

Annual Monitoring Report 2015-19

Employment, Town Centres and the Environment

West Berkshire Local Plan



West Berkshire
COUNCIL

Annual Monitoring Report 2015-2019: Employment, Town Centres, and the Environment

Contents

Executive Summary

Executive Summary	i
--------------------------------	----------

Introduction

1 Introduction	1
Background	1
Planning Context	1
Key Characteristics of West Berkshire	1
Key Issues Facing West Berkshire	3
Monitoring Development Plan Policies	4
Explanatory Notes	4

Key Elements of the Local Development Framework

3 Business Development and Town Centres	6
Business Development	6
Town Centres	28
4 The Environment	37
The Environment	37
8 Monitoring Framework	49

Appendices

A Business Development	50
B Town Centre Vacancy Rates	61
C Biodiversity	62
Glossary	64

Executive Summary

Introduction

This Annual Monitoring Report (AMR) deals with economic and environmental issues and covers the period 1 April 2014 to 31 March 2019. It provides commentary and examines the success of Local Plan policies in meeting objectives and targets. Contextual indicators describing the wider social, environmental and economic background are presented, together with output indicators, which measure the implementation of planning policies for employment, town centres and the environment.

This document is divided into two sections. Section 2 'Business Development and Town Centres' looks at the implementation of the Local Plan policies relating to business development and town centres. Section 3 'The Environment' looks at policies relating to the wider environment including biodiversity, green infrastructure, historic environment and renewable energy.

This AMR should be read in conjunction with the Housing AMR which covers the housing elements of plan monitoring.

Monitoring the Key Elements of the Local Plan 2014/15 - 2018/19

Main highlights of the monitoring exercise :-

Business Development – A total of 79,530 sq.m. gross employment floorspace was developed between 2014/15 and 2018/19. Most of the employment development was for B2 (general industrial) and B8 (storage and warehousing) uses. In 2018/19, 166,090 sq.m. gross floorspace for B class uses remained outstanding across the District.

Town Centres – Retail completions across West Berkshire over the period 2014/15 to 2018/19 have declined, and there has been a continuing net loss of A1 (retail) floorspace within Town Centre Commercial Areas, particularly Newbury Town Centre Commercial Area. Of the 47,047 sq.m. gross of A1 (retail) floorspace that was completed, only 1.3% was completed within Town Centre Commercial Areas. There has been a continuing net loss of A2 (financial and professional services) and B1a (office) floorspace between 2014/15 and 2018/19 not only within Town Centre Commercial Areas, but also across the rest of West Berkshire district.

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 (as amended) sets out the exact details of the requirement for the content of these 'authorities' monitoring reports.

1.2 The Annual Monitoring Report (AMR) monitors the remaining policies of the West Berkshire District Local Plan 1991 - 2006 (Saved policies 2007 as amended in July 2012 and May 2017) as well as the policies in the West Berkshire Core Strategy, which was adopted in July 2012 and the Housing Site Allocations Development Plan Document (DPD) which was adopted in May 2017.

1.3 Due to resource issues, an AMR that covers employment, town centres and the environment has not been published since 2014. However this AMR covers the period of 5 years from the end of the last AMR ie. from 1 April 2014 to 31 March 2019. A separate AMR covers the housing elements of plan monitoring.

Planning Context

1.4 The Development Plan for West Berkshire is currently made up of a number of different documents:

- [Core Strategy Development Plan Document \(2006 - 2026\)](#) adopted July 2012
- [Housing Site Allocations Development Plan Document](#) adopted May 2017
- [West Berkshire District Local Plan 1991 - 2006 \(Saved Policies 2007\)](#) as amended in July 2012 and May 2017
- [Stratfield Mortimer Neighbourhood Development Plan](#) adopted June 2017
- [South East Plan Natural Resource Management Policy 6](#) relating to the Thames Basin Heaths Special Protection Area
- [Replacement Minerals Local Plan for Berkshire](#) incorporating alterations adopted in December 1997 and May 2001
- [Waste Local Plan for Berkshire](#) adopted December 1998

1.5 The Development Plan for West Berkshire is being replaced in stages by Development Plan Documents within the Local Plan Review. The programme for production of this is set out in the Local Development Scheme (LDS). The LDS shows that the Council is intending to produce the following DPDs, which will form part of the Local Plan, between 2017 and 2022:

- West Berkshire Local Plan Review to 2036
- West Berkshire Minerals and Waste Local Plan

1.6 [The Planning and Compulsory Purchase Act \(2004\)](#), [the Planning Act \(2008\)](#), [the Localism Act \(2011\)](#) and [the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#), set out the legislative framework and statutory procedures for the current system of plan making for local authorities. The system of producing Development Plan Documents as part of a Local Plan allows for a number of statutory planning documents to be produced. Together, these documents will provide the spatial strategy, policies and guidance for the District and they will replace the saved policies in the current West Berkshire District Local Plan 1991-2006, the Replacement Minerals Local Plan for Berkshire Incorporating the Alterations adopted in December 1997 and May 2001 and the Waste Local Plan for Berkshire adopted in December 1998.

1.7 Planning policies for the District need to be prepared in the context of the National Planning Policy Framework (NPPF), the National Planning Policy for Waste (NPPW), National Planning Practice Guidance (NPPG), other National Policy Statements and Regulations (e.g. [Community Infrastructure Levy \(CIL\)](#)), and with regard to other local plans and strategies produced by the Council and other organisations.

Key Characteristics of West Berkshire

1.8 West Berkshire is located in the south east of England, within the county of Berkshire. It is a Unitary Authority and covers an area of 704 square kilometres, extending from Hungerford in the west to Calcot in the east. The area is predominately rural in character, with approximately 74% of the land area making up part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Newbury, Thatcham, Purley on Thames, Tilehurst and Calcot are the largest settlements in the area.

1 Introduction

1.9 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.

1.10 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.

Map 1.1 West Berkshire



1.11 West Berkshire is located in the Thames Valley sub region which is a world class business region and one of Europe's fastest growing economies. West Berkshire has a strong commercial base characterised by new technology industries with a strong service sector and several manufacturing and distribution firms. Unemployment levels in West Berkshire have recovered post-recession and remain significantly lower than the national average. 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.

1.12 A significant issue in West Berkshire is the cost of accommodation in the area. Compared to the region, West Berkshire is a relatively expensive place to buy a property. This highlights the increasing need for affordable housing for local people and key workers. The generally high affluence of the region and of West Berkshire masks pockets of deprivation and exclusion. There are communities with individuals and families who experience particular difficulties as a consequence of being poor within a generally wealthy region. West Berkshire has a higher than average proportion of people with higher qualifications however significant numbers of the working population have no qualifications and poor literacy and numeracy skills.

1.13 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 Pangbourne. 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.

1.14 Aside from the nationally important landscape of the North Wessex Downs AONB, the authority area has numerous designated statutory and non-statutory areas which aim to protect and enhance sites of international, national, regional and local nature conservation importance. The historic environment is also of great value to West Berkshire and consists of listed buildings, conservation areas, Scheduled Monuments, Registered Parks and Gardens and a Registered Battlefield.

Key Issues Facing West Berkshire

1.15 Research and evidence base work for the West Berkshire Local Plan Review to 2036, including public consultation, has highlighted a number of key issues affecting West Berkshire.

- **Employment Land.** The supply of modern good quality industrial accommodation of the right mix is limited with much of the existing stock needing re-furbishment. In rural areas the demand for rural employment space is limited and will need stimulating to encourage rural and home based businesses.
- **Employment and affordability.** The availability of skills suited to the local employment need and the high cost of housing means that some sectors such as agriculture, residential care and elementary occupations may be faced with staff recruitment and retention problems and pockets of relative income deprivation in and around Newbury, Thatcham and the fringe of Reading. The supply of modern good quality industrial accommodation of the right mix is limited with much of the existing stock needing re-furbishment. In rural areas the demand for rural employment space is limited and will need stimulating to encourage rural and home based businesses.
- **Biodiversity.** Population growth requiring more housing and infrastructure and consumption of natural resources, along with changes in agricultural land use and climate change, will continue to place pressure on the wildlife and ecosystems in West Berkshire. Without positive protection, conservation and enhancement, existing species and habitats will decline in quality and extent, and the value of nature for people's appreciation and enjoyment, will be diminished.
- **Historic Character and Features.** The conservation of historic, sites and commons, monuments, battlefields, parks, buildings and Conservation Areas has contributed to the historic, cultural, economic heritage of West Berkshire and helped to sustain the distinctive communities in the District. Without sensitive restoration, conservation and enhancement above and below ground, the quality, connectivity and accessibility of these historic assets can easily deteriorate, particularly with respect to those heritage assets at risk. However, conservation and mitigation needs are not necessarily incompatible with building development for local needs, if care is taken over form and design.
- **Climate Change.** The Council has declared a climate change emergency. 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.
- **Green Infrastructure.** The delivery of new green infrastructure will depend on meeting the need created as a consequence of new development so that it contributes to effective spatial planning and place shaping by taking account of its relationship to existing and proposed green spaces within the district and their connections to it. Focusing and prioritising Green Infrastructure investment on economic growth points where the majority of people will be located in the future, will maximise the multiple benefits it can provide.
- **Resource efficiency.** Lifestyle and consumption trends in the UK and more widely have generally resulted in increased demands on energy and material resources. While many of the driving factors are outside the influence of the Council, others can be influenced in the direction of sustainability. Waste minimisation and recycling, high standards of water and land use efficiency plus energy efficiency including renewables, will require particular consideration, being areas where planning can have a direct role.
- **Sustainable transport.** The high dependency on private transport combined with forecasted increase in traffic flows and the need to cut emissions and improve air quality are drivers for addressing the key issue is slowing down the rate of increase in traffic and encouraging more sustainable modes of transport and alternatives to travelling. Provision needs to be integrated with other sustainability issues and solutions such as access to services in more remote areas and promoting healthy active living. The capacity of the road network, particularly around Newbury and Thatcham, the A34 and A339 is also a key issue.

