

# West Berkshire Local Plan Annual Monitoring Report 2014

## Housing - January 2015



# Annual Monitoring Report 2014

# Contents

## Executive Summary

<b>Executive Summary</b> .....	<b>i</b>
--------------------------------	----------

## Introduction

<b>1 Introduction</b> .....	<b>1</b>
Background .....	1
Planning Context .....	1
Key Characteristics of West Berkshire .....	1
Key Issues Facing West Berkshire .....	2
Duty to Cooperate .....	3
Monitoring Development Plan Policies .....	5

## Progress on Local Development Framework

<b>2 Local Development Scheme Implementation</b> .....	<b>6</b>
--	----------

## Housing Elements of the Local Plan

<b>3 Housing</b> .....	<b>8</b>
Housing .....	8
Housing Delivery .....	10
Five Year Housing Land Supply .....	15
Location of Development .....	18
Housing Mix .....	24

## Appendices

<b>A Population and Housing</b> .....	<b>27</b>
<b>Glossary</b> .....	<b>37</b>

## Executive Summary

### Preparation of the Local Plan

The Annual Monitoring Report (AMR) monitors and reviews the progress made with the preparation of the Local Plan and the extent to which planning policies are being successfully implemented.

The Development Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012, the Saved Policies of 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 Core Strategy replaced a number of policies in the WBDLP.

The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was published by the Council in May 2014.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** was adopted in September 2014.
- **The West Berkshire Core Strategy DPD** (the Core Strategy) was adopted by the Council on 16 July 2012.
- **Housing Site Allocations DPD.** Work on the Housing Site Allocations (HSA) DPD is underway.
- **Minerals and Waste DPD.** Work on the Minerals and Waste DPD is underway.

The following Supplementary Planning Documents have been prepared since 1 April 2013:

- Delivering Investment from Sustainable Development SPD was adopted in June 2013 and took effect from 1 July 2013.
- Sandlesford Park, Newbury SPD was adopted in September 2013.
- Pirbright Institute site, Compton SPD was adopted in September 2013.
- Planning Obligations SPD was adopted on December 2014. It will apply, alongside the implementation of the Community Infrastructure Levy, to any planning applications or appeals determined on or after 1 April 2015 and will replace the current Delivering Investment from Sustainable Development SPD.

A Neighbourhood Development Area for the parish of Stratfield Mortimer was formally approved by the Council in February 2014. Work to produce a Neighbourhood Development Plan is underway.

### Monitoring the Key Elements of the Local Plan 2013/14

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.

This report covers the period of 12 months from the end of the last Annual Monitoring Report i.e. 1 April 2013 to 31 March 2014. This report sets out the monitoring of the housing policies within the Local Plan.

#### Main highlights of the monitoring exercise :-

**Housing Delivery** – There were 457 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway and 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 until allocations are made in the Housing Site Allocations DPD.

89% of residential completions were on previously developed land and the high percentage of outstanding commitments on previously developed land indicates that the level of development on brownfield sites is likely to remain high for the next few years.

**Affordable Housing** – There were 146 affordable housing units completed in 2013/14.

# Executive Summary

## Background

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

**1.2** The Council produces its monitoring report on an annual basis. The Annual Monitoring Report (AMR) monitors the remaining policies of the West Berkshire District Local Plan 1991 - 2006 (saved policies 2007) as well as the policies in the West Berkshire Core Strategy, which was adopted in July 2012.

**1.3** This report covers the period of 12 months from the end of the last Annual Monitoring Report (AMR), i.e. 1 April 2013 to 31 March 2014. It builds on the format of previous years but is being published in separate sections. This section of the report covers monitoring of the housing policies within the Local Plan. A second report will follow, covering other elements of plan monitoring.

## Planning Context

**1.4** The Development Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012, the West Berkshire District Local Plan 1991-2006 (WBDLP) (Saved Policies 2007), 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.

**1.5** The WBDLP is being replaced in stages by Development Plan Documents within the new Local Plan. The programme for production of this is set out in the Local Development Scheme (LDS). The West Berkshire Core Strategy sets out the strategic approach to spatial planning in the District. Under the Planning and Compulsory Purchase Act 2004, policies in existing Development Plans stayed in effect until 27 September 2007. The Council requested an extension to a number of Local Plan policies and these were saved by the Secretary of State. Some of these saved policies were superseded in July 2012 on adoption of the Core Strategy.

**1.6** The National Planning Policy Framework (NPPF) was published in March 2012. This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF and the recently published Planning Practice Guidance replaced Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents.

## Key Characteristics of West Berkshire

**1.7** West Berkshire is an administrative area of 704 square kilometres containing extensive rural areas. There are two main urban areas, the towns of Newbury and Thatcham and the urban areas of Tilehurst, Purley-on-Thames and Calcot to the west of Reading. Rural West Berkshire is a large and diverse area which contains a number of larger towns and villages, including Hungerford, Lambourn and Kintbury in the west and Pangbourne, Theale, Burghfield Common and Mortimer to the east. There are a large number of smaller village communities throughout the area.

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

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

# 1 Introduction

Map 1.1 West Berkshire



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

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

**1.12** 74% of the District is part of the North Wessex Downs AONB which is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang. Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed, and flooded gravel workings. Further south there are small areas of remnant heath.

**1.13** There are many important areas of biodiversity and geodiversity, including 3 internationally designated Special Areas of Conservation (SACs), 51 nationally important Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves and about 500 Local Wildlife Sites and Local Geological Sites. There are also a large number of significant heritage assets, including nearly 1900 listed buildings, 53 Conservation Areas, 13 Historic Parks and Gardens, approximately 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

## Key Issues Facing West Berkshire

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

- **The Economic Downturn.** Conditions remain difficult for businesses, with issues including falls in profit margins and reduced access to credit however the economic climate is showing signs of improvement. Given that the Core Strategy is a long term plan, providing the flexibility of conditions to assist the economy in recovery is essential.

- **Access to Housing.** House prices in the District remain high, and have fallen less than many surrounding areas during the economic downturn. It therefore remains difficult for some to access housing. The need for affordable housing remains high in the District.
- **Changing Demographics.** Government statistics indicate that the population of the District is projected to rise significantly with the proportion of over 65's projected to grow substantially.<sup>(1)</sup> 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.
- **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.

## Duty to Cooperate

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

**1.16** The other local planning authorities and public bodies that we will need to cooperate with will depend on the strategic matters we are planning for and the most appropriate functional area to gather evidence and develop planning policies. It is likely that we will need to work in different groupings for different strategic matters.

**1.17** In May 2014 the Council produced a paper which set out how we will deal with strategic planning issues as part of the preparation of the West Berkshire Local Plan. In order to take forward the Duty to Cooperate in a holistic way we identified what we saw as the key strategic issues for West Berkshire both for the Local Plan as a whole and more specifically, the Housing Site Allocations Development Plan Document. We sought agreement on a finalised list of strategic issues for the Housing Site Allocations Development Plan Document and asked how interested public bodies would prefer to be involved in dealing with them so that we could then establish appropriate governance and support arrangements for taking them forward. Details of which bodies we consulted, a summary of the representations received, the Council's response and subsequent outcomes, are outlined in our Consultation Statement which we produced as part of our Preferred Options consultation in July 2014. We continue to progress this work in accordance with those outcomes.

**1.18** Across Berkshire we use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities to guide our approach to cooperation. In accordance with the MoU we continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues).



