Upper Lambourn	07/00951/COMIND	GF	3	0	7
Lambourn	Land Rear Of South Bank And 5 South Bank, Newbury Road	07/02349/FULD	PDL	1	1	1
Lambourn	Land At The Old Station Yard	07/02745/FULD	PDL	5	0	5
Lambourn	3 Lodge Down Cottages, Ermin Street	07/02752/FUL	PDL	0	0	1
Lambourn	Former Coal Yard Newbury Street	08/00267/OUTD	PDL	7	0	7
Lambourn	Long Acre Farm Seven Barrows	08/01558/FULD	PDL	1	0	1
Lambourn	Land adj Willowbank	08/02021	PDL	1	0	1
Leckhampstead	The Old School House, Nuttingtons	05/00829/FUL	PDL	1	1	1
Leckhampstead	Whites Close, Shop Lane	08/01286	PDL	0	1	1
Leckhampstead	Hill Farm, Shop Lane	08/02006	PDL	1	0	1
Midgham	Old Acre House, Bath Road	03/00373/FUL	PDL	1	0	1
Midgham	Nursery Copse, Church Hill	04/02488/FUL	GF	1	0	1
Midgham	Hallcourt Farm, Midgham Green	08/01295	GF		0	2
Midgham	Old Acre House, Midgam	08/01877	PDL	1	0	1
Midgham	Spire Ridge Kennels Bath Road	08/00648/FULD	PDL	1	0	1
Newbury	82-84 West Street	00/57508	PDL	2	0	1
Newbury	Arcade House, The Arcade	02/01586	PDL	3	3	3
Newbury	16 Jubilee Road	05/01842/OUT	PDL	1	0	1
Newbury	Rear 108 Bartholomew Street	02/02410/FUL	PDL	3	0	3

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Newbury	10 Oxford Road	03/00585	PDL	2	2	2
Newbury	63 Craven Road	03/02494/FUL	PDL	3	5	5
Newbury	69 Newtown Road	04/00273/FUL	PDL	2	3	3
Newbury	6 Andover Road	04/00995/FUL	PDL	-1	0	-1
Newbury	Valle D'Oro Restaurant Oxford Street	04/01556/RENEW	PDL	1	0	1
Newbury	75 Andover Road	04/02046/FUL	PDL	1	0	1
Newbury	St Johns Garage Newtown Road	04/02318/RELAX	PDL	6	0	6
Newbury	18 Laburnum Grove	04/02732/OUT	PDL	1	1	1
Newbury	Land between 130-134 Russell Road	04/02814/OUTD	PDL	1	0	1
Newbury	Car Park Site, West Street	05/00565/FULD	PDL	6	0	6
Newbury	Garage block site off Cresswell Road	05/00763/OUTD	PDL	4	0	4
Newbury	124 London Road	05/01608/FULD	PDL	1	0	1
Newbury	19 Livingstone Road	05/01684/FULD	PDL	4	0	4
Newbury	21 Western End	05/02054/FULD	PDL	2	2	2
Newbury	Land On The East Side of Oddfellows Road	05/02262/FULD	PDL	9	0	9
Newbury	90 Turnpike Road	05/02336/OUTD	PDL	1	0	1
Newbury	146 Newtown Road	05/02356/OUTD	PDL	1	0	1
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1	1
Newbury	62 Bartholomew Street	05/02917/FULD	PDL	4	0	4
Newbury	Land Adj To 59 Priory Road	08/00422/FULD	PDL	1	0	1
Newbury	Land Adjacent To Sandal Combe	07/01344/FULD	PDL	1	0	1
Newbury	27 Skippons Close	07/01740/FULD	PDL	1	1	1
Newbury	Rear 32 Monks Lane	07/02455/FULD	PDL	1	0	1
Newbury	27A Rectory Close	08/00621	PDL	7	0	7
Newbury	Land adj Kilraine, Oxford Road	04/00375	PDL	1	0	1
Newbury	Consortium House, 7 Cheap Street	03/01984/FUL	PDL	4	0	4
Newbury	30/31 Northbrook Street	04/00290/FUL	PDL	6	0	6
Newbury	Rear of 43 Northbrook Street	04/02982	PDL	4	0	4
Newbury	30 Mayfair Drive	04/03057/FUL	PDL	1	1	1
Newbury	Land to the rear of 112 Enbourne Road,	05/00222/FULD	PDL	1	0	1
Newbury	Land to north 37-39 Kennet Road	05/00470/FULD	PDL	2	0	2
Newbury	91 - 93 Shaw Road	06/00810/FULD	PDL	1	0	1
Newbury	101 Bartholomew Street	06/01042/FULD	PDL	1	0	1