1 Introduction

Monitoring Development Plan Policies

1.16 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.

1.17 Monitoring follows an objectives - policies - targets - indicators approach. Within this AMR the Core Strategy objectives and policies and saved Local Plan policies are presented. Objectives and policies in the Housing Site Allocations DPD are included in the Housing AMR so it will not be covered in this report. 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.

1.18 There are two types of indicator against which the policies in the Development Plan are monitored: contextual and output.

1.19 Contextual indicators are indirectly related to the policies: they are aimed at providing a better understanding of the wider environment (economic, environmental and demographic).

1.20 Output indicators are measures of the quantifiable, physical activities that are related to implementation of the policies. Although the Government no longer specifies which indicators should be included, some of them continue to be used in the preparation of this monitoring report because they are still relevant to West Berkshire and because it means that the data is consistent and can be compared over time. Some 'local' indicators have been added to the former government ('core') ones, which specifically relate to monitoring the Core Strategy policies and objectives, or the local impact of government policy (e.g. amendments to permitted development rights).

Explanatory Notes

The definitions and nature of commitments

1.21 A commitment is defined as an amount of development, which has been approved for a particular use. Each commitment is expressed both in terms of the gross and net floorspace involved in a particular scheme:

- Gross floorspace is calculated as the total internal area (up to and including walls) of the proposed development. It includes the floorspace devoted to corridors, toilets, storage etc. It does not include any area external to an existing or proposed building. In other words, it shows new floorspace provided plus any gross gains through change of use or conversions.
- Net floorspace is calculated by reference to the gains and losses of gross floorspace in development. It shows any new floorspace minus any demolitions and also adding or subtracting any net gains or losses from change of use or conversions.

1.22 For the purposes of this report, floorspace figures are expressed in square metres. Developments are only recorded in this report if the gross or net floorspace is greater than 100 sq. m. They are classified into one or a combination of the site uses explained above, by using the definition or development given on the planning application forms and decision notices.

Relevant land uses

1.23 The land use categories in the survey are based on the uses contained in the Town and Country Planning (Use Classes) Order 1987 (as amended 2005, 2006, 2010 and 2015). An outline specification for each use is given below:

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1 Business** – this class is formed of three parts:
 - B1(a) Offices - Other than a use within Class A2 (see above).
 - B1(b) Research and development of products or processes.
 - B1(c) Light industrial processes (which can be carried out in any residential area without causing detriment to the amenity of the area).
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - Use for storage or as a distribution centre.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

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 commercial base characterised by new technology industries with a strong service sector and several manufacturing and distribution firms

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 within West Berkshire are lower than average.

Table 3.1 Economic Activity 2018-19

	West Berkshire	South East	GB
Economic Activity Rate (percentage of working age population in employment or unemployed)	86.1%	81.9%	78.9%
Unemployed (unemployed of working age as percentage of economically active)	2.5%	3.1%	3.9%
Job Seeker's Allowance Claimants (percentage of working age population as at November 2016)	0.4%	0.7%	1.1%

Source: Nomis Official Labour Market Statistics: ONS annual population survey (October 2018 – September 2019)

3.3 According to the Office for National Statistics (ONS), at December 2018, West Berkshire has a skilled labour force with 46.1% of working age population educated to HND, Degree and Higher Degree level, compared to 39.3% nationally⁽¹⁾.

Table 3.2 Business and Town Centres: Objectives

<p>Sustainable Community Strategy Strategic Aims:</p> <ul style="list-style-type: none"> Increase knowledge and skills in local businesses Increase the number of residents employed locally Increase the skills of local people Increase the economic prosperity of our Market Towns
<p>Core Strategy Objective:</p> <p>To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.</p>

Business Development and Town Centres 3

Table 3.3 Business Development and Town Centres: Indicators and Policies

Indicators	West Berkshire District Local Plan (Saved Policies)	West Berkshire Core Strategy Development Plan Document Policies
Total amount of additional employment floorspace - by type Total amount of outstanding commitments - by type	ECON.5: Town Centre Commercial Areas	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS9: Location and type of business development CS10: The rural economy CS11: Hierarchy of centres CS12: Equestrian/racehorse industry
Employment floorspace by type on previously developed land	ECON.5: Town Centre Commercial Areas	ADPP1 - Spatial Strategy
Amount of floorspace developed for employment by type, in employment or regeneration areas	ECON.5: Town Centre Commercial Areas ECON.6: Future of the former Greenham Common Airbase	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS9: Location and type of business development CS10: The rural economy CS11: Hierarchy of centres CS12: Equestrian/racehorse industry
Losses of employment land in (i) employment / regeneration areas and (ii) local authority area. Amount of employment land lost to residential development	ECON.5: Town Centre Commercial Areas	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS9: Location and type of business development CS10: The rural economy CS12: Equestrian/racehorse industry
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	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS9: Location and type of business development CS10: The rural economy CS11: Hierarchy of centres
Amount of vacant retail units in town centres	ECON.5: Town Centre Commercial Areas SHOP.1: Non-retail Uses in Primary Shopping Frontages	ADPP2: Newbury ADPP3: Thatcham ADPP4: Eastern Area ADPP5: North Wessex Downs AONB ADPP6: The East Kennet Valley CS11: Hierarchy of centres

3 Business Development and Town Centres

Employment Completions and Commitments - An Overview

Indicators

- Total amount of additional employment floorspace - by type
- Total amount of outstanding commitments - by type

Table 3.4 Summary table: employment floorspace completed (sq.m) 2014/15 - 2018/19

Year		B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class & other uses*
2014/15	Gross	993	4,250	1,698	0	11,459	4,583	22,983	0
	Net	-2,157	4,250	-152	0	1,391	662	3994	0
2015/16	Gross	3,855	5,880	569	388	1,425	4,260	16,377	0
	Net	-12,294	5,880	-3,716	388	1,169	2,566	-6,008	0
2016/17	Gross	600	0	1,044	0	370	4,979	6,993	0
	Net	-2,321	0	809	0	370	4,979	3,837	0
2017/18	Gross	4,550	0	3,083	1,387	6,756	6,273	22,049	995
	Net	-6,866	0	-129	1,387	-85	1,190	-4,503	995
2018/19	Gross	1,070	2,698	1,073	0	948	5,338	11,128	0
	Net	-2,265	2,698	-1,300	0	545	5,338	5,017	0

Table 3.5 Summary table: employment commitments (sq.m) 2014/15 - 2018/19

Year		B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/ B8*	Total	Mix of B-class uses & other uses*
2014/15	Gross	34,765	22,787	2,086	71,476	42,871	15,441	0	0	189,427	1,031
	Net	-25,534	22,787	-1,266	69,466	40,405	11,753	0	0	117,611	1,031
2015/16	Gross	13,810	16,907	3,910	70,812	41,446	19,176	0	0	166,061	1,031
	Net	-30,408	16,907	296	68,802	33,722	13,913	0	0	103,232	1,031
2016/17	Gross	15,927	0	2,988	72,199	47,523	22,031	0	0	160,668	1,036
	Net	-23,857	0	-1,538	70,189	39,367	16,055	0	0	100,216	1,036
2017/18	Gross	12,793	0	2,988	70,812	38,547	17,293	1,054	3,519	147,006	1,852
	Net	-26,050	0	1,237	68,802	34,918	6,428	132	3,519	88,986	1,682
2018/19	Gross	15,668	0	2,925	65,038	47,502	31,223	215	3,519	166,090	1,852
	Net	-43,573	0	987	63,028	40,314	20,485	215	2,434	83,890	1,682

*Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Commentary

3.4 This section of the report relates to business, industrial, distribution and storage uses as well as other employment related development. The table above and those throughout this section outline the breakdown for office (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 on the planning application only as business use (B1). It has not been possible to separate some use classes such as B2/SG and B1/A2/A3, so it is shown in the column 'mix of B-class uses & other uses'.

3.5 Table 3.4 and Table 3.5 illustrates the total amount and type of completed employment floorspace and the total amount and type of outstanding commitments. The amount of employment floorspace completed in 2018/19 (11,128 sq.m gross) is less than that in 2017/18 (22,049 sq.m gross). This variation is predominantly due to two B2 developments at Burghfield and Frilsham whereby more than 3,000 sq.m each was completed. In addition, 4,796 sq.m of B8 development at Greenham Business Park was completed during the 2017/18 monitoring year.

3.6 There was a continuing net loss of B1a office floorspace between 2014/15 and 2018/19. It is also worth noting that during the 2015/16 monitoring year, there were several change of use completions from B1a office to C3 residential use in Newbury which contributed to the 12,294 sq.m net loss of B1a employment floorspace. Table A.6 sets out the total amount and type of completed employment floorspace since 2006/07 (the start of the plan period).

3.7 Table 3.5 also indicates approximately 166,090 sq.m (gross) floorspace and 83,890 (net) floorspace with planning permission for business uses (B class uses) in 2018/19 which shows similar trend compared to 2017/18. There has also been a reduction in B1a net floorspace and an increase in B8 storage and distribution compared to 2017/18.