# 1 Introduction

**1.19** The six Berkshire unitary authorities are jointly commissioning housing evidence to underpin the preparation of our new Local Plans. The Thames Valley Berkshire Local Enterprise Partnership is also a partner in this project. The Strategic Housing Market Assessment (SHMA) will establish the housing market area or areas within which the Berkshire unitary authorities are located (together with any sub markets), establish a methodology for undertaking this work and then carry out assessments for each of the identified housing market areas. The commissioning of the 2015 Berkshire SHMA is being co-ordinated primarily by the planning officers of the unitary authorities. A steering group of officers from each authority has been established to oversee the study and member engagement is being agreed. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved.

**1.20** The interrelationships with our neighbouring housing market areas are also being explored and agreed with our adjacent authorities. As part of the consultation process on the Oxfordshire SHMA and in conjunction with Reading Borough Council, Wokingham Borough Council and the Royal Borough of Windsor and Maidenhead, we met with South Oxfordshire District Council in March 2014 to discuss the cross boundary implications of housing growth. Another meeting was held in September 2014 with Bracknell Forest Council also in attendance. These meetings clarified that Oxfordshire's housing need would be accommodated within Oxfordshire itself and that they would not be looking to the Berkshire authorities to meet any of their Objectively Assessed Need.

**1.21** Through individual meetings with Basingstoke and Deane Borough Council it has been agreed that although we are in different housing markets areas, there is a relationship between the north of that borough and Newbury which will need to be taken into consideration.

**1.22** The housing requirement for Wiltshire has not raised any significant cross boundary issues of concern for West Berkshire to date and both authorities signed a Statement of Common Ground to this effect in April 2013.

**1.23** The Gypsy and Traveller Accommodation Needs Assessment (GTAA) is being undertaken using a shared methodology agreed jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.

**1.24** In conjunction with the Office for Nuclear Regulation and the borough councils of Reading, Wokingham and Basingstoke and Deane, we have continued to monitor housing completions and population levels around AWE Aldermaston and Burghfield.

**1.25** The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy. Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will also include neighbouring authorities where there are cross-boundary infrastructure implications such as school place planning and transport.

**1.26** As part of the work on our wider Local Plan this year we have continued to work strategically on transport and economic related issues at both an officer and member level. We have done this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Thames Valley Berkshire Local Enterprise Partnership.

**1.27** During the year we have continued to work at both an officer and member level as a constituent member of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) Council of Partners (CoP), a partnership body which was set up in 2001 to oversee the future of the AONB. The CoP prepares and reviews the statutory Management Plan for the AONB on behalf of its constituent local authorities. This sets out a strategic policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged and helps ensure that the Council meets its duty under Section 85 of the Countryside and Rights of Way Act 2000. We adopted the new Management Plan for 2014-2019 on 22 July 2014.

**1.28** At a strategic level we continue to ensure that we are achieving a net gain for biodiversity at a landscape scale by working at both an officer and member level through the Berkshire Local Nature Partnership (LNP).

**1.29** A small area in the south east of the District lies within 7km of the boundary of the Thames Basin Heaths Special Protection Area (SPA). Within this part of the District we use the Thames Basin Heaths SPA Delivery Framework (produced by the Thames Basin Heaths Joint Strategic Partnership) to guide assessment and any avoidance or mitigation measures that may be needed from potential new development. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. No potential new developments have come forward this year, but the Council will explore opportunities for cross boundary working in this regard when appropriate.

## Monitoring Development Plan Policies

**1.30** Monitoring is an essential part of the continuous planning process. Monitoring enables the examination of trends and comparison against existing targets and policies, indicating where a review of these policies may be needed. The Core Strategy sets out the indicators that will be used to monitor its policies.

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

## 2 Local Development Scheme Implementation

### The Local Development Scheme (LDS)

**2.1** The first LDS was submitted in March 2005 and came into effect on 11 April 2005. It has since been revised in 2010, 2012, 2013 and 2014. The current LDS was published in May 2014 and contains updates to reflect changes in circumstances since September 2013, namely the progression of a Housing Site Allocations DPD instead of a Site Allocations and Delivery DPD. A further change is the progression of a new comprehensive Local Plan that will replace the Core Strategy DPD, Housing Site Allocations DPD and West Berkshire District Local Plan Saved Policies.

**2.2** The LDS shows that the Council is intending to produce the following DPDs, which will form part of the Local Plan, between 2014 and 2016:

- Housing Site Allocations (with selected housing policies and sites for Gypsies and Travellers)
- West Berkshire Minerals and Waste

The two DPDs will be accompanied by a Proposals Map.

**2.3** After 2016, another Local Plan will be prepared which is intended to replace the current folder of documents with a comprehensive Local Plan (the Core Strategy DPD, Housing Site Allocations DPD and West Berkshire District Local Plan Saved Policies). The West Berkshire Minerals and Waste DPD is anticipated to remain as a stand alone document sitting alongside the new Local Plan.

**2.4** As part of this AMR the Council will assess whether any changes to this timetable may be needed, whether the results of monitoring suggest attention to particular policy areas are required, or whether new or emerging issues may necessitate a review of the LDS.

### Statement of Community Involvement (SCI)

**2.5** The requirement to prepare an SCI was introduced in the Planning and Compulsory Purchase Act 2004 and we adopted our first SCI in July 2006. As the planning process has gone through some changes since then the SCI has been reviewed and updated to reflect the most up to date processes and procedures that we will use.

**2.6** We published our draft revised SCI for formal consultation for 6 weeks from Friday 23 May 2014 to Friday 4 July 2014. The representations we received were considered as part of the preparation of the final revised SCI which was adopted by the Council on 18 September 2014.

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

**2.8** As part of this regular review in this AMR it should be noted that a minor factual change has been made to para 2.16 of the SCI. This paragraph makes clear that as a minimum we will meet our statutory requirements with regard to consultation for all new DPDs and SPDs. We set out what we will do in six bullet points. The fourth bullet point states that we will advertise in a suitable local newspaper at the start of formal consultation periods. This is no longer a statutory requirement however and so in the interests of clarity this action is not being acted upon and so will be removed. We already make clear in para 2.15 of the SCI that we may publish notices in a suitable local newspaper whenever this is appropriate and helpful to the planning process.

### West Berkshire Core Strategy DPD

**2.9** The West Berkshire Core Strategy DPD (the Core Strategy) was adopted by the Council on 16 July 2012, meeting the timetable in the 2012 LDS, which anticipated adoption in September 2012.

### Housing Site Allocations and Delivery DPD (HSA DPD)

**2.10** The current LDS sets out the following timetable for the production of the HSA DPD as outlined below -

## Local Development Scheme Implementation 2

Table 2.1

	Consulting on scope of Sustainability Appraisal	Public participation in the preparation of the DPD	Publication of Proposed Submission documents	Submission to Secretary of State	Start of Independent Examination	Adoption
<b>HSA DPD</b>	Sept - Oct 2013	Sept 2013 - Dec 2014	Dec 2014	April 2015	June 2015	Dec 2015
<b>Policies Map</b>	The policies map spatially illustrates the policies of the Local Plan on an Ordnance Survey base. It will be updated to reflect any area specific policies in the HSA DPD					

**2.11** The Council consulted on the scope of the Sustainability Appraisal in accordance with the current LDS in September 2013. Public participation also commenced in accordance with the current LDS in September 2013. Between 25 July and 12 September 2014 we consulted on our preferred options, setting out shortlisted housing allocations, proposed sites for Gypsies, Travellers and Travelling Showpeople as well as criteria for reviewing the settlement boundaries, a policy on residential parking standards and an updated policy to guide the future development of Sandford Park. We received the highest number of consultation responses ever for a West Berkshire Council planning policy consultation, with about 4500 people taking part. As a result the timetable for processing and responding to the comments received has had to be extended to enable the information to be fully taken into account as part of the decision making process. Originally the revised document was to go before a Council meeting of West Berkshire Council on 11 December 2014, however, to ensure that we are able to give the comments full consideration the publication of the revised document has been delayed. The LDS will therefore be updated in due course to reflect the delayed timetable.