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Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Newbury	Leigh House, 77 London Road	06/01772/FULD	PDL	5	0	5
Newbury	Land At Hampton Road, Hampton Road	06/02136/FULD	PDL	1	0	1
Newbury	18B Kings Road West	06/02621/FULD	PDL	3	0	3
Newbury	Land Adjacent To 6 Conifer Crest	07/00654/FULD	PDL	1	0	1
Newbury	Land Rear Of The Burrows And Meadowside	07/00731/FULD	PDL	2	2	2
Newbury	The Natural Health Centre 8 Falkland Road	07/00919/FUL	PDL	1	0	1
Newbury	62A Cheap Street	07/01162/FULD	PDL	1	0	1
Newbury	Land To Rear Of 57 Enborne Grove	07/01375/FULD	PDL	2	0	3
Newbury	13 - 14 Courtlands Road	07/01938/FULD	PDL	4	0	4
Newbury	37 Almond Avenue	07/02675/FULD	PDL	1	0	1
Newbury	Site Adjoining 1 Almond Avenue	08/00370/OUTD	PDL	1	0	1
Newbury	Land Adjoining 8 Maple Crescent	08/00602/OUTD	PDL	1	0	1
Newbury	26 Oakley Road	08/00625/FULD	PDL	1	1	1
Newbury	60 Chesnut Crescent	08/00711	PDL	1	0	1
Newbury	21 Corporation Cottages Pelican Lane	08/00775/FULD	PDL	1	0	1
Newbury	244A & 244B London Rd	08/00917	PDL	2	0	2
Newbury	Dolmans Shaw Hill	08/00924/OUTD	PDL	5	0	5
Newbury	19 Cromwell Road Newbury	08/01123/FULD	PDL	1	0	1
Newbury	51 St Michaels Rd	08/01322	PDL	1	0	2
Newbury	62 Andover Road	08/01349/OUTD	PDL	4	0	4
Newbury	18 - 22 Rockingham Road	08/01794/OUTMAJ	PDL	9	0	6
Newbury	121 Andover Rd	09/00082	PDL	3	0	3
Newbury	Cost Cutter Store Elizabeth Ave	09/00158	PDL	3	0	3
Padworth	Land Adjacent To Mill Lane	08/00272/FULD	PDL	1	0	1
Pangbourne	Spinney House, Bere Court Road	03/00782/FUL	PDL	0	1	1
Pangbourne	3 the Square	04/00074	PDL	1	0	1
Pangbourne	Land To The West Of 4 And 6 Pangbourne Hill	07/01045/REM	PDL	3	5	5
Pangbourne	Lower Bowden Estate	07/02379/FULD	PDL	1	1	1
Pangbourne	Lower Bowden Estate, Bowden Green	07/02458/FULD	GF	1	0	1
Pangbourne	3 And 4 Bowden Green	08/01011/HOUSE	PDL	-1	0	-1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Peasmore	Gidley Farm	06/02189/FULD	GF	3	1	2
Peasmore	Walnut Tree Cottage	07/00408/FUL	PDL	0	0	1
Purley	32-34 Park Walk	03/00221/OUT	PDL	1	0	2
Purley	Land between Thames Reach	04/00991	PDL	4	4	4
Purley	Land Between 25 And 27 Glebe Road	07/00392/FULD	PDL	1	1	1
Purley	Domus, Oxford Road	06/02897/FULD	PDL	2	0	2
Purley	70 Wintringham Way	07/02799/FULD	PDL	1	1	1
Purley	Land Adjacent To 35 Long Lane	08/00061/FULD	PDL	1	1	1
Purley	9 Long Lane Tilehurst	08/01147/REM	PDL	1	0	1
Shaw cum Donnington	Trinity School Playing field	04/00622	GF	8	0	8
Shaw cum Donnington	Donnington Grove Country club	04/02049/FUL	PDL	-1	0	-1
Shaw Cum Donnington	Land adjacent to Aspen, Oxford Road	05/01061/FULD	PDL	1	1	1
Shaw Cum Donnington	Woodsprings Snelsmore Common	05/02046/FULD	GF	1	1	1
Shaw Cum Donnington	Donnington Grove Country Club	07/01091/FULD		1	1	1
Shaw Cum Donnington	Donnington Grove Country Club	07/01093/FULD		7	7	7
Shaw Cum Donnington	Donnington Grove Country Club	07/01095/FULD		1	0	1