3 Business Development and Town Centres

Table 3.6 Employment floorspace completed (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class & other uses*
Newbury Town Centre Commercial Area								
2014/15	353	0	0	0	0	0	353	0
2015/16	1,864	0	0	0	0	0	1,864	0
2016/17	600	0	0	0	0	0	600	0
2017/18	0	0	0	0	0	0	0	0
2018/19	124	0	0	0	0	0	124	0
Newbury/Thatcham Area (excl. Newbury Town Centre Commercial Area)								
2014/15	0	0	195	0	1,055	2,480	3,730	0
2015/16	1,500	0	0	0	500	3,320	5,320	0
2016/17	0	0	0	0	0	2,845	2,845	0
2017/18	3,728	0	0	1,387	0	5,818	10,933	180
2018/19	571	2,698	722	0	470	556	5,017	0
Rest of West Berkshire								
2014/15	640	4,250	1,503	0	10,404	2,103	18,900	0
2015/16	491	5,880	569	388	925	940	9,192	0
2016/17	0	0	1,044	0	370	2,134	3,548	0
2017/18	822	0	3,083	0	6,756	455	11,116	815
2018/19	375	0	351	0	478	4,782	5,986	0
West Berkshire Total								
2014/15	993	4,250	1,698	0	11,459	4,583	22,983	0
2015/16	3,855	5,880	569	388	1,425	4,260	16,377	0
2016/17	600	0	1,044	0	370	4,979	6,993	0
2017/18	4,550	0	3,083	1,387	6,756	6,273	22,049	995
2018/19	1,070	2,698	1,073	0	948	5,338	11,128	0

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Table 3.7 Employment floorspace completed (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Newbury Town Centre Commercial Area								
2014/15	-1,237	0	-56	0	0	0	-1,293	0
2015/16	-5,835	0	0	0	0	0	-5,835	0
2016/17	-1,664	0	0	0	0	0	-1,664	0
2017/18	-5,603	0	0	0	0	0	-5,603	0
2018/19	-1,559	0	0	0	0	0	-1,559	0
Newbury/Thatcham Area (excl. Newbury Town Centre Commercial Area)								
2014/15	-1,054	0	195	0	1403	-1,143	-599	0
2015/16	-2,233	0	-1,060	0	350	2,551	-392	0
2016/17	-604	0	0	0	0	2,845	2,241	0
2017/18	759	0	-1,974	1,387	-6,841	3,000	-3,670	180
2018/19	367	2,698	-755	0	67	556	2,933	0
Rest of West Berkshire								
2014/15	133	4,250	-291	0	-12	1,805	5,885	0
2015/16	-4,226	5,880	-2,656	388	819	15	220	0
2016/17	-53	0	809	0	370	2,134	3,260	0
2017/18	-2,022	0	1,845	0	6,756	-1,810	4,769	815
2018/19	-1,073	0	-545	0	478	4,782	3,643	0
West Berkshire Total								
2014/15	-2,157	4,250	-152	0	1,391	662	3,994	0
2015/16	-12,294	5,880	-3,716	388	1,169	2,566	-6,008	0
2016/17	-2,321	0	809	0	370	4,979	3,837	0
2017/18	-6,866	0	-129	1,387	-85	1,190	-4,503	995
2018/19	-2,265	2,698	-1,300	0	545	5,338	5,017	0

* Unable to disaggregate floorspace by use classes

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Commentary

3.8 The tables above refer to the 'Newbury/Thatcham' area. To implement the spatial strategy of the Core Strategy, a delivery strategy is set out which divides the District into four main geographical areas. Newbury/Thatcham is one of these geographical areas. The extent of the area that it covers is illustrated on the CIL differential rate map which can be found on the Council's [interactive map](#).

3 Business Development and Town Centres

3.9 Table 3.6 and Table 3.7 shows there were a limited number of gross completions. They also show a continual net loss of employment floorspace completions within Newbury Town Centre Commercial Area as well as within the wider Newbury/Thatcham area. The loss of B1a office floorspace to residential continues to be an observed trend, with most of the changes of use being within Newbury Town Centre Commercial Area. The majority of B class uses employment floorspace completed from 2014/15 to 2018/19 was within the 'Rest of West Berkshire' area.

Business Development and Town Centres 3

Employment Land Available

Table 3.8 Outstanding employment floorspace (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/ B8*	Total	Mix of B-class & other uses*
Newbury Town Centre Commercial Area										
2014/15	1,650	0	0	0	0	0	0	0	1,650	248
2015/16	0	0	0	0	0	0	0	0	0	248
2016/17	0	0	0	0	0	0	0	0	0	253
2017/18	0	0	0	0	0	0	0	0	0	1,069
2018/19	66	0	0	0	0	0	0	0	66	1,069
Newbury/Thatcham Area (excl. Newbury Town Centre Commercial Area)										
2014/15	10,982	0	0	64,820	17,584	13,623	0	0	107,009	783
2015/16	10,371	0	0	64,820	17,084	18,378	0	0	110,653	783
2016/17	12,657	0	0	66,207	17,989	16,816	0	0	113,669	783
2017/18	10,482	0	0	64,820	17,989	11,598	0	0	104,889	783
2018/19	13,316	0	127	64,820	22,649	27,119	0	0	128,031	783
Rest of West Berkshire										
2014/15	22,133	22,787	2,086	6,656	25,287	1,818	0	0	80,767	0
2015/16	3,439	16,907	3,910	5,992	24,362	798	0	0	55,408	0
2016/17	3,270	0	2,988	5,992	29,534	5,215	0	0	46,999	0
2017/18	2,311	0	2,988	5,992	20,558	5,695	1,054	3,519	42,117	0
2018/19	2,286	0	2,798	218	24,853	4,104	215	3,519	37,993	0
West Berkshire Total										
2014/15	34,765	22,787	2,086	71,476	42,871	15,441	0	0	189,427	1,031
2015/16	13,810	16,907	3,910	70,812	41,446	19,176	0	0	166,061	1,031
2016/17	15,927	0	2,988	72,199	47,523	22,031	0	0	160,668	1,036
2017/18	12,793	0	2,988	70,812	38,547	17,293	1,054	3,519	147,006	1,852
2018/19	15,668	0	2,925	65,038	47,502	31,223	215	3,519	166,090	1,852

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

3 Business Development and Town Centres

Table 3.9 Outstanding employment floorspace (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/ B8*	Total	Mix of B-class uses & other uses*
Newbury Town Centre Commercial Area										
2014/15	-15,206	0	0	0	0	0	0	0	-15,206	248
2015/16	-10,392	0	0	0	0	0	0	0	-10,392	248
2016/17	-10,774	0	0	0	0	0	0	0	-10,774	253
2017/18	-7,267	0	0	0	0	0	0	0	-7,267	899
2018/19	-18,995	0	0	0	0	0	0	0	-18,995	899
Newbury/Thatcham Area (excl. Newbury Town Centre Commercial Area)										
2014/15	-20,549	0	-2,964	62,810	15,118	11,609	0	0	66,024	783
2015/16	-21,672	0	-1,904	62,810	9,360	15,188	0	0	63,782	783
2016/17	-12,984	0	-1,974	64,197	10,265	12,913	0	0	72,417	783
2017/18	-16,710	0	-219	62,810	15,270	10,353	0	0	71,504	783
2018/19	-22,884	0	-1,429	62,810	20,333	26,543	0	-1,085	84,288	783
Rest of West Berkshire										
2014/15	10,221	22,787	1,698	6,656	25,287	144	0	0	66,793	0
2015/16	1,656	16,907	2,200	5,992	24,362	-1,275	0	0	49,842	0
2016/17	-99	0	436	5,992	29,102	3,142	0	0	38,573	0
2017/18	-2,074	0	1,456	5,992	19,648	-3,925	132	3,519	24,748	0
2018/19	-1,694	0	2,416	218	19,981	-6,058	215	3,519	18,596	0
West Berkshire Total										
2014/15	-25,534	22,787	-1,266	69,466	40,405	11,753	0	0	117,611	1,031
2015/16	-30,408	16,907	296	68,802	33,722	13,913	0	0	103,232	1,031
2016/17	-23,857	0	-1,538	70,189	39,367	16,055	0	0	100,216	1,036
2017/18	-26,050	0	1,237	68,802	34,918	6,428	132	3,519	88,986	1,682
2018/19	-43,573	0	987	63,028	40,314	20,485	215	2,434	83,890	1,682

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

3.10 Outstanding commitments are those which have grant of planning permission, but have not yet to be built out. Table 3.8 shows outstanding commitments (gross floorspace in sq.m.) and Table 3.9 shows outstanding commitments (net change in floorspace in sq.m.) for business uses between 2014/15 and 2018/19.

Business Development and Town Centres 3

Policy Effectiveness: There is no evidence to suggest that policies have been ineffective in encouraging a diverse employment base. There was a decrease in B-use class completions in 2018/19 (the reasons for which are outlined in paragraph 3.5 above) compared to 2017/18, whilst outstanding commitments continue to be high.

However, the loss of B1a office floorspace to residential continues to be an observed trend, with most of the conversions located within Newbury Town Centre Commercial Area.

The Council is preparing an Employment Land Review (ELR) that will form part of the evidence base for the West Berkshire Local Plan Review to 2036. The objectives of the ELR are threefold:

- An assessment of the future demand of employment floorspace;
- An assessment of the existing and committed future supply; and
- Identification of a floorspace / land requirement to address unmet need.

Actions Required: The West Berkshire Local Plan Review to 2036 is required to encourage a diverse economic base to meet existing and future requirements.

The current Local Plan outlines through policy CS9 of the Core Strategy that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus there is no need to plan for a net increase in employment land stock. However, the employment land requirement needs to be reviewed to look longer term in order to ensure the provision of sufficient employment land to support future growth in the district through to 2036.

The ELR, which is currently being prepared, will inform the preparation of the economic development and employment land policies that will be included in the West Berkshire Local Plan Review to 2036.

Significant Sustainability Effects: A strong diverse economy with a focus in the existing employment and urban areas is important for maintaining high and stable levels of economic growth and development.