### Supplementary Planning Documents

- **Delivering Investment from Sustainable Development SPD** was adopted on 6 June 2013 and took effect from 1 July 2013.
- **Sandford Park, Newbury SPD** was adopted on 19 September 2013. The Council are currently consulting on amendments to the adopted SPD (12 Dec 2014 - 30 Jan 2015).
- **Pirbright Institute site, Compton SPD** was adopted on 19 September 2013.
- **Planning Obligations SPD** was adopted on 11 December 2014. It will apply, alongside the implementation of the Community Infrastructure Levy, to any planning applications or appeals determined on or after 1 April 2015 and will replace the current 'Delivering Investment from Sustainable Development' SPD.

### Neighbourhood Development Plans

**2.12** A Neighbourhood Development Area for the parish of Stratfield Mortimer was formally approved by the Council on 11 February 2014 and we will continue to work with the parish council to produce the Neighbourhood Development Plan.

## 3 Housing

### Housing

#### Context

**3.1** The 2011 Census recorded a population of 153,822 for West Berkshire, an increase of 6.5% over the period 2001 - 2011. Over the period 1991 - 2001 the population increased by 4.1%. Average household size in 2011 was 2.42 compared to 2.36 for England and Wales. Data on population and household structure is presented in Appendix A.

**3.2** The latest 2012-based population projection prepared by the Office for National Statistics projected a population of 167,900 by 2026. It showed the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 16.2% in 2012 to 22% by 2026.

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

**3.4** House prices in West Berkshire rose by over 200% between 1998 and 2007 and are amongst the highest in the UK. Land Registry data shows the average house price in West Berkshire in October 2014 was £252,966 compared to £176,737 for England and Wales<sup>(2)</sup>. Table A.6 in Appendix A shows the average price for different property types and highlights that affordability remains a critical issue.

#### Table 3.1 Housing Objectives

##### Core Strategy Objectives:

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

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

##### WBDLP Objectives:

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

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

Table 3.2 Housing Indicators and Policies

Indicators	West Berkshire District Local Plan Saved Policies	West Berkshire Core Strategy Policies
Plan Period and Housing Targets		ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock
Housing Trajectory Completions on allocated sites Five Year Housing Land Supply	HSG.1: The Identification of Settlements for Planning Purposes	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock CS2: Newbury Racecourse Strategic Site Allocation CS3: Sandford Strategic Site Allocation
Windfall Permissions and Completions		CS1: Delivering new homes and retaining the housing stock
New and converted dwellings - on previously developed land Percentage of outstanding commitments on previously developed land	HSG.1: The Identification of Settlements for Planning Purposes	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock
Net additional pitches/plots (Gypsies, Travellers and Travelling Showpeople)		CS7: Gypsy, Travellers and Travelling Showpeople
Gross and net affordable housing completions Applications including contribution to affordable housing	HSG.11: Affordable Housing for Local Needs	CS6: Provision of affordable housing
Percentage of completed residential development within settlement boundaries	HSG.1: The Identification of Settlements for Planning Purposes	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock
Commitments and completions of residential development within the defined boundaries of the AWE land use planning consultation zones		CS8: Nuclear Installations - AWE Aldermaston and AWE Burghfield
Housing completions in settlements within the District Settlement Hierarchy Housing completions in Spatial Areas	HSG.1: The Identification of Settlements for Planning Purposes	ADPP1: Spatial Strategy ADPP2 - ADPP6 CS1: Delivering new homes and retaining the housing stock
Density of new development Housing mix by type and size		CS4: Housing Type and Mix

## 3 Housing

### Housing Delivery

#### Indicator

##### Plan Period and Housing Targets

**Table 3.3 Plan Period and Housing Targets**

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

**3.5** The Examination into the West Berkshire Core Strategy covered the issue of the overall housing requirement. The Inspector concluded that the Berkshire Housing Market Assessment does not provide a clear understanding of housing needs and demands in the area as required in the NPPF, and does indicate a substantial need for affordable housing. Recent population and household projections indicated a higher rate of increase in the population than those in the earlier projections informing the South East Plan. He therefore concluded that what is required is a new Housing Market Assessment which complies with NPPF paragraph 159, a complex task which requires co-operative working between several authorities. The Inspector did consider though that the Core Strategy represents a positive approach to planning, that there were exceptional circumstances relating to its timing, and that the government's planning aims were best achieved by the adoption of the Core Strategy with a requirement to review the Housing Market Assessment within three years, in order to determine a justified long term basis for planning in West Berkshire.

**3.6** The Berkshire Strategic Housing Market Assessment (SHMA) will be carried out, in cooperation with the other Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership (LEP) in early 2015. The study will firstly establish the housing market area or areas and secondly assess the need and demand for new housing. If the updated SHMA indicates that housing provision in the district needs to be greater than currently planned, a review of the scale of provision will be undertaken, in co-operation with neighbouring authorities, in the new Local Plan.

#### Indicator

##### Housing Trajectory

- Net additional dwellings - in previous years
- Net additional dwellings - for the reporting year
- Net additional requirement - in future years
- Managed delivery target

Table 3.4 Housing Trajectory to meet Core Strategy Requirement

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Net completions	1064	683	528	246	199	162	552	Rep	Curr	1	2	3	4	5						
Net Completions 13/14								457												
Additional Requirement	a) Net additions								358	528	671	993	863	597	515	515	480	454	400	400
	c) Target	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Managed Delivery Target		525	486	484	499	519	544	544	551	568	572	561	507	457	433	417	392	363	318	235

Source: Planning Commitments for Housing at March 2014, West Berkshire Strategic Housing Land Availability Assessment (SHLAA) December 2013.



## 3 Housing

### Commentary

**3.7** Levels of housing delivery were high 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 period from 2009/10 to 2011/12 showed a decline, largely as a result of the economic downturn. Net completions in 2012/13 were 552, above the average net annual requirement. In 2013/14 net completions were 457.

**3.8** Data for new housing permissions, starts, and numbers under construction can be found in Table A.9. Information on completions by site size can be found in Table A.10 and shows that over the period 1997/98 to 2013/14 completions on sites of less than 10 units, which are difficult to identify in advance and will almost all be classed as windfall, have averaged 138 units a year (25% of all completions).

**3.9** Of the requirement for 10,500 dwellings in the Core Strategy period 2006 - 2026, 3,891 additional units were completed in the first 8 years to 2014. Delivery has therefore fallen below the cumulative requirement with a shortfall of 309 net units. Table 3.5 shows the housing land position at March 2014 and identifies the contribution that the strategic sites in the Core Strategy make to housing supply.