Shaw Cum Donnington	Cedar House, Long Lane	07/01305/OUTD	PDL	0	1	1
Shaw Cum Donnington	Land Adjoining The Bungalow, Shaw Farm Road	07/01890/FULD	PDL	2	0	2
Shaw Cum Donnington	Land Adjacent To Charlie Cottage Oxford Road	08/00557/FULD	PDL	1	0	1
Shaw Cum Donnington	Donnington Grove Country Club	08/01509	GF	1	0	1
Shaw Cum Donnington	Donnington Grove Country Club	08/01510	GF	1	0	1
Speen	6 Majendie Close	06/02744/REM	PDL	1	0	1
Speen	8 Lambourn Road	08/00624/FULD	PDL	1	0	1
Speen	Land adj Coppice House	08/02109	PDL	1	0	1
Stanford Dingley	Cedarwood, Back Lane	07/02705/FUL		0	1	1
Stanford Dingley	Pangfield Farm	08/00288/COMIND	GF	1	0	1
Stratfield Mortimer	3 Hammonds Heath Road, Mortimer Common	04/02468/FUL	PDL	0	0	1
Stratfield Mortimer	Land Adjoining 37 Stevens Close	05/02058/OUTD	PDL	1	0	1
Stratfield Mortimer	Mortimer Working Mens Club, The Street	06/01600/FULD	PDL	9	5	5
Stratfield Mortimer	Land Adjacent To Park Cottage The Street	06/00554/FULD	PDL	1	1	1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Stratfield Mortimer	Land Adjacent To 29-30,The Bevers	07/01807/FULD	PDL	8	0	8
Stratfield Mortimer	Longmoor Cottage, Longmoor Lane	07/01945/OUTD	PDL	2	0	2
Stratfield Mortimer	Squirrels Lodge, West End Road	06/02097/FULD	PDL	1	0	1
Stratfield Mortimer	4 The Crescent	07/01928/REM	PDL	1	0	1
Stratfield Mortimer	9 - 13 Victoria Road	08/00098/FULD	PDL	7	0	7
Stratfield Mortimer	17 Campbells Green	08/00106/FULD	PDL	1	1	1
Streatley	Byways, Wantage Road	05/00688/FULD	PDL	1	0	1
Streatley	Wood Cottage, Aldworth Road	07/01810/FULD	PDL	0	1	1
Streatley	Field Barn Farm, Rectory Road	08/00003/FULD		3	0	3
Sulhamstead	Primrose Cottage Bottom Lane	01/02046	PDL	1	1	1
Sulhamstead	Holly Tree House, Short Heath Lane	03/01805	PDL	1	0	1
Sulhamstead	Land adj 4 Woodmans Lane	08/01977	PDL	2	0	2
Sulhamstead	Land adj Benhams, Hollybush Lane	03/01582	GF	1	0	1
Sulhamstead	9 Three Firs Way	07/02742/FULD	PDL	1	0	1
Thatcham	Sydney Lodge	03/00034	PDL	5	0	5
Thatcham	8-12 High Street	04/01712/FUL	PDL	2	0	2
Thatcham	2 Chapel Street	04/02472/FUL	PDL	4	4	4
Thatcham	247 Lower Way	05/00252/FULD	PDL	3	0	4
Thatcham	Land adj to Four Winds, Floral Way	05/00271	PDL	1	0	1
Thatcham	The Millhouse, Bradley-Moore Square	05/01382/FUL	PDL	1	0	1
Thatcham	44 Park Lane	05/01719/FULD	PDL	1	0	1
Thatcham	Land To Rear of 40/43 The Broadway	05/02171/FULD	PDL	4	0	4
Thatcham	Land To Rear Of 221 Lower Way	05/02459/OUTD	PDL	1	1	1
Thatcham	298 Benham Hill	06/00194/OUT	PDL	4	0	4
Thatcham	Harts Hill Farm, Harts Hill Farm	06/00994/OUT	PDL	4	0	4
Thatcham	93 Derwent Road	07/01854/FULD	PDL	1	0	1
Thatcham	9 Baily Avenue	07/01901/FULD	PDL	1	0	1
Thatcham	Upper Harts Hill Farm	07/02250/FULD	MIX	4	5	5
Thatcham	72 Derwent Road	07/02276	PDL	1	0	1
Thatcham	25 The Henrys	07/02529/FULD		2	2	2
Thatcham	The Cycle Shop, 4 - 10 Chapel Street	06/02194/FULD	PDL	1	0	1
Thatcham	Elizabeth Farm, Crookham Common	06/02377/FULD	PDL	3	0	3