3 Business Development and Town Centres

Employment completions and commitments on previously developed land

Indicator

Employment floorspace by type on previously developed land

Table 3.10 Employment floorspace completed on previously developed and greenfield land (gross, sq.m.) 2014/15 - 2018/19

Year		B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Employment floorspace completed on previously developed land									
2014/15	Gross	993	4,250	1,698	0	11,459	4,583	22,983	0
	%	100	100	100	100	100	100	100	0
2015/16	Gross	3,714	5,880	569	388	1,425	4,158	16,134	0
	%	96	100	100	100	100	97	98	
2016/17	Gross	600	0	1,044	0	370	4,979	6,993	0
	%	100	100	100	100	100	100	100	0
2017/18	Gross	4,550	0	3,083	1,387	6,756	6,273	22,049	995
	%	100	100	100	100	100	100	100	100
2018/19	Gross	1,070	2,698	1,073	0	948	5,338	11,128	0
	%	100	100	100	100	100	100	100	0
Employment floorspace completed on greenfield land									
2014/15	Gross	0	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0	0
2015/16	Gross	141	0	0	0	0	102	243	0
	%	4	0	0	0	0	2	1	0
2016/17	Gross	0	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0	0
2017/18	Gross	0	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0	0
2018/19	Gross	0	0	0	0	0	0	0	0
	%	0	0	0	0	0	0	0	0

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Table 3.11 Employment commitments on previously developed and greenfield land (net, sq.m.) 2014/15 - 2018/19

Year		B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/B8*	Total	Mix of B-class uses & other uses*
Outstanding employment floorspace on previously developed land											
2014/15	Gross	34,765	22,787	2,086	65,484	42,871	15,441	0	0	183,435	1,031
	%	100	100	100	92	100	100	0	0	97	100
2015/16	Gross	13,288	16,907	3,910	64,820	41,446	19,176	0	0	159,547	1,031
	%	96	100	100	92	100	100	0	0	96	100
2016/17	Gross	15,264	0	2,988	66,207	45,932	21,436	0	0	151,827	1,036
	%	96	100	100	92	97	97	0	0	94	100
2017/18	Gross	12,652	0	2,988	64,820	36,956	16,698	1,054	3,519	138,687	1,852
	%	99	100	100	92	96	97	100	100	94	100
2018/19	Gross	15,527	0	2,925	65,038	45,911	30,628	215	3,519	163,763	1,852
	%	99	100	100	100	97	98	100	100	99	100
Outstanding employment floorspace on greenfield land											
2014/15	Gross	0	0	0	5,992	0	0	0	0	5,992	0
	%	0	0	0	8	0	0	0	0	3	0
2015/16	Gross	522	0	0	5,992	0	0	0	0	6,514	0
	%	4	0	0	8	0	0	0	0	4	0
2016/17	Gross	663	0	0	5,992	1,591	595	0	0	8,841	0
	%	4	0	0	8	3		0	0	6	0
2017/18	Gross	141	0	0	5,992	1,591	595	0	0	8,319	0
	%	1	0	0	8	4		0	0	6	0
2018/19	Gross	141	0	0	0	1,591	595	0	0	2,327	0
	%	1	0	0	0	3		0	0	1	0

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Commentary

3.11 Table 3.10 and Table 3.11 illustrate the total amount and type of completed employment floorspace. They also show outstanding commitments (gross floorspace) on previously developed land. The figures illustrate that over 95% of employment completions and commitments were on previously developed land between 2014/15 and 2018/19.

3 Business Development and Town Centres

Policy Effectiveness: Majority of employment completions and commitments are developed on previously developed land suggests that that policies are effective.

Actions Required: The West Berkshire Local Plan Review to 2036 is required to continue the emphasis on prioritising development on previously developed land.

Significant Sustainability Effects: 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.

Business Development and Town Centres 3

Employment completions and commitments in Protected Employment Area

Indicator

Amount of floorspace developed for employment by type, in employment or regeneration areas

Table 3.12 Employment floorspace completed within Protected Employment Areas and Greenham Business Park (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Total completed employment floorspace within PEAs and Greenham Business Park								
2014/15	0	0	195	0	490	4,274	4,959	0
2015/16	1,650	0	374	0	500	2,930	5,454	0
2016/17	0	0	0	0	0	2,845	2,845	0
2017/18	3,728	0	2,300	1,387	0	5,818	13,233	180
2018/19	734	2,698	722	0	470	556	5,180	0
Total completed employment floorspace outside of PEAs and Greenham Business Park								
2014/15	993	4,250	1,503	0	10,969	309	18,024	0
2015/16	2,205	5,880	195	388	925	1,330	10,923	0
2016/17	600	0	1,044	0	370	2,134	4,148	0
2017/18	822	0	783	0	6,756	455	8,816	815
2018/19	336	0	351	0	478	4,782	5,948	0
West Berkshire Total								
2014/15	993	4,250	1,698	0	11,459	4,583	22,983	0
2015/16	3,855	5,880	569	388	1,425	4,260	16,377	0
2016/17	600	0	1,044	0	370	4,979	6,993	0
2017/18	4,550	0	3,083	1,387	6,756	6,273	22,049	995
2018/19	1,070	2,698	1,073	0	948	5,338	11,128	0

*Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

3 Business Development and Town Centres

Table 3.13 Employment floorspace completed within Protected Employment Areas and Greenham Business Park (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Total completed employment floorspace within PEAs and Greenham Business Park								
2014/15	-100	0	-1,599	0	490	1,231	22	0
2015/16	-1,945	0	374	0	244	2,930	1,603	0
2016/17	0	0	0	0	0	2,845	2,845	0
2017/18	772	0	-22	1,387	-6,841	3,160	-1,544	180
2018/19	734	2,698	-692	0	67	556	3,364	0
Total completed employment floorspace outside of any PEAs and Greenham Business Park								
2014/15	-2,057	4,250	1,447	0	901	-569	3,972	0
2015/16	-10,349	5,880	-4,090	388	925	-364	-7,611	0
2016/17	-2,321	0	809	0	370	2,134	992	0
2017/18	-7,638	0	-107	0	6,756	-1,970	-2,959	815
2018/19	-2,999	0	-609	0	478	4,782	1,653	0
West Berkshire Total								
2014/15	-2,157	4,250	-152	0	1,391	662	3,994	0
2015/16	-12,294	5,880	-3,716	388	1,169	2,566	-6,008	0
2016/17	-2,321	0	809	0	370	4,979	3,837	0
2017/18	-6,866	0	-129	1,387	-85	1,190	-4,503	995
2018/19	-2,265	2,698	-1,300	0	545	5,338	5,017	0

*Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Table 3.14 Outstanding employment floorspace within Protected Employment Areas and Greenham Business Park (gross, sq.m.) 2014/15 - 2017/18

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/B8*	Total	Mix of B-class uses & other uses*
Total amount of outstanding floorspace within PEAs and Greenham Business Park										
2014/15	29,429	0	549	70,812	17,584	13,233	0	0	131,607	0
2015/16	9,159	0	175	70,812	17,084	17,839	0	0	115,069	0
2016/17	10,875	0	0	72,199	17,989	16,277	0	0	117,340	0
2017/18	8,955	0	0	70,812	17,989	11,059	1,054	3519	113,388	0
2018/19	11,534	0	234	65,038	27,422	26,580	0	3519	134,327	0
Total amount of outstanding floorspace outside of any PEAs and Greenham Business Park										
2014/15	5,336	22,787	1,537	664	25,287	2,208	0	0	57,819	1,031
2015/16	4,651	16,907	3,735	0	24,362	1,337	0	0	50,992	1,031
2016/17	5,052	0	2,988	0	29,534	5,754	0	0	43,328	1,036
2017/18	3,838	0	2,988	0	20,558	6,234	0	0	33,618	1,852
2018/19	4,134	0	2,691	0	20,080	4,643	215	0	31,763	1,852
West Berkshire Total										
2014/15	34,765	22,787	2,086	71,476	42,871	15,441	0	0	189,427	1,031
2015/16	13,810	16,907	3,910	70,812	41,446	19,176	0	0	166,061	1,031
2016/17	15,927	0	2,988	72,199	47,523	22,031	0	0	160,668	1,036
2017/18	12,793	0	2,988	70,812	38,547	17,293	1,054	3,519	147,006	1,852
2018/19	15,668	0	2,925	65,038	47,502	31,223	215	3,519	166,090	1,852

*Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

3 Business Development and Town Centres

Table 3.15 Outstanding employment floorspace within Protected Employment Areas and Greenham Business Park (net, sq.m.) 2014/15 - 2017/18

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/B8*	Total	Mix of B-class uses & other uses*
Total amount of outstanding floorspace within PEAs and Greenham Business Park										
2014/15	17,337	0	549	68,802	16,047	11,988	0	0	114,723	0
2015/16	6,840	0	175	68,802	10,289	14,649	0	0	100,755	0
2016/17	219	0	-1,022	70,189	11,194	12,374	0	0	92,954	0
2017/18	-4,017	0	-219	68,802	16,199	817	132	3,519	85,233	0
2018/19	-11,105	0	-1,322	63,028	22,409	17,007	0	2,434	92,451	0
Total amount of outstanding floorspace outside of any PEAs and Greenham Business Park										
2014/15	-42,871	22,787	-1,815	664	24,358	-235	0	0	2,888	1,031
2015/16	-37,248	16,907	121	0	23,433	-736	0	0	2,477	1,031
2016/17	-24,076	0	-516	0	28,173	3,681	0	0	7,262	1,036
2017/18	-22,034	0	1,456	0	18,719	5,611	0	0	3,752	1,682
2018/19	-32,468	0	2,309	0	17,905	3,478	215	0	-8,561	1,682
West Berkshire Total										
2014/15	-25,534	22,787	-1,266	69,466	40,405	11,753	0	0	117,611	1,031
2015/16	-30,408	16,907	296	68,802	33,722	13,913	0	0	103,232	1,031
2016/17	-23,857	0	-1,538	70,189	39,367	16,055	0	0	100,216	1,036
2017/18	-26,050	0	1,237	68,802	34,918	6,428	132	3,519	88,986	1,682
2018/19	-43,573	0	987	63,028	40,314	2,0485	215	2,434	83,890	1,682

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Commentary

3.12 Table 3.12 and Table 3.13 show the amount and type of completed employment floorspace within the Protected Employment Areas (PEAs) that are designated in the Local Plan. A detailed breakdown of completions in each PEA and at Greenham Business Park are included in Appendix A. Whilst Greenham Business Park is not a designated PEA, saved policy ECON.6 of the West Berkshire District Local Plan 1991-1996 supports proposals for industrial, distribution, and storage space, therefore development at this location is also monitored.