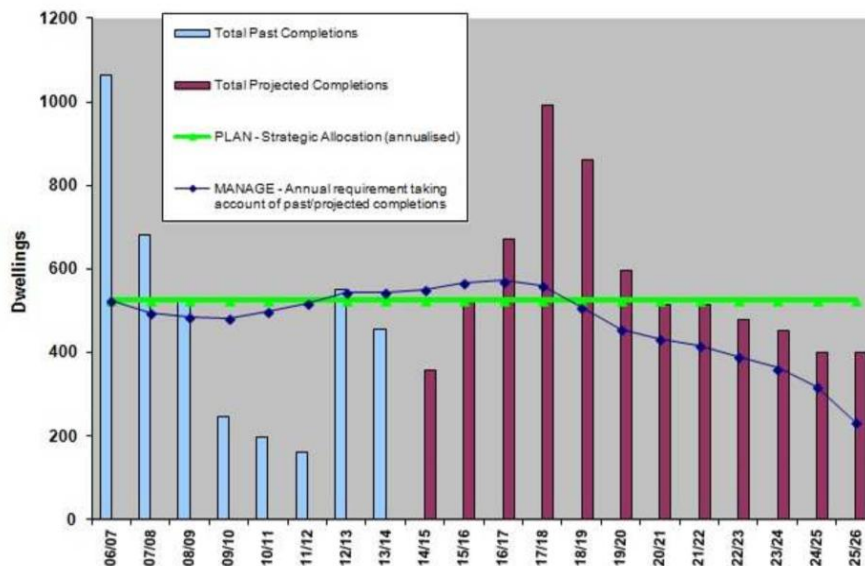
**3.10** In May 2013 changes were made at a national level to permitted development rights which permits the change of use from an office (B1a) to residential use (C3) via a prior approval process rather than a planning application. The prior approval process covers flooding, highways and transport issues and contamination. As a result, 241 residential units form part of the housing supply in this monitoring year through the change of use from B1a to C3.

**Table 3.5 Housing Land Requirement at March 2014**

Core Strategy Requirement 2006 - 2026	At least 10,500
<b>Components of Housing Land Supply</b>	
Dwellings completed April 2006 - March 2014	3,891
Dwellings with outstanding planning permission at March 2014 (including Racecourse site)	2,824
Subtotal of dwellings completed and with planning permission at March 2014	6,715
Allocated strategic site at Sandford Park	1,000
Permitted development identified through Prior Approval process	241
Small site windfall allowance ( approx number in 5 year supply)	350
Identified sites including allocations in Site Allocations and Delivery DPD	Minimum 2,194
<b>Total</b>	<b>10,500</b>

**3.11** The site-based trajectory compares past performance on housing supply to future anticipated supply. The Strategic Housing Land Availability Assessment (SHLAA) was updated in 2013 and has informed the trajectory. Current commitments at March 2014 that have been assessed as deliverable or developable, allocated sites and identified large and medium sites (which will include future site allocations) 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 A.12

Figure 3.1 Housing Trajectory Dec 2014

**Policy Effectiveness:**

Local Plan policies have been largely successful in delivering the housing requirement. The current shortfall is a result of the national economic downturn but indicators are that completions will increase significantly over the next few years. Delivery of housing on the Newbury Racecourse strategic site is well underway and the allocation of Sandleford Park in the Core Strategy and the adoption of an SPD are expected to lead to completions on this site from 2017 onwards.

**Actions Required:**

Publication and adoption of the Housing Site Allocations DPD, which will allocate additional housing sites for delivery towards the latter part of the first five years and beyond.

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 level of commitments is such that Core Strategy targets for West Berkshire should be met without additional development on greenfield land being required until allocations are made in the Housing Site Allocations DPD.

## 3 Housing

### Indicator

Completions on Allocated Sites

**3.12** Progress on allocated sites is set out in Table 3.6 below. 2013/14 saw the first completions on the strategic site at Newbury Racecourse, with 98 dwellings completed by March 2014. A supplementary planning document for Sandford Park, which provides guidelines for a planning application, was adopted in September 2013 and the Council is currently consulting on proposed amendments to this document to reflect the need for a single planning application to be submitted. This is to ensure that the development and the associated infrastructure is delivered in a comprehensive manner.

**Table 3.6 Local Plan Housing Sites Progress March 2014**

Site	Parish/ Town	Total Units	Units Compl 2013/14	Total Units Compl	Status at March 2013
West Berkshire District Local Plan (1991-2006) remaining allocation					
Fisherman's Lane, Aldermaston	Aldermaston	29	29	29	Site complete
Core Strategy Strategic Sites					
Newbury Racecourse	Greenham	Up to 1,500	98	98	Under construction
Sandford Park	Greenham/ Newbury	Up to 2,000	0	0	SPD adopted
<b>TOTAL</b>		<b>3,529</b>	<b>127</b>	<b>127</b>	

Source: *Planning Commitments for Housing 2014*

## Five Year Housing Land Supply

### Indicator

Five Year Supply of Deliverable Housing Sites

**3.13** The five year housing land supply is set out in an annex to this monitoring report and contains the calculations of the requirement plus the schedules of housing sites which make up the supply <sup>(3)</sup>. This section summarises how the requirement to demonstrate a five year housing land supply has been met but the detailed calculations, and schedules are contained in the annex.

**3.14** The NPPF includes the requirement to demonstrate a five year supply of specific deliverable sites. The Council has used the methodology from the former DCLG guidance, as in previous years, to demonstrate the requirement up to March 2020.

**3.15** Deliverable sites are those which are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

**3.16** The calculation of the housing requirement is shown in Table 3.7. By March 2014, 3,891 additional homes had been completed since March 2006 leaving a requirement for 3,306 for the current monitoring year and the five year period 2015/16 to 2019/20. With a 5% buffer as required in the NPPF, a supply of 5.25 years needs to be demonstrated.

**Table 3.7 Five Year Housing Requirement to March 2020**

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Completions 2006 - 2014	3,891
Remaining Requirement 2014 - 2026 (12 years)	6,609
Annual Residual Requirement	551 per annum
Requirement 2014 - 2020 (current year + 5 year period.)	3,306

**3.17** The specific deliverable sites which make up the five year supply to March 2020 are summarised in the housing trajectory in Table A.12 and are summarised below in Table 3.8. Identified sites were assessed for deliverability according to the criteria in the NPPF. Small sites of less than 10 units are also included in the supply but a 10% allowance for non-implementation has been applied to small sites not currently under construction. Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential. A non-implementation allowance of 10% has been made to allow for an element of non-completion. A windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply. For the current monitoring year plus the 5 year period a supply of 4,010 homes is demonstrated against the requirement for 3,306 (for the five year period this represents a supply of 6.28 years, which meets the NPPF requirement for a 5% buffer or 5.25 years supply). There will be additional supply during the period from applications currently under consideration, from new applications on identified sites and from allocations to be made in the Housing Site Allocations DPD .

## 3 Housing

**Table 3.8 Summary of Deliverable Five Year Supply**

Deliverable Sites	Current 14/15	Yr 1 15/16	Yr 2 16/17	Yr 3 17/18	Yr 4 18/19	Yr 5 19/20	Net Units Years 1-5	Net Units Years 0 -5
<b>Commitments at March 2014</b>								
Allocated sites (including allocated site at Sandford Park)	139	165	125	267	360	360	1,277	1,416
Non-allocated sites of 10 or more units	164	211	147	256	110	140	864	1,028
Non-allocated small sites under 10 units (including 10% non-implementation allowance on sites where construction has not started)	100	115	91	50	25	90	290	390
<b>Total deliverable commitments</b>	<b>403</b>	<b>491</b>	<b>363</b>	<b>573</b>	<b>495</b>	<b>509</b>	<b>2,431</b>	<b>2,834</b>
Identified sites without permission at March 2014	-75	-39	118	320	285	0	684	609
Sites with permitted development through prior approval process	22	42	130	25	0	0	197	219
Windfall allowance	8	34	60	75	83	88	340	348
<b>Total Deliverable Supply</b>	<b>358</b>	<b>528</b>	<b>671</b>	<b>993</b>	<b>863</b>	<b>597</b>	<b>3,652</b> (6.28 years supply)	<b>4,010</b>

### Indicator

Windfall Permissions and Completions

**3.18** The update of the SHLAA in December 2013 monitored the progress of sites through the planning system. Since the first SHLAA base date of March 2008 up to March 2013, 48 identified sites and 5 windfall sites of 10 or more units were granted planning permission. Windfalls are sites not identified in the SHLAA that have come forward through a planning application. Windfall permissions since March 2008 and completions on these sites are shown in the table below. The monitoring of windfall permissions provides the evidence to support the inclusion of a windfall allowance in the five year housing land supply. Unidentified sites that have permitted development for housing through the prior approval process have not been included as windfall.