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	NetOu 2009
Thatcham	5 Park Lane	07/00989/FULD	PDL	2	2	2
Thatcham	11 Dryden Close	07/01218/FULD	PDL	1	1	1
Thatcham	Land Adjacent To 1 Tennyson Road	07/01596/FULD	PDL	1	0	1
Thatcham	10 Turnfields	07/01726/FULD	PDL	1	0	1
Thatcham	7 - 8 The Broadway	08/00039/FULD	PDL	1	0	1
Thatcham	21 Dunstan Road	08/00525/FULD	PDL	4	0	4
Thatcham	4 London Rd	08/00572	PDL	3	0	3
Thatcham	Thornford Park, Crookham Hill	08/01381	PDL	1	1	1
Thatcham	1 Browning Close	08/01392	PDL	1	1	1
Thatcham	Siege Cross Farm Bath Road	08/01856/FUL	PDL	-1	0	-1
Thatcham	Land rear 43 Hartmead Rd	08/01869	PDL	1	0	1
Thatcham	30 High St	08/01953	PDL	1	0	1
Thatcham	4 Link Way	08/02028	PDL	1	0	1
Theale	The Polards, 18 Blossom Lane	05/01592/FULD	PDL	1	0	1
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	0	2
Theale	4 High Street	08/00650/FULD	PDL	3	3	3
Tidmarsh	Blackbirds, The Street	02/02649/FUL	PDL	1	1	1
Tidmarsh	Forge House, Tidmarsh	07/02557/OUTD	PDL	1	0	1
Tilehurst	Land rear of 149 & 151 Halls Rd	157143	PDL	2	0	1
Tilehurst	197 Long Lane	04/00666/FUL	PDL	2	0	2
Tilehurst	90 Old Bath Road	04/01213/FUL	PDL	3	4	4
Tilehurst	1 and 2 Belgrave Cottages, Voller Drive	05/02661/REM	PDL	2	0	4
Tilehurst	Land off Lovatt Close	06/02801		3	3	3
Tilehurst	33 Fullbrook Crescent	07/01948/FULD	PDL	2	0	2
Tilehurst	Land To The Rear Of 261 Overdown Road	07/02625/FULD	PDL	1	0	1
Tilehurst	The Garage Block, Glamis Way, Calcot	07/01176/REM	PDL	4	0	4
Tilehurst	Land At Dacre New Lane Hill	07/01190/FULD	PDL	1	0	1
Tilehurst	347 The Meadway	08/00949/FULD	PDL	1	0	1
Tilehurst	19 & 21 Royal Ave	08/01165	PDL	4	0	4
Tilehurst	Land At 153 City Road	08/01811/FULD	PDL	1	0	1
Ufton Nervet	Bath Road Farm	07/01157/FULD	PDL	1	0	1
Wasing	Pump House, Wasing Park	07/01225		-1	0	-1