3.13 The figures show there were a limited number of gross completions and a continuing net loss of employment floorspace completions within Newbury Town Centre Commercial Area and the wider Newbury/Thatcham area.

3.14 Table 3.12 show that although there was an increasing trend to develop employment floorspace within PEAs and Greenham Business Park between 2014/15 and 2018/19, there were still a limited number of total gross employment completions within these areas (average of 40% between 2014/15 and 2018/19) compared to the rest of West Berkshire District (an average of 60% between 2014/15 and 2018/19).

3.15 It is worth noting that there were several employment completions at the Atomic Weapons Establishments (AWE) in Aldermaston and Burghfield between 2014/15 and 2018/19, and these completions significantly contributed to the gross employment completions outside PEAs. In 2014/15, there was 4,250 sq.m. of B1b development at AWE

Business Development and Town Centres 3

Aldermaston, with a further 9,675 sq.m of B2 development at AWE Burghfield. In 2015/16 there was 5,880 sq.m. of B1b development at AWE Aldermaston. The Local Plan identifies that business development will be supported on those sites as they are seen as strategically important for the District's economy.

3.16 Table 3.14 and Table 3.15 show the amount and type of outstanding employment commitments both within and outside of PEAs and Greenham Business Park.

3.17 Table A.5 of Appendix A 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 Greenham Business Park is designated for industrial, distribution and storage uses, with some sporting and recreational use.

Policy Effectiveness: The current policy allows for some economic development on existing employment sites, particularly on those sites seen as strategically important for the District's economy including Greenham Business Park, Vodafone HQ and the Atomic Weapons Establishment, outside of designated Protected Employment Areas.

Actions Required: The West Berkshire Local Plan Review to 2036 will need to continue the emphasis of focusing business development within PEAs, as well as continuing to encourage a diverse economic base. A review of the role and function of PEAs as part of the Employment Land Review (one of the evidence base documents for the West Berkshire Local Plan Review to 2036) will assist in strengthening the role and status of these areas.

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

3 Business Development and Town Centres

Losses of Employment Land

Indicators

- Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.
- Amount of employment land lost to residential development.

Table 3.16 Losses of office (B1a) floorspace to residential (C3) use through Prior Approval Process 2014/15 - 2018/19

Year	Number of prior approval applications submitted			Completions			Outstanding		
	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)
2014/15	16	165	9,718	9	44	3,374	18	196	11,565
2015/16	16	51	4,033	10	112	5,809	24	135	9,789
2016/17	13	217	9,946	9	43	2,815	26	303	16,605
2017/18	9	165	11,880	6	43	2,460	24	369	21,976
2018/19	8	354	21,190	6	43	1,774	26	680	41,393

Source: *Employment Commitments and Housing Commitments Data 2015-2019, West Berkshire Council*

Commentary

3.18 The Government can, under the Town and Country Planning Act 1990, grant deemed planning permission for specific types of development or changes of use. This is known as a permitted development right and it means that a developer in these instances would not be required to have express planning permission for such development or change of use.

3.19 A temporary permitted development right for the change of use of offices (B1a) to residential (C3) was granted in May 2013. It became permanent in May 2016. Such a change of use is subject to 'prior approval' meaning that an application is required to assess the impacts and risks of the proposal, namely contamination, flood risk, transport and highways impacts.

3.20 As set out in paragraph 3.9, much of the B1a floorspace losses in the District have been to residential. It is notable that this trend has accelerated since the office to residential permitted development change became permanent in May 2016. Between 2014/15 and 2018/19, a total of 16,232 sq.m. (net completions) of B1a office floorspace was lost as a result of the changes to permitted development. There was also 41,393 sq.m. (net outstanding) of B1a office floorspace with planning permission from office to residential use in 2018/19.

Business Development and Town Centres 3

Table 3.17 Losses of office (B1a) floorspace to residential (C3) use through the Prior Approval Process 2014/15 - 2018/19

Year	Number of prior approval applications submitted			Completions			Outstanding		
	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)	No. of sites	No. of units	Net losses of employment floorspace (sq.m.)
Newbury									
Hambridge Road and Lane Protected Employment Area (PEA)									
2014/15	1	2	100	1	2	100	0	0	0
2015/16	3	19	1,450	1	1	109	2	18	1,341
2016/17	5	107	6,194	0	0	0	7	125	7,535
2017/18	1	24	2,004	0	0	0	8	149	9,538
2018/19	0	0	0	0	0	0	8	149	9,538
London Road Industrial Estate PEA									
2014/15	1	28	1,334	0	0	0	1	28	1,334
2015/16	0	0	0	1	28	1334	0	0	0
2016/17	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	0	0	0	0	0
Newbury Business Park PEA									
2014/15	0	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0	0
2017/18	2	120	8,396	0	0	0	2	120	8,396
2018/19	2	135	6,525	0	0	0	4	255	1,4921
Newbury Town Centre Commercial Area									
2014/15	9	110	5,729	5	31	2,156	9	132	7,616
2015/16	5	13	1,182	3	61	2,714	11	84	6,084
2016/17	3	71	1,775	5	31	1,990	9	124	5,869
2017/18	0	0	0	1	4	395	4	72	1,858
2018/19	2	197	13,345	1	27	590	5	242	14,613
Thatcham									
Thatcham Town Centre Commercial Area									
2014/15	0	0	0	1	2	118	1	8	432
2015/16	1	1	61	1	1	61	1	8	432
2016/17	0	0	0	0	0	0	1	8	432
2017/18	1	1	49	0	0	0	1	1	49
2018/19	0	0	0	0	0	0	1	1	49

3 Business Development and Town Centres

Year	Number of prior approval applications submitted			Completions			Outstanding		
	No. of sites	No. of units	Net losses of employment floorspace (sqm)	No. of sites	No. of sites	Net losses of employment floorspace (sqm)	No. of sites	No. of units	Net losses of employment floorspace (sqm)
Hungerford									
Hungerford Town Centre Commercial Area									
2014/15	0	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0
2018/19	1	1	120	1	1	120	0	0	0
Pangbourne									
Pangbourne Town Centre Commercial Area									
2014/15	1	1	74	1	1	74	0	0	0
2015/16	3	11	583	0	0	0	3	11	583
2016/17	0	0	0	2	10	547	1	1	37
2017/18	0	0	0	0	0	0	1	1	37
2018/19	0	0	0	0	0	0	1	1	37
Theale									
Theale Town Centre Commercial Area									
2014/15	0	0	0	0	0	0	0	0	0
2015/16	2	3	568	1	2	109	1	1	459
2016/17	0	0	0	0	0	0	1	1	459
2017/18	1	10	900	0	0	0	2	11	1,359
2018/19	1	9	410	2	10	869	1	10	900
Beenham									
Beenham Industrial Area PEA									
2014/15	1	10	1,034	0	0	0	1	10	1,034
2015/16	0	0	0	1	10	1,034	0	0	0
2016/17	1	3	112	0	0	0	1	3	112
2017/18	0	0	0	1	3	112	0	0	0
2018/19	1	11	698	0	0	0	1	11	698
Rest of West Berkshire District (outside of any PEAs and Town Centre Commercial Areas)									
2014/15	3	14	1,447	1	8	926	6	18	1,149
2015/16	2	4	188	2	9	447	6	13	891
2016/17	4	36	1,865	2	2	278	6	41	2,161
2017/18	4	10	532	4	36	1,953	6	15	740
2018/19	1	1	92	2	5	195	5	11	637

Business Development and Town Centres 3

Year	Number of prior approval applications submitted			Completions			Outstanding		
	No. of sites	No. of units	Net losses of employment floorspace (sqm)	No. of sites	No. of units	Net losses of employment floorspace (sqm)	No. of sites	No. of units	Net losses of employment floorspace (sqm)
West Berkshire Total									
2014/15	16	165	9,718	9	44	3,374	18	196	11,565
2015/16	16	51	4,033	10	112	5,809	24	135	9,789
2016/17	13	217	9,946	9	43	2,815	26	303	16,605
2017/18	9	165	11,880	6	43	2,460	24	369	21,976
2018/19	8	354	21,190	6	43	1,774	26	680	41,393

Source: Employment Commitments and Housing Commitments Data 2015-2019, West Berkshire Council

Commentary

3.21 Table 3.17 shows the amount of floorspace that has been lost change of use from an office (B1a) to residential use within each Protected Employment Areas and Town Centre Commercial Areas. The majority of prior approvals continue to be within Newbury Town Centre.

3.22 From 2014/15 to 2018/19, a total of 7,845 sqm (net completions) of B1a office space has been lost to residential use within Newbury Town Centre, creating 154 residential units. There was also 14,613 sq.m. (net outstanding) of B1a office floorspace with planning permission from office to residential use within Newbury town centre in 2018/19.

Policy Effectiveness: The Employment Land Assessment highlights the need to protect the District's quantity of employment land, particularly office space and provides a picture of future employment land supply and demand. The changes to permitted development will impact on the effectiveness of these local policies and their effect will need to be monitored.

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

Significant Sustainability Effects: 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.

3 Business Development and Town Centres

Town Centres

Context

3.23 The Core Strategy identifies six town and district centres: the major town centre of Newbury, which is the principal shopping and leisure destination in the District, the smaller town centres of Thatcham and Hungerford, and the three district centres of Lambourn, Pangbourne and Theale. The Core Strategy seeks to encourage mixed uses in existing town and district centres (within the defined town centre commercial boundary) and protect the vitality of the primary shopping areas. Core Strategy policy CS11 sets out a hierarchy of centres which defines each centre according to their scale, character and role within the District.

3.24 At present Lambourn, although defined as a district centre given its role and function, does not have a town centre commercial boundary, and is therefore not recorded in Table 3.19 and Table 3.20. The designation of town, district and local centres will be reviewed through the West Berkshire Local Plan Review to 2036.