**Table 3.9 Windfall Permissions and Development 2008 -14**

Windfall Development (Sites not identified in SHLAA)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Units permitted on sites >10 units	0	30	20	0	14	0
Units permitted on sites <10 units	138	99	98	118	138	111
Units permitted on residential gardens	N/A	34	27	28	27	10
Units completed	4	19	69	64	91	168
Units under construction	21	56	91	69	157	137

**Policy Effectiveness:**

A five year land supply can be demonstrated. Completions are expected to increase over the next few years following a period of lower housing delivery due to the national economic downturn. Delivery of housing on the Newbury Racecourse strategic site commenced in 2012/13 with first occupations in 2013/14. The adopted SPD for Sandleford Park has set out guidelines for the development of the site.

**Actions Required:**

Actions to maintain delivery of a five year supply of housing are set out in the Housing Implementation Strategy.

**Significant Sustainability Effects**

The level of commitments is such that Core Strategy housing targets for West Berkshire should be met without additional development on greenfield land being required until allocations are made in the Housing Site Allocations DPD.

**Housing Implementation Strategy**

**3.19** Para 47 of the NPPF requires planning authorities to set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

**3.20** Policies within the Core Strategy will enable the delivery of a range of housing types and tenures. Policy CS4: Housing Mix seeks a mix of housing to meet the needs of all in the community and Policy CS 6: Affordable Housing introduces a lower threshold for provision of affordable housing which should lead to increased delivery of affordable homes. The new Berkshire Strategic Housing Market Assessment (SHMA) will provide an assessment of the housing needs and demands in the wider housing market area.

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

- Delivery of homes on the strategic sites allocated in the Core Strategy. These will continue to deliver housing throughout the remainder of the plan period and beyond.
- Approval of applications for housing which are in accordance with the development plan.
- Publication and adoption of the Housing Site Allocations DPD which will allocate additional sites for housing, including on greenfield land adjacent to the settlements within the settlement hierarchy set out in the Core Strategy.
- Regular updates of the Strategic Housing Land Availability Assessment (SHLAA) which will identify and assess the developability of potential housing sites.
- Monitoring of windfall permissions and completions to update the evidence relating to the windfall allowance.

## 3 Housing

### Location of Development

#### Housing Development on Previously Developed Land

##### Indicator

New and converted dwellings - on previously developed land

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

Table 3.10 New and Converted Dwellings on Previously Developed Land

Year	Gross Completions	Percentage on Previously Developed Land
2006/07	1,158	70
2007/08	807	82
2008/09	592	88
2009/10	290	89
2010/11	275	88
2011/12	240	64
2012/13	588	94
2013/14	516	89
<b>TOTAL</b>	<b>4466</b>	<b>82</b>

Source: Planning Commitments for Housing at March 2014 and planning application information

#### Commentary

**3.22** The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60%. From 2007/08 the percentage of completions on previously developed land has increased as the number of completions on allocated greenfield sites has reduced. The indicator relates to gross completions, that is the percentage of new build on previously developed land plus conversion and change of use gains as a percentage of gross completions. Over the eight year period 2006/07 to 2013/14, 82% of gross completions have been on previously developed land.

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

**Indicator****Percentage of Outstanding Commitments on Previously Developed Land****Table 3.11 Outstanding Commitments on Previously Developed Land at March 2014**

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	2,824	2,372	83.9%
Soft Commitments -strategic site at Sandlesford Park with delivery extending beyond current plan period	2,000	0	0%
<b>Total</b>	<b>4,824</b>	<b>2,372</b>	<b>49.2%</b>

Source: *Planning Commitments for Housing at March 2014*

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

Soft commitments are the number of dwellings on sites either identified for housing in the Local Plan or in a DPD submitted to the Secretary of State, or on sites awaiting signing of legal agreements.

**Commentary**

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

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

**Table 3.12 Commitments and Completions on Greenfield Residential Garden Sites**

Greenfield Residential Garden sites	2010/11	2011/12	2012/13	2013/14
Permitted	16	28	27	10
Completed	N/A	55	7	21

**Policy Effectiveness:** Planning policies have been successful in meeting the Core Strategy target of at least 60% of development on previously developed land.

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

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



## 3 Housing

### Housing Development Within Settlement Boundaries

#### Indicator

Percentage of completed residential development inside settlement boundaries

**Table 3.13 Percentage of Net Completions within settlement boundaries**

Year	Net residential completions	Percentage within settlement boundaries
2006/07	1064	88.2
2007/08	687	88.8
2008/09	528	91.0
2009/10	246	86.0
2010/11	199	88.4
2011/12	162	57.4
2012/13	552	96.9
2013/14	457	87.5

## Indicator

## Completions in Settlements within the District Settlement Hierarchy

Table 3.14 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2013/14)

Settlements	Completions 08/09	Completions 09/10	Completions 10/11	Completions 11/12	Completions 12/13	Completions 13/14	Outstanding Hard Commitments at March 2014
Newbury	182	76	48	69	361	169	1,797
Thatcham	132	42	4	15	75	32	96
EUA	10	9	13	23	39	1	63
<b>Total Urban Areas</b>	<b>324</b>	<b>127</b>	<b>65</b>	<b>107</b>	<b>475</b>	<b>202</b>	<b>1,956</b>
Burghfield Common	6	3	18	5	10	2	25
Hungerford	3	2	25	-33	4	95	20
Lambourn	22	4	2	0	1	25	5
Mortimer	7	-1	9	10	-1	9	20
Pangbourne	-1	3	18	-4	10	-7	31
Theale	31	1	5	0	14	2	393
<b>Total Rural Service Centres</b>	<b>68</b>	<b>12</b>	<b>77</b>	<b>-22</b>	<b>38</b>	<b>126</b>	<b>494</b>
Aldermaston	1	0	1	0	0	29	0
Bradfield Southend	-1	4	4	1	0	0	0
Chieveley	-18	-5	7	1	0	0	1
Cold Ash	5	4	0	3	5	0	19
Compton	4	31	0	0	4	10	32
Great Shefford	-1	4	0	0	0	0	0
Hermitage	2	2	0	1	0	28	6
Kintbury	2	1	2	0	0	0	4
Woolhampton	1	0	0	0	2	0	0
<b>Total Service Villages</b>	<b>-5</b>	<b>41</b>	<b>14</b>	<b>6</b>	<b>11</b>	<b>67</b>	<b>62</b>
Other villages with settlement boundary	120	41	20	43	14	5	121

## 3 Housing

Settlements	Completions 08/09	Completions 09/10	Completions 10/11	Completions 11/12	Completions 12/13	Completions 13/14	Outstanding Hard Commitments at March 2014
Remainder of Rural Area	21	25	23	28	14	57	191
<b>Total</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>552</b>	<b>457</b>	<b>2,824</b>

*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

**3.26** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. There were only a few small developments completed outside settlement boundaries in 2013/14.

**3.27** The Core Strategy sets out a District Settlement Hierarchy. This identifies the most sustainable locations for growth and identifies settlements which contain a range of facilities which can provide services to a wider area. Table 3.14 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2013/14 were in the urban areas of the District.