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	NetOu 2009
Wasing	The Long Stables, Wasing Place	07/01227	PDL	-4	0	-4
Welford	Adj HoneyThatch, Newbury Rd	08/00623	PDL	1	0	1
Welford	Land Adjoining 6 St Swithins Close	08/00591/FULD	PDL	1	1	1
West Ilsley	Manor Farm, Main Street	06/00616/FULD	GF	2	2	2
West Woodhay	Great Farm	08/01515	PDL	2	0	2
Winterbourne	Penclose Cottages	01/01052	PDL	0	1	1
Winterbourne	Barns at Winterbourne Manor	04/02629/FUL	GF	5	0	5
Winterbourne	North Heath Farm	05/00816	GF	1	0	1
Wokefield	Goddards Farm, Goddards Green	04/01873/FUL	GF	1	1	1
Woolhampton	Hillfoot West, Bath Road	03/02608/FUL	PDL	1	1	1
Yattendon	Barn At Manstone Farm, Yattendon	06/02850/FULD		1	0	1
TOTAL					164	581

Table 5.6 Small sites granted planning permission since March 2009

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	U/C 2009	Net Outst
Chieveley	Middle Farm	09/00185/FULD	PDL	4	0	4
Basildon	The Orchard House, Blandys Lane	08/01446	PDL	3	0	3
Basildon	Applecroft, Bethesda St	08/02374/FULD	PDL	2	0	2
Basildon	Quinneys Bethesda Street	09/00209/FUL	PDL	0	0	0
Basildon	Farriers Beckfords	09/00411/OUTD	PDL	2	0	2
Beenham	St Marys Farm Beenham	09/00937/FULD		1	0	1
Brimpton	Parkfield Crookham Common Road	09/01237/FUL	PDL	0	0	0
Bucklebury	Land At 44-46 Broad Lane	08/01594/FULD	PDL	5	0	5
Bucklebury	The Cottage Greens Old Farm	09/00351/LBC	PDL	1	0	1
Chieveley	The Old Village Hall	09/00093/OUTD	PDL	1	0	1
Chieveley	Torne Trask Downend	09/01065/OUTD	PDL	1	0	1
Cold Ash	Little Croft Collaroy Road	08/01275/FULD	PDL	1	0	1
Compton	Former Bank	07/02654/FULD	PDL	1	0	1
Hampstead Norreys	Manor House	09/00744/FULD	PDL	6	0	6

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	Net Outst
Hermitage	Toutley Court Doctors Lane	09/00474/FUL	PDL	0	0	0
Holybrook	1 Cambrian Way, Calcot	09/00636	PDL	1	0	1
Hungerford	Neates Cottage Neates Yard	09/00352/FULD	PDL	1	0	1
Hungerford	Land Adjoining 14-19 Upper Eddington	09/00420/OUTD	PDL	2	0	2
Hungerford	Land Adjacent To 10 Park Street	09/00580/FULD	PDL	1	0	1
Kintbury	Denford Park	09/00643/FULD	PDL	1	0	1
Kintbury	Hamstead Holt Farm	09/00705/LBC		1	0	1
Lambourn	Fognam Farm	08/01880/FULD		1	0	1
Lambourn	Land Adjacent To 1 Bockhampton Road	08/02333/FULD	PDL	1	0	1
Lambourn	2 Baydon Road	08/02342/FULD	PDL	1	0	1
Leckhampstead	Durley Leckhampstead	09/00634/FULD	PDL	1	0	1
Newbury	Kilrairie Donnington Square	08/02057/FULD	PDL	1	0	1
Newbury	Fairlight House 6 Andover Road	09/00221/FULD	PDL	1	0	1
Newbury	Land At Hampton Road	09/00279/FULD	PDL	2	0	2
Newbury	Land To Rear Of 2 - 6 Chandos Road	09/00832/OUTD	PDL	1	0	1
Newbury	57 Enborne Grove	09/00928/FULD	PDL	1	0	1
Newbury	35 Glendale Avenue	09/01069/FULD	PDL	1	0	1
Newbury	Herbert Potter House 28 St Johns Road	09/01111/LBC	PDL	8	0	8
Pangbourne	Little Herons Riverview Rd	08/02001/FULD	PDL	1	0	1
Purley	41 Long Lane Tilehurst	09/00592/OUT	PDL	0	0	0
Purley	Domus Oxford Road	09/01039/FUL	PDL	-1	0	-1
Shaw Cum Donnington	Top Barn Donnington Grove Country Club	09/00369/FULD		1	0	1
Speen	Foley Farm	09/00609/OUTD		4	0	4
Statfield Mortimer	The Red House, 54 West End Road	08/02349	PDL	7	0	7
Statfield Mortimer	Little Park Farm	09/01333/FULD		3	0	3
Statfield Mortimer	66 Victoria Road	09/01478/FULD	PDL	1	0	1
Streatley	Carradale Townsend Road	09/00194/FUL	PDL	0	0	0
Theale	Telephone Repeater Station Church Street	09/00461/OUTD	PDL	2	0	2

Five Year Housing Land Supply at September 2009

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2009	Net Outst
Tilehurst	25 Westwood Row	09/00961/FULD	PDL	1	0	1
Tilehurst	34 Langley Hill	09/01080/FUL	PDL	0	0	0
Wokefield	Brook Cottage Goring Lane	09/00661/FUL	PDL	0	0	0
TOTAL				73		73