3.25 The completion of the Parkway scheme in 2011/12 has significantly boosted the retail offer within Newbury town centre. The Newbury Vision document 'Newbury 2026', published in October 2014, sets out the long term vision for Newbury and its role in supporting business, enterprise and industry into a productive, growing and dynamic local economy. The retail offer of Newbury plays an important role in the local economy particularly since the opening of Parkway in 2011. The areas of Bartholomew Street South and Cheap Street also make an important contribution to the vitality of the centre through the provision of premises for smaller independent businesses. These areas should continue to provide opportunities for a range of uses to support the core Town Centre and local residents.

3.26 The Western Berkshire Retail and Commercial Assessment 2016 sets out the need for retail and commercial leisure uses. For West Berkshire, it identifies the following:

Table 3.18 Summary of quantitative 'need', 2026 and 2036

Comparison goods need		Convenience good need	
2026 (sq.m net, rounded)	2036 (sq.m net, rounded)	2026 (sq.m net, rounded)	2036 (sq.m net, rounded)
6,400	25,600	-2,700	-2,100

3.27 In respect of leisure, the study identifies that there is the potential in West Berkshire for a small-scale 'boutique' cinema provision in Newbury and/or Hungerford.

3.28 The National Planning Policy Framework defines main town centre uses as including: retail (A1), offices (B1a), financial and professional services (A2), entertainment (A3 food and drink, A4 drinking establishments and A5 hot food takeaways), leisure (D2 assembly and leisure), and tourism development (C1 hotels). The tables throughout this section outline the breakdown for main town centre uses.

3 Business Development and Town Centres

Table 3.19 Floorspace completed for town centre uses (gross, sq.m.) 2014/15 - 2018/19

Year	A1 Shops	A1/A3*	A2 Financial and Professional Services	A3 & A4 & A5 Food & Drink	B1a Offices	C1 Hotels	D2 Leisure	A3/D2*	Total
Total floorspace for town centre uses completed within Town Centre Commercial Areas									
2014/15	218	0	499	319	353	0	0	0	1,389
2015/16	0	0	0	0	1,864	1,356	154	0	3,374
2016/17	0	0	0	211	600	0	0	0	811
2017/18	0	0	0	134	0	3,636	204	0	3,974
2018/19	371	0	0	1,369	124	0	0	0	1,864
Newbury/Thatcham Area (excl. Town Centre Commercial Areas)									
2014/15	465	0	0	0	0	1,882	1,060	0	3,407
2015/16	0	0	0	0	1,500	1,965	1326	0	4,791
2016/17	0	0	0	0	0	0	26,000	0	26,000
2017/18	0	0	0	385	3,728	0	115	0	4,228
2018/19	0	0	0	468	571	0	923	0	1,962
Rest of West Berkshire District (excl. Town Centre Commercial Areas)									
2014/15	0	0	0	1,000	640	2,851	275	0	4,766
2015/16	39,676	0	0	150	491	1,364	461	0	42,142
2016/17	136	0	0	0	0	1,225	3,596	0	4,957
2017/18	2,432	0	0	141	822	1,225	2,112	0	6,732
2018/19	3,749	0	0	82	375	673	155	0	5,033
West Berkshire Total									
2014/15	683	0	499	1,319	993	4,733	1,335	0	9,562
2015/16	39,676	0	0	150	3,855	4,685	1,941	0	50,307
2016/17	136	0	0	211	600	1,225	29,596	0	31,768
2017/18	2,432	0	0	660	4,550	4,861	2,431	0	14,934
2018/19	4,120	0	0	1,919	1,070	673	1,078	0	8,860

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Table 3.20 Floorspace completed for town centre uses (net, sq.m.) 2014/15 - 2018/19

Year	A1 Shops	A1/A3*	A2 Financial & Professional Services	A3 & A4 & A5 Food & Drink	B1a Offices	C1 Hotels	D2 Leisure	A3/D2*	Total
Newbury Town Centre Commercial Area									
2014/15	-434	0	-576	174	-1,237	0	0	0	-2,073
2015/16	-154	0	-418	0	-5,835	1,356	154	0	-4,897
2016/17	-422	0	0	211	-1,664	0	-300	0	-2,175
2017/18	-139	0	-338	134	-5,603	3,636	204	0	-2,105
2018/19	-2,609	0	-124	333	-1,559	0	0	0	-3,959
Thatcham Town Centre Commercial Area									
2014/15	0	0	0	0	-118	0	0	0	-118
2015/16	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	-104	0	0	0	-104
2017/18	0	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	-112	0	0	0	-112
Hungerford Town Centre Commercial Area									
2014/15	0	0	0	0	-316	0	0	0	-316
2015/16	0	0	0	0	-427	0	0	0	-427
2016/17	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0
2018/19	-241	0	0	241	-120	0	0	0	-120
Pangbourne Town Centre Commercial Area									
2014/15	-425	0	0	145	0	0	0	0	-280
2015/16	-137	0	0	0	0	0	0	0	-137
2016/17	0	0	0	0	0	0	0	0	0
2017/18	95	0	-119	0	-547	0	0	0	-571
2018/19	0	0	0	0	0	0	0	0	0
Theale Town Centre Commercial Area									
2014/15	0	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	-109	0	0	0	-109
2016/17	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	-1,094	0	0	0	-1,094

3 Business Development and Town Centres

Table 3.20 Floorspace completed for town centre uses (net, sq.m.) 2014/15 - 2018/19

Year	A1 Shops	A1/A3*	A2 Financial & Professional Services	A3 & A4 & A5 Food & Drink	B1a Offices	C1 Hotels	D2 Leisure	A3/D2*	Total
Total completed town centre uses within Town Centre Commercial Areas									
2014/15	-859	0	-576	319	-1,670	0	0	0	-2,786
2015/16	-291	0	-418	0	-6,371	1,356	154	0	-5,571
2016/17	-422	0	0	211	-1,768	0	-300	0	-2,279
2017/18	-44	0	-457	134	-6,149	3,636	204	0	-2,676
2018/19	-2,850	0	-124	574	-2,885	0	0	0	-5,285
Newbury/Thatcham Area (excl. Town Centre Commercial Areas)									
2014/15	-100	0	0	-348	-936	1,882	1,060	0	1,558
2015/16	0	0	0	0	-2,233	1,965	1,326	0	1,058
2016/17	0	0	0	0	-500	0	14,824	0	14,324
2017/18	-54	-159	0	-601	759	0	115	0	60
2018/19	-238	0	0	468	479	0	923	0	1,632
Rest of West Berkshire District (excl. Town Centre Commercial Areas)									
2014/15	-97	0	0	-1,131	449	1,661	275	0	1,157
2015/16	24,754	0	-146	-147	-3,690	1,364	-5,764	0	16,371
2016/17	136	0	0	0	-53	1,225	3,596	0	4,904
2017/18	2,251	0	-540	-707	-1,475	1,225	1,706	636	3,096
2018/19	1,535	0	0	-588	141	673	155	0	1,916
West Berkshire Total									
2014/15	-1,056	0	-576	-1,160	-2,157	3,543	1,335	0	-71
2015/16	24,463	0	-565	-147	-12,294	4,685	-4,284	0	11,858
2016/17	-286	0	0	211	-2,321	1,225	18,120	0	16,949
2017/18	2,153	-159	-997	-1,174	-6,866	4,861	2,025	636	480
2018/19	-1,553	0	-124	453	-2,265	673	1,078	0	-1,737

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

Business Development and Town Centres 3

Commentary

3.29 Retail completions across West Berkshire between 2014/15 and 2018/19 have continued to decline, and there has been a continuing net loss of A1 floorspace within Town Centre Commercial Areas, particularly in Newbury Town Centre Commercial Area. In 2018/19 there was a mixed-use redevelopment in Bartholomew Street that attributed to the net loss of 2,095 sq.m. of A1 retail floorspace in Newbury Town Centre Commercial Area.

3.30 Of the 47,047 sq.m. (gross) of A1 retail floorspace completed between 2014/15 and 2018/19, only 1.3% was within Town Centre Commercial Areas. It should be noted that in 2015/16 there was a major retail development in Tilehurst (IKEA) that attributed to the gain of 39,332 sq.m. (gross) of A1 retail floorspace outside of Town Centre Commercial Areas.

3.31 There has been a continuing net loss of A2 and B1a floorspace between 2014/15 to 2018/19, both within and outside of Town Centre Commercial Areas. In addition, there has been a decrease in the amount of floorspace completed for C1 hotels and D2 leisure uses in 2018/19 when compared to 2017/18.

3.32 Table 3.21 sets out the level of development activity for town centre uses within Newbury town centre since the start of the Core Strategy plan period (2006/07 - 2018/19).