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

**Actions Required:** To continue to monitor location of developments.

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

### Indicator

#### Completions in Core Strategy Spatial Areas

**Table 3.15 Housing Completions and Commitments: Spatial Areas (March 2014)**

Spatial Area	Completions 2013/14	Completions 2006 - 2014	Hard Commitments at March 2014
Newbury/Thatcham	220	2,152	1,950
Eastern Area	3	286	457
AONB	185	1,040	265
East Kennet Valley	49	413	152
<b>Total West Berkshire</b>	<b>457</b>	<b>3,891</b>	<b>2,824</b>

**Table 3.16 Housing Completions and Commitments in Newbury and Thatcham (March 2014)**

Newbury/ Thatcham Spatial Area	Completions 2013/14	Completions 2006 - 2014	Hard Commitments at March 2014
Newbury area	183	1,447	1,838
Thatcham area	37	705	112
<b>Total Newbury/Thatcham</b>	<b>220</b>	<b>2,152</b>	<b>1950</b>

**Commentary**

**3.28** The Core Strategy contains area delivery plan policies for four geographical areas of the District, setting out how growth will be delivered over the plan period. Table 3.15 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 3.16.

**Indicator**

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

**Table 3.17 Housing Commitments and Completions within the AWE Consultation Zones 2013/14**

	Completions 11/12	Completions 12/13	Completions 13/14	Outstanding Commitments at March 2014
	<b>Aldermaston Consultation Zones</b>			
Inner	0	3	29	3
Middle	0	10	7	75
Outer	9	-1	16	34
	<b>Burghfield Consultation Zones</b>			
Inner	0	0	0	0
Middle	0	0	0	5
Outer	11	41	8	28
	<b>Overlapping Aldermaston and Burghfield Consultation Zones</b>			
Aldermaston Outer/Burghfield Outer	0	8	10	41
Aldermaston Outer/Burghfield Middle	-1	2	1	3

**Commentary**

**3.29** Core Strategy Policy CS8 sets out the land use planning consultation zones for development within the vicinity of the nuclear installations at AWE Aldermaston and Burghfield. Proposals for development in these zones will be considered in consultation with the Office for Nuclear Regulation.

**3.30** Table 3.17 shows the number of housing completions and commitments within the Inner, Middle and Outer AWE Consultation Zones.

## 3 Housing

### Housing Mix

#### Indicator

#### Gross Affordable Housing Completions

**Target:** The Council's Housing Strategy 2010 - 15 includes a target to facilitate the provision of 920 new social rented and intermediate tenure homes over the five year period, equivalent to 35% of the overall housing requirement.

**Table 3.18 Gross Affordable Housing Completions**

Year	Social Rented Homes	Intermediate Homes	Special Needs	Affordable Homes Total
2004/05	165	83		248
2005/06	103	39		142
2006/07	175	114		289
2007/08	83	52		135
2008/09	161	68	2	231
2009/10	61	14		75
2010/11	31	0		31
2011/12	7	0		7
2012/13	141	41		182
2013/14	133	13		146

#### Commentary

**3.31** Policy CS6 of the Core Strategy seeks to ensure that a proportion of the housing allocation will be for affordable housing. The Council seeks to achieve affordable housing on schemes proposing 5 or more dwellings, with 40% provision sought on greenfield sites of 15 or more dwellings. In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

**3.32** 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. Details of affordable housing completions are presented in Table A.14

**3.33** At March 2014 there were approximately 630 outstanding commitments for affordable housing, including 400 at Newbury Racecourse.

**Indicator**

Applications including contribution to affordable housing

**Target:** Core Strategy target of 100% of applications where policy applies making contribution to affordable housing**Table 3.19 Permitted developments above affordable housing threshold (2013/14)**

Applications permitted above threshold	2012/13		2013/14	
	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution
Permissions for 15 or more units	5	5	3	3
Permissions for 10-14 units	0	0	3	3
Permissions for 5 - 9 units	3	1	3	2

**Commentary**

**3.34** Core Strategy Policy CS6 seeks affordable housing from developments of 5 or more dwellings and replaced the previous Local Plan policy which had a threshold for contributions of 15 dwellings. In 2013/14 there were 9 applications permitted which were above the threshold current at the time. Of these, one demonstrated, through a viability assessment, that the scheme would not be viable with an affordable housing contribution.

**Policy Effectiveness:** Whilst previous Local Plan policies and SPG 4/04 have been effective in delivering affordable housing, a significant number of schemes fell below the threshold and therefore did not contribute to affordable housing. The Core Strategy policy which has reduced the threshold for affordable housing provision to 5 units should increase provision in the longer term, but it is too early to assess its effectiveness.

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

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

## 3 Housing

### Provision for Gypsies, Travellers and Travelling Showpeople

#### Indicator

Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

**Table 3.20 Net Additional Pitches for Gypsies and Travellers since 2010/11**

	Permanent	Transit	Total
2010/11	1*	0	1
2011/12	0	0	0
2012/13	0	0	0
2013/14	1	0	1

\* Permission for this pitch lapsed in 2013/14

#### Commentary

**3.35** Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive, including the Planning Policy for Traveller Sites (March 2012). The Council's Joint Police and Unitary Authority Gypsy and Traveller Protocol (2009/10) addresses the national issue of unauthorised encampments which are likely to remain an issue while there are insufficient spaces to accommodate the Travelling community on authorised sites.

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

**3.37** In addition, West Berkshire has one private Travelling Showpeople yard in Enborne which currently has planning permission for four caravans (for four months of the year).

**3.38** The Council is in the process of preparing a Gypsy and Traveller Accommodation Assessment (GTAA) which will assess the need for additional pitches/plots for the travelling community in West Berkshire over the next plan period. This work will form part of the evidence base for the Housing Site Allocations DPD. It is intended that the Council will be addressing the 5 year supply through the plan-led process.

**Policy Effectiveness:** One additional pitch was granted planning permission in this monitoring period, albeit at appeal. The Council recognises that there is a need for pitches and is working proactively to identify the level of need and find new sites through the plan-led process. No indication that policies are not effective.

**Actions Required:** Complete GTAA and identify new sites through the Local Plan to assist in meeting the identified need.

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

## Contextual Indicators

**Table A.1 Population Structure 2001 and 2011: Percentage**

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

Source 2001 and 2011 Census

The most marked change in the age structure is the reduction in the percentage of younger adults in West Berkshire. At 2011 only 10.3% of the population fell within the 20 - 29 age group compared with 13.7% in this age group nationally. This could be a reflection of high house prices and the high mobility of this age group.

The 2012-based population projection<sup>(4)</sup> shows a population of 154,500 at 2012, projected to increase to 167,900 by 2026. The projection shows the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 16.2% in 2012 to 22% by 2026.

**Table A.2 Recent Population Projections for West Berkshire**

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

Source: ONS website and GLA Berkshire Demographic Projections 2011

The sub-national population projections are trend based projections that do not take into account future policy changes or local development policies. Projections for Berkshire carried out for the unitary authorities by the GLA<sup>(5)</sup> taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

4 Office of National Statistics 2012-based Subnational projections May 2014

5 Berkshire Demographic Projections: 2010, GLA Intelligence Unit



## A Population and Housing

**Table A.3 Household Type 2001 and 2011 – Percentage**

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

Source 2001 and 2011 Census

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

**Table A.4 Dwelling types – Percentage 2001 and 2011**

	West Berkshire		South East		England&Wales	
	2001	2011	2001	2011	2001	2011
Detached	35.2	33.8	29.3	28.0	22.8	22.6
Semi-detached	33.7	32.8	28.5	27.6	31.6	30.7
Terraced	17.8	17.9	23.1	22.4	26.0	24.7
Flat	11.9	14.5	18.1	21.2	19.2	21.6
Caravan or mobile home		1.1		0.7		0.4

Source: 2001 and 2011 Census

2001 data on types of accommodation shows that West Berkshire has a significantly higher percentage of detached and semi-detached dwellings than the South East region and than England and Wales overall, and a lower percentage of households living in flats or maisonettes. This remains the situation in 2011 but the percentage of households living in flats had increased considerably over the 10 year period.