Table 3.21 Floorspace completed for town centre uses within Newbury Town Centre Commercial Area 2006/07 - 2018/19

Newbury Town Centre Commercial Area		A1 Shops	A2 Financial & Professional Services	A3 & A4 & A5 Food & Drink	B1a Offices	C1 Hotels	D2 Leisure	Total
2006/07	Gross	362	840	N/A	471	N/A	0	1,673
	Net	0	0	N/A	0	N/A	0	0
2007/08	Gross	367	704	N/A	0	N/A	0	1,071
	Net	-1,828	704	N/A	-1,023	N/A	0	-2,147
2008/09	Gross	250	0	N/A	0	N/A	231	481
	Net	-2,457	0	N/A	-2,305	N/A	231	-4,531
2009/10	Gross	234	0	N/A	0	N/A	2,000	2,234
	Net	197	0	N/A	-3,157	N/A	2,000	-960
2010/11	Gross	114	131	N/A	0	N/A	0	245
	Net	-269	131	N/A	-544	N/A	0	-682
2011/12	Gross	27,809	0	N/A	0	N/A	105	27,914
	Net	27,809	-381	N/A	-98	N/A	105	27,435
2012/13	Gross	3,622	128	N/A	0	N/A	0	3,750
	Net	3,074	24	N/A	-235	N/A	0	2,863
2013/14	Gross	78	0	N/A	0	N/A	2,048	2,126
	Net	-1,184	-398	N/A	-1,423	N/A	1,880	-1,125
2014/15	Gross	218	499	174	353	0	0	1,244
	Net	-434	-576	174	-1,237	0	0	-2,073
2015/16	Gross	0	0	0	1,864	1,356	154	3,374
	Net	-154	-418	0	-5,835	1,356	154	-4,897
2016/17	Gross	0	0	211	600	0	0	811
	Net	-422	0	211	-1,664	0	-300	-2,175
2017/18	Gross	0	0	134	0	3,636	204	3,974
	Net	-139	-338	134	-5,603	3,636	204	-2,105
2018/19	Gross	371	0	1,128	124	0	0	1,623
	Net	-2,609	-124	333	-1,559	0	0	-3,959
Total	Gross	33,425	2,302	1,647	3,412	4,992	4,742	50,520
2006/07 - 2018/19	Net	21,585	-1,376	852	-24,683	4,992	4,274	5,644

* Unable to disaggregate floorspace by use class

Source: Employment Commitments Data 2015-2019, West Berkshire Council

3 Business Development and Town Centres

3.33 Entertainment uses (A3 food and drink, A4 drinking establishments and A5 hot food takeaways) and tourism development (C1 hotels) have only been monitored since 2014/15, so figures for previous years were not available in this report.

3.34 It is evident from Table 3.21 that Newbury Town Centre Commercial Area has seen an overall net gain in town centre uses of 5,644 sqm. There has been a net loss of 24,683 sqm of B1a office floorspace within the Newbury Town Centre Commercial Area since the start of the plan period. To ensure that the vitality and viability of Newbury town centre is maintained in the longer term and in accordance with national policy guidance, new office development should be promoted in town centre locations. The effect of recent changes to permitted development allowing conversion of offices to residential use without the need for planning permission will need to be monitored regularly.

Policy Effectiveness: Current economic conditions have seen office development decrease over the plan period. With the development of Parkway, Newbury Town Centre Commercial Area remains vibrant.

Actions Required: Encourage the retention of B1a office floorspace in town centres through the West Berkshire Local Plan Review to 2036.

Significant Sustainability Effects: Additional retail and leisure floorspace enhances consumer choice and promotes competition within the retail and 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.

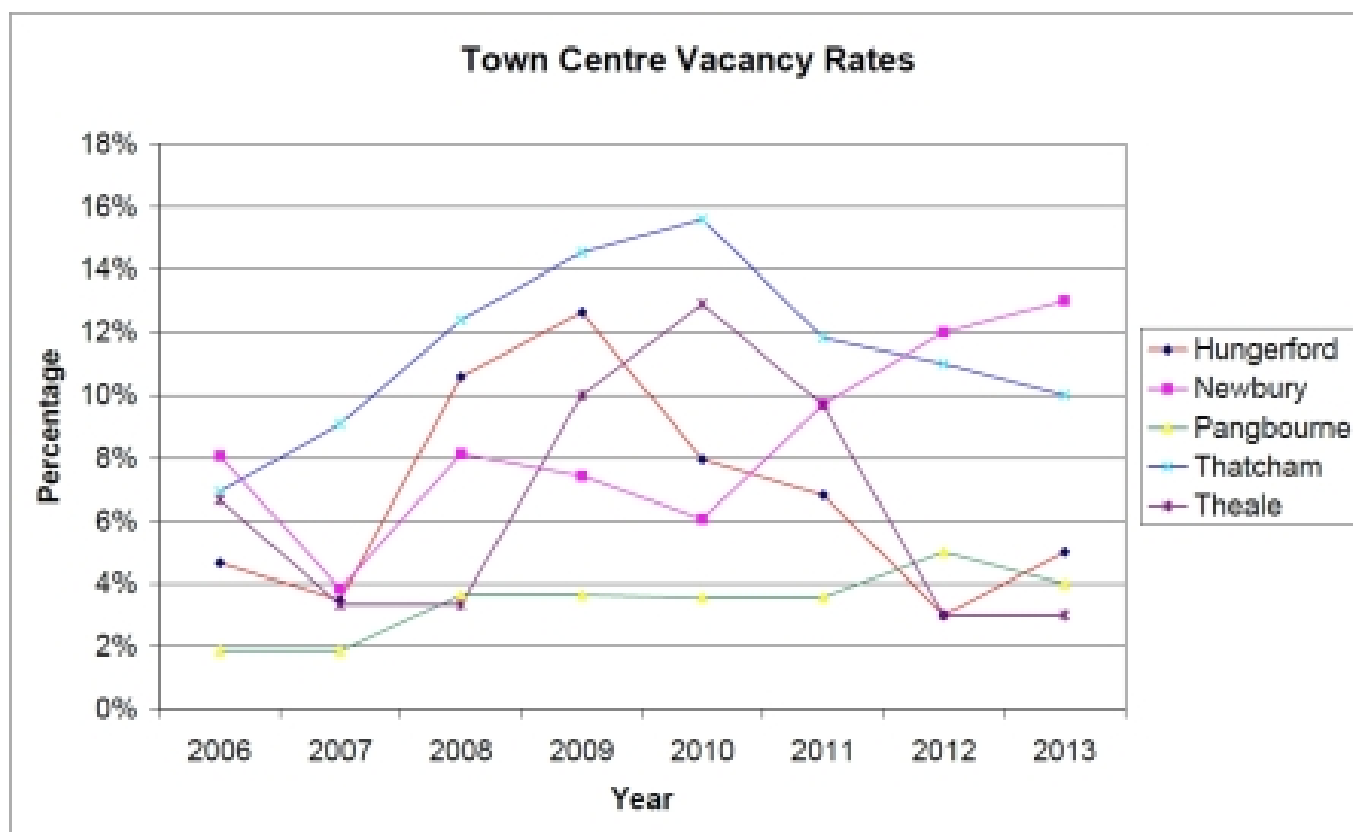
Business Development and Town Centres 3

Vacant retail units in town centres

Indicator

Amount of vacant retail units in town centres

Figure 3.1



Commentary

3.35 The graph above shows vacancy rates in the retail centres of the District with town centre commercial area boundaries from 2006 to 2013. Due to resource issues, the Council has not been able to monitor the town centre vacancy rates since 2013.

3.36 Vacancy rates within these centres have continued to be low over the past year. The slight increase in the percentage of vacant units in Newbury is partly due to the development of approximately 40 units in the 'Parkway' development.

3.37 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.

3.38 Vacancy rates for Lambourn, Mortimer and Kintbury over the period 2006 – 2013 are set out in Appendix B of this document. Vacancy rates in these centres are low but are based on only a small number of units.

3.39 Vacancies recorded are for retail units (use classes A1 to A5) plus other appropriate town centre uses (such as use classes D1, D2 and sui generis).

3 Business Development and Town Centres

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 Local Plan Review should reflect the NPPF and the role of town centres as a focus for 'town centre uses' which are wider than just retail.

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

The Environment

Table 4.1 The Environment: Objectives

<p>Sustainable Community Strategy Strategic Aims:</p> <p>Reduce the carbon footprint of the District</p> <p>Increase the use of local food and resources</p> <p>Improve the health and wellbeing of local people</p>
<p>Core Strategy Strategic Objectives:</p> <p>To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.</p> <p>To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.</p> <p>To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic 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>

Table 4.2 The Environment: Indicators and Policies

Indicators	West Berkshire District Local Plan Policies	West Berkshire adopted Core Strategy (July 2012) Policies
Change in areas of biodiversity importance Condition of SSSIs Distribution and status of selected species		CS17: Biodiversity and geodiversity
Number of listed buildings, scheduled monuments, battlefields and registered parks and gardens at risk The total number of conservation areas with an up-to-date Conservation Area Appraisal		CS19: Historic environment and landscape character
Amount of eligible open spaces managed to Green Flag Award Standards	RL.1: Public Open Space Provision in Residential Development Schemes RL.3: The Selection of Public Open Space and Recreation Sites	CS19: Green infrastructure
Renewable Energy Generation		CS16: Renewable, low and zero carbon energy

4 The Environment

BIODIVERSITY AND GEODIVERSITY

Context

4.1 West Berkshire supports both a rich and diverse range of biodiversity and geodiversity which make a positive contribution to the overall quality of life and sense of place for residents and visitors in both urban and rural areas.

4.2 The most important sites for biodiversity and geodiversity receive statutory protection under international and national legislation. The District also has a large number of sites designated for their local conservation importance.

4.3 This section of the report takes into account the latest available public data from related bodies i.e. Thames Valley Environmental Records Centre (TVERC), Department for Environment, Food and Rural Affairs (DEFRA) and Natural England.

Indicator

Change in areas of biodiversity importance

Changes in areas designated for their intrinsic environmental value

Table 4.3 Areas Designated for their Intrinsic Environmental Value

	No. of Sites	Area in hectares (2016/17)	Area in hectares (2017/18)	As % of West Berkshire	Details of change
Special Areas of Conservation (SACs)	3	154.04	154.04	0.22	None - stable
Special Protection Areas (SPAs)	0	0	0	0	None - stable
Sites of Special Scientific Interest (SSSIs)	50	1406.31	1406.31	1.92	None - stable
Local Wildlife Sites (LWS)	481	7568.00	7743.00	11.00	Increase in hectares
Local Geological Sites (LGS)	9	161.00	161.00	0.21	None - stable
Local Nature Reserves (LNR)	3	67.31	67.31	0.10	None - stable

Source: TVERC Biodiversity Annual Monitoring Report 2017/18 (most recent revisions available from TVERC)

4.4 There has been no change in the area of sites of international and national significance i.e. SACs, and SPAs since 2008. The area of Local Wildlife Sites (LWS) has increased by 175 hectares in 2017/18.