## Population and Housing A

**Table A.5 Household Tenure 2001 and 2011**

	Percentage					
	West Berkshire		South East		England & Wales	
	2001	2011	2001	2011	2001	2011
Owner Occupied: owns outright	28.4	31.2	31.3	32.5	29.5	30.8
Owner Occupied with mortgage or loan	45.7	38.5	41.9	35.1	38.8	32.7
Shared Ownership		1.1		1.1		0.8
Social Rented	13.8	13.8	14.0	13.7	19.2	17.6
Private Rented	7.1	12.0	8.8	14.7	8.7	15.3
Other rented	4.3	1.8	3.3	1.6	3.2	1,4
Rent Free		1.6		1.3		1.4

Source: 2001 and 2011 Census

West Berkshire has high levels of home ownership. 69.7% of households were owner occupiers in 2011 compared with 63.5% for England and Wales. The percentage of households in social rented housing is significantly lower in West Berkshire and in the South East generally than in England and Wales. Of particular note is the increase in the percentage of households that are living in private rented accommodation in the period from 2001.

**Table A.6 Average Household Size and Rooms per Household 2011**

	Average Household Size	Average No. rooms per household	Average no. bedrooms per household
West Berkshire	2.4	6.0	3.0
South East	2.4	5.6	2.8
England and Wales	2.4	5.4	2.7

Source: 2011 Census

Average household size has fallen since 2001 but has not decreased to the extent projected in recent household projections. The projection carried out for the Berkshire authorities by the GLA estimated average household size as 2.34 by 2011, compared to the recorded Census figure of 2.42. This has implications for future household projections which will use the Census figures as the base information.

Homes in West Berkshire are on average larger than those in the South East and nationally, with an average of 3 bedrooms per household. The percentage of households living in overcrowded household spaces is low in West Berkshire.

## A Population and Housing

**Table A.7 Land Registry Property Prices : October 2014**

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£168,456	£147,680	£165,596
Terraced House	£133,338	£186,500	£199,993
Semi-detached House	£167,132	£236,523	£241,685
Detached House	£278,524	£416,008	£422,133
All	£176,737	£238,795	£252,966

Source: Land Registry, 2014

House prices in West Berkshire have risen from October 2013. The Land Registry had recorded a 8.5% increase over the year with an average price of £252,966 in West Berkshire. Prices in West Berkshire remain higher than those for the south east region and country as a whole. This has led to a shortage of affordable homes for local people and key workers, which is reflected in the increase in the percentage of households now living in private rented accommodation.

**Table A.8 Local Plan Housing Sites Progress March 2014**

Site	Parish/ Town	Total Units	Units Compl 2013/14	Total Units Compl	Status at March 2014
West Berkshire District Local Plan (1991-2006) remaining allocation					
Fisherman's Lane, Aldermaston	Aldermaston	29	29	29	Complete
Core Strategy Strategic Sites					
Newbury Racecourse	Greenham	Up to 1,500	98	98	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000	0	0	SPD adopted
<b>TOTAL</b>		<b>3,529</b>	<b>0</b>	<b>127</b>	

Source: Planning Commitments for Housing 2014

## Population and Housing A

Table A.9 Housing Permissions, Starts and Completions 1999/00 – 2013/14

Year	Net New Permissions	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan / Core Strategy Target –Annual Average	Net Completions
1999/00	362	439	279	650	390
2000/01	398	519	370	650	421
2001/02	924	234	326	780	278
2002/03	692	745	573	780	496
2003/04	1269	753	675	780	637
2004/05	966	1323	1025	780	967
2005/06	517	986	932	780	1071
2006/07	684	801	727	525	1064
2007/08	876	670	608	525	683
2008/09	394	248	298	525	528
2009/10	399	322	369	525	246
2010/11	1801	379	534	525	199
2011/12	273	538	820	525	162
2012/13	152	314	539	525	552
2013/14	231	567	541	525	457

Source: *Planning Commitments for Housing 2014*

# A Population and Housing

**Table A.10 Net Housing Completions by Site Size 1997/98 to 2013/14**

Year	Net Completions 1997 to 2010				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
1997/98	134	264	127	90	615
1998/99	134	71	38	165	408
1999/00	68	112	49	161	390
2000/01	93	60	229	68	450
2001/02	82	-45	124	117	278
2002/03	91	198	81	126	496
2003/04	112	289	142	94	637
2004/05	262	351	176	178	967
2005/06	311	369	210	181	1071
2006/07	390	313	159	202	1064
2007/08	236	216	33	198	683
2008/09	50	100	217	161	528
2009/10	7	25	99	115	246
2010/11	0	40	46	113	199
2011/12	0	5	31	126	162
2112/13	0	223	211	118	552
2013/14	127	102	103	125	457
Average 1997/2013	123	158	122	138	541

Source: *Planning Commitments for Housing 2014*

## Population and Housing A

Table A.11 Housing Completions and Commitments by Parish 2001/02 to 2013/14

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)													Total hard commitments outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
Aldermaston	1	-1	0	42	6	2	0	-1	1	1	0	-1	29	4
Aldworth	0	0	0	0	0	2	0	2	0	0	0	0	1	0
Ashampstead	0	0	0	0	0	0	0	0	0	0	-1	0	0	1
Basildon	9	14	1	-6	17	22	3	12	0	3	7	0	2	15
Beech Hill	0	0	0	0	0	0	0	0	0	0	0	-1	2	0
Beedon	0	0	9	0	0	3	0	2	1	0	0	0	1	0
Beenham	0	1	0	-2	2	1	1	0	1	2	1	0	0	1
Boxford	1	2	-2	5	1	0	-1	1	2	0	2	1	-1	7
Bradfield	3	2	0	-1	8	-1	2	2	3	6	2	8	-1	8
Brightwalton	0	0	0	0	0	2	0	9	1	1	0	1	0	0
Brimpton	0	0	2	1	4	2	4	0	2	0	0	0	1	6
Bucklebury	-1	2	1	1	6	38	0	1	1	-3	8	3	1	4
Burghfield	2	35	4	0	1	6	1	7	5	27	5	9	3	33
Catmore	-	-	-	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	0	6	0	0	3
Chieveley	3	4	25	32	9	12	-7	-18	-2	7	1	-1	-2	2
Cold Ash	2	2	30	46	58	36	3	6	4	2	7	5	3	20
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	5	0	5	11	32
East Garston	0	0	0	0	2	3	2	0	0	0	0	0	2	1
East Ilsley	2	2	1	0	0	3	6	1	0	2	2	0	0	1
Enborne	21	1	23	19	8	5	1	-4	3	0	0	0	1	1
Englefield	0	0	0	4	0	-1	1	0	0	0	1	0	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	-1	2	0	0	0
Fawley	0	0	1	0	2	2	2	0	0	2	0	0	0	0
Frilsham	0	2	0	0	0	1	0	0	0	0	-1	0	0	2
Gt Shefford	4	3	4	4	0	3	0	0	4	-1	2	0	0	1
Greenham	35	21	9	36	164	148	15	1	2	35	28	-1	101	1,437
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	-2	19	-1	0	10
Hampstead Marshall	0	0	0	0	1	0	0	0	1	0	0	0	0	1
Hermitage	-1	0	0	2	32	94	151	10	3	0	4	0	28	5
Holybrook	-	-	-	3	1	-1	4	0	0	0	0	39	1	14

# A Population and Housing

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)												Total hard commitments outstanding	
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13		13/14
Hungerford	8	51	48	17	37	11	2	4	1	25	-30	4	95	30
Inkpen	3	1	-2	1	0	-1	0	2	-3	3	1	2	-1	3
Kintbury	0	1	4	2	2	4	42	3	3	8	2	0	30	67
Lambourn	36	5	12	15	7	35	8	23	6	4	-2	3	26	17
Leckhampstead	0	0	0	0	0	-1	2	1	11	1	2	0	0	1
Midgham	0	0	1	0	0	0	2	5	1	1	0	0	2	2
Newbury	-30	220	252	398	286	275	78	169	72	13	40	358	70	384
Padworth	0	0	-2	12	-1	12	37	78	14	0	0	6	2	71
Pangbourne	0	12	25	15	13	6	17	-1	4	20	-5	9	-8	39
Peasemore	0	0	-1	3	-1	5	-1	0	1	1	2	0	0	0
Purley	16	-2	2	11	34	76	51	0	5	1	2	-2	-2	35
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	0	3	2	9	0
Speen	0	5	1	8	2	0	1	2	2	2	1	6	2	10
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	0	2	1	0	1
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	9	10	2	9	22
Streatley	0	6	0	0	4	2	2	1	0	4	0	-1	1	2
Sulham	-	-	-	0	1	0	0	0	0	0	0	0	10	0
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	2	1	1	34	0
Thatcham	141	56	178	219	147	135	200	132	48	4	15	75	2	96
Theale	22	27	0	3	1	-21	0	31	1	5	0	14	2	395
Tidmarsh	0	0	1	5	-2	0	15	3	1	0	0	0	0	0
Tilehurst	1	12	-2	20	70	16	0	10	3	12	21	2	2	14
Ufton Nervet	0	0	0	0	1	0	0	0	0	2	0	0	0	0
Wasing	0	0	0	0	0	0	0	0	-1	-4	0	0	0	0
Welford	0	0	1	1	0	0	1	1	-5	0	1	0	0	10
West Ilsley	-1	2	2	1	0	1	0	0	2	0	0	0	0	0
West Woodhay	0	0	0	0	2	0	2	0	2	0	0	0	-1	1
Winterbourne	0	-2	0	0	1	0	-2	-2	1	0	0	0	1	0
Wokefield	0	1	0	0	0	0	0	0	0	0	0	0	1	6
Woolhampton	-1	4	0	-1	13	64	9	0	0	0	0	4	0	8
Yattendon	0	0	0	2	0	0	0	0	0	0	1	0	-1	1
<b>West Berkshire Total</b>	<b>278</b>	<b>496</b>	<b>637</b>	<b>967</b>	<b>1071</b>	<b>1064</b>	<b>683</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>552</b>	<b>457</b>	<b>2,824</b>

Source: Planning Commitments for Housing 2014

## Population and Housing A

Table A.12 Housing Trajectory 2014 - Monitoring against Core Strategy Requirement.

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Completions - Allocated Sites	390	236	50	7	0	0	0	127												
Completions- Unallocated Sites	674	447	478	239	199	162	552	330												
Allocated - Newbury Racecourse									139	165	125	187	200	200	115	115	80	54		
Allocated - Sandford Park												80	160	160	100	100	100	100	100	100
Committed sites of 10 or more units at March 2014									164	211	147	256	110	140						
Committed small sites at March 2014									100	115	91	50	25	9						
Identified Deliverable sites									-75	-39	118	320	285							
Permitted development through Prior Approval Process									22	42	130	25								
Windfall allowance									8	34	60	75	83	88						
Identified sites including future site allocations															300	300	300	300	300	300
Past Completions	1064	683	528	246	199	162	552	457												
Projected Completions									358	528	671	993	863	597	515	515	480	454	400	400
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4249	4777	5448	6441	7304	7901	8416	8931	9411	9865	102657	10665
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-476	-473	-327	141	479	551	541	531	486	415	290	165
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	568	572	561	507	457	433	417	392	363	318	235



## A Population and Housing

**Table A.13 Large and Medium Housing Sites Completed in 2013/14**

Parish/Ward	Address	GF/ PDL	Gross Units	Net Units	Gross Area	Net Area	Net Density: Gross Units/Net Area
Aldermaston	Land at Fisherman's Lane	GF	29	29	1.5	1.38	21
Compton	Fairfield	PDL	12	12	0.29	0.29	41
Hermitage	Pinewood Crescent	PDL	28	28	1.11	1.11	25
Hungerford	Our Lady of Lourdes RC Church	PDL	14	14	0.37	0.27	38
Hungerford	The Priory	PDL	74	41	1.09	1.09	68
Newbury	Bankside House	PDL	13	13	0.028	0.028	464
Newbury	18 -22 Rockingham Road	PDL	14	11	0.13	0.13	108
Thatcham	77 -79 Bath Road	PDL	14	14	0.25	0.25	56

Source: Planning Commitments for Housing 2014: Planning Applications data

**Table A.14 Affordable Housing Completions 2013/14**

Address	Completed 2013/14	No. Rented	No. Shared Ownership/ Homebuy
Fisherman's Lane, Aldermaston	9	6	3
Newbury Racecourse	43	35	8
The Priory, Hungerford	74	74	0
Fairfield, Compton	12	12	0
Pinewood Crescent, Hermitage	8	6	2
<b>Total Affordable Units</b>	<b>146</b>	<b>133</b>	<b>13</b>

Source: Planning Commitments for Housing 2014 Planning Applications Data: Housing Service data

## Glossary

Acronym	Term	Explanation
AONB	<b>Area of Outstanding Natural Beauty</b>	Area with statutory national landscape designation, the primary purpose of which is to conserve and enhance the natural beauty
AMR	<b>Annual Monitoring Report</b>	A report that presents an analysis of existing policies and progress on the Local Development Scheme (see below)
DCLG	<b>Department for Communities and Local Government</b>	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
DPD	<b>Development Plan Documents</b>	A statutory element of the Local Plan. DPDs are subject to independent examination and include the Core Strategy.
LDD	<b>Local Development Documents</b>	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..
LDS	<b>Local Development Scheme</b>	A timetable and project plan for the production of all the LDDs relating to the Local Plan.
NPPF	<b>National Planning Policy Framework</b>	Planning guidance issued by the DCLG in March 2012, replacing PPSs. It sets out the government's planning policies and how these are expected to be applied.
PDL	<b>Previously Developed Land</b>	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The NPPF contains a detailed definition
PPS	<b>Planning Policy Statements</b>	Guidance issued by the DCLG (see above), setting out the Government's policy on planning issues. These have now been replaced by the NPPF.
	<b>Saved Policies/Saved Plans</b>	Policies within development plans that are saved for a time period during replacement production of Local Development Documents
S106	<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
SAC	<b>Special Areas of Conservation</b>	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	<b>Statement of Community Involvement</b>	Adopted document setting out how the Council will involve the community in the planning process.
SCS	<b>Sustainable Community Strategy</b>	Sets out the long term vision for the local authority area.
SPA	<b>Special Protection Areas</b>	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SPD	<b>Supplementary Planning Documents</b>	An adopted document which is taken into account as a material consideration in the determination of planning applications. It cannot introduce new policies but can give additional guidance to support existing policies.

## Glossary

Acronym	Term	Explanation
TV ERC	Thames Valley Environmental Records Centre	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.

If you require this information in an alternative format or translation,  
please contact Planning & Countryside on Telephone 01635 42400 .

**West Berkshire Council  
Planning and Countryside.**

Council Offices  
Market Street  
Newbury  
RG14 5LD

Tel: 01635 519111  
Fax: 01635 519408  
Email: [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)  
Website: [www.westberks.gov.uk](http://www.westberks.gov.uk)