Commentary

4.5 The purpose of this indicator is to show losses or additions to biodiversity habitat. Areas of biodiversity importance should be recognised in the Development Plan for their intrinsic environmental value in the form of an analysis of sites of international, national, regional and local significance.

Change in area of UK BAP Priority Habitat

Table 4.4 UK BAP Priority Habitats in West Berkshire

UK BAP priority habitat type	Area (ha) 2015/16	Area (ha) 2016/17
Arable field margins	Not known	Not known
Coastal & floodplain grazing marsh	1374	1220
Eutrophic standing waters	461	460
Hedgerows	Not known	Not known
Lowland beech and yew woodland	229	260
Lowland calcareous grassland	178	192
Lowland dry acid grassland	19	30
Lowland fens	46	35
Lowland heathland	162	162
Lowland meadows	137	136
Lowland mixed deciduous woodland	5021	4971
Lowland wood pasture and parkland	501	480
Mesotrophic lakes	3	3
Oligotrophic and dystrophic lakes	0	0
Open mosaic habitats on previously developed land	9	39
Ponds	2	2
Purple moor grass and rush pastures	0	0
Reedbeds	38	38
Rivers	137	38
Traditional orchards	54	43
Wet woodland	299	291
Total area of BAP priority habitat	8584	8400

Source: TVERC Biodiversity Annual Monitoring Report 2017/18 (most recent revisions available from TVERC)

4.6 The total area of UK Biodiversity Action Plan (BAP) priority habitat in the District has been calculated at 8,400 ha in 2016-17. The extent of individual BAP priority habitats in West Berkshire is given in Table 4.4. The changes largely represent an improved understanding of the habitat resource in West Berkshire, rather than the creation or loss of habitat.

Commentary

4.7 As in previous years, changes to last year's figures generally represent improvements in our knowledge of the existing habitat resource rather than an actual, on the ground change in the extent of the habitat. Tabulated data represent a refinement of the baseline position as new mapping of site survey data is undertaken and the re-interpretation of existing mapping (based on expert knowledge and technical mapping methodology issues) has taken place. This has resulted in relatively minor changes in some of the habitat resource both at a local and a county level.

4 The Environment

4.8 The slight changes in habitat area of lowland dry acid grassland, lowland mixed deciduous woodland, wet woodland and lowland wood pasture and parkland was due to reclassification of habitats following additional survey data.

Proportion of Local Sites where positive conservation management has been or is being implemented

Table 4.5 Proportion of Local Sites where positive conservation management has been or is being implemented

West Berkshire	Total of sites	Sites qualifying under Criteria				Total	SDL 160
		1	2	3	4		
2017/18	467	61	309	25	13	325	70%
2016/17	467	73	352	37	13	364	78%
2015/16	474	43	321	36	17	332	70%
2014/15	473	42	291	34	18	303	64%
Berkshire total 2017/18	738	156	401	110	56	482	65%

Source: Single Data List 160 Improved Local Biodiversity in Berkshire 2014/15 - 2017/18 from TVERC (most recent revisions available from TVERC)

The qualifying criteria is listed below which is derived from DEFRA 2008 guidance:

1 = site management plan

2 = management schemes - agri-environment or conservation management agreement or scheme

3 = relevant Biodiversity Action Plan (including habitat action plan, species action plan or local biodiversity action plan). Where a site is designated primarily for its geological features, the recommended management activity may be defined within a site specific management plan or, more broadly, within a Local Geodiversity Action Plan

4 = management guidance and advice

Commentary

4.9 This indicator calculates the number of Local Wildlife Sites and Local Geological Sites that can be said to be in or have been in positive conservation management from 2014/15 to 2017/18. In Berkshire, a site was considered to be in positive management if at least 50% of the site was being managed in a way that protected or enhanced the biological or geological interest of that site.

4.10 There was an decrease of 8% from 2016/17 to 2017/18 in the proportion of sites in positive conservation management in West Berkshire from 78% to 70%. The number of Local Wildlife Sites stayed the same from 2014/15 to 2017/18, but the number of qualifying sites decreased by 39. The overall figure for Berkshire for 2017/18 was 65%, a decrease of 6% from the previous year.

4.11 Appendix C contains further detail on the criteria for qualification and information sources for this information.

Indicator

Condition of SSSIs

Table 4.6 Condition of SSSIs

Condition	Ha. in 2020	%
Area of favourable or unfavourable recovering	1239	90.8
Favourable	782	57.3
Unfavourable - recovering	457	33.5
Unfavourable - no change	122	9.0
Unfavourable - declining	4	0.2
TOTAL	1365	100

Source: SSSI Condition Summary from Natural England, 2020

4.12 There are 50 SSSIs wholly or partly within West Berkshire, representing approximately 2% of the land area. Data on condition of SSSIs, derived from work by Natural England is presented in Table 4.6. The data shows that 91% of the area of SSSIs is considered to be in either a favourable or unfavourable recovering condition.

4 The Environment

Indicator

Distribution and status of selected species

4.13 The distribution and status of water voles and of farmland birds have been selected as local indicators because of their value as monitoring tools and relevance to local biodiversity and planning issues.

Table 4.7 Water vole records in West Berkshire

Year	Number of sites surveyed in West Berkshire (per 500m stretch)	Number of sites with positive signs
2016/17	66	22 (33%)
2015/16	136	64 (47%)
2013/14	68	19 (28%)
2012/13	105	48 (46%)
2011/12	73	40 (55%)

Source: TVERC Biodiversity Annual Monitoring Report 2017/18 (most recent revisions available from TVERC)

4.14 In 2016/17, of the 66 known potential sites for water vole that were surveyed, 22 sites still had water vole present. 44 had no further evidence of their presence.

Commentary

4.15 2 sections of the main channel of the Holy Brook were surveyed along with three sections of backwater and the western balancing pond. Water voles were only recorded in the balancing pond at low levels with a population estimate of 3 individuals based on the latrine count. Surveys showed a decline in activity on both the brook and the balancing pond, with previous population estimates of 7 water voles in 2013 and 2015. 2 sections of the Sulham Brook upstream of Sulham and alongside BBOWT's Moor Copse nature reserve were surveyed but no signs of water vole activity were recorded.

4.16 Following recent reported water vole sightings, 4 sections of the Foundry Brook around Green Park were surveyed in 2016 along with 3 sections of the lower River Kennet and Kennet and Avon Canal around Fobney Island. No evidence of water voles was recorded during any of the surveys.

4.17 45 stretches of the Kennet and Avon Canal from the county boundary to Thatcham were surveyed. 15 of these sections were positive and 30 negative. The canal was surveyed further downstream than in previous years, beyond Thatcham railway station. One of these sections was positive and represents the furthest east that the project has recorded water vole signs on the canal. Water vole activity appears to have declined on the canal as a whole.

Distribution and status of farmland birds

4.18 17 of the 19 farmland bird species were recorded with the tree sparrow and turtle dove failing to be observed. Specialist farmland bird species such as the Grey Partridge were recorded in fewer numbers in 2016/17. Other species maintained or slightly increased their numbers.

Commentary

4.19 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. This Farmland Bird Index can be broken down into two groups: specialists and generalists. Over the years in the national data set there have been increases or steady populations in the generalists and decreases in the specialists. Specialists such as corn bunting, grey partridge, turtle

The Environment 4

dove, tree sparrow and lapwing rely solely on farmland for their breeding and feeding requirements and are therefore more susceptible to habitat change. Generalists such as wood pigeon, rook, greenfinch and goldfinch can use many different habitats to breed and feed in and are therefore less affected by changes in agricultural land.

4.20 The data for West Berkshire shows that the specialists are generally in decline during the survey period. The apparent loss of tree sparrow is indicative of the scale of the decline of the farmland specialists. Appendix C contains further information on these indicators.

Policy Effectiveness: Policy has been effective in ensuring there has been no change in the area of sites of international and national importance. There is a recorded change in habitat resource, but this is a result of improved understandings and data collection rather than any ecological factors or threats.

Inconsistent survey effort for the distribution and status of selected species makes it difficult to establish trends.

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

Distribution and status of species requires resource investment to ensure continued monitoring and improved accuracy (water voles) and as many field survey records as possible (farmland birds).

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

4 The Environment

HISTORIC ENVIRONMENT

Indicator

Number of listed buildings, scheduled monuments, battlefields and registered parks and gardens at risk

Table 4.8 Listed Buildings, Scheduled Monuments and Registered Parks and Gardens on the Heritage at Risk Register in 2019

Site Names	Designation	Condition in 2019
Former Chapel of St Leonard, east of Manor Farmhouse, Brimpton Road, Brimpton	Listed Building grade II*	Fair
Pair of gate piers and approximately 2 metres of wall to east and west of piers on edge of Park Lane 162 metres west of entrance to church yard, Park Lane, Hampstead Marshall	Listed Building grade II*	Poor
Pair of gate piers 204 metres east of entrance to Home Farm, Park Lane, Hampstead Marshall	Listed Building grade I	Poor
Three pairs of gate piers and walls around gardens and terrace at Home Farm, Park Lane, Hampstead Marshall	Listed Building grade I	Very bad
Church of All Saints, Station Road, East Garston	Listed Place of Worship grade II*	Poor
Church of St James, Leckhampstead	Listed Place of Worship grade II*	Very bad
Church of St Gregory, Welford	Listed Place of Worship grade II*	Poor
East Ilsley Down round barrows, East Ilsley	Scheduled Monument	Extensive significant problems
Long barrow on Sheep Down, 1km north of East Ilsley, East Ilsley	Scheduled Monument	Generally unsatisfactory with major localised problems
Membury Camp, Lambourn	Scheduled Monument	Extensive significant problems
Aldermaston Court, Aldermaston	Registered Park and Garden grade II	Generally unsatisfactory with major localised problems
Shaw House, Shaw cum Donnington	Registered Park and Garden grade II	Extensive significant problems
Sandleford Priory, Greenham	Registered Park and Garden grade II	Extensive significant problems

Source: Historic England (2019). *Heritage at Risk Register, London & South East Register 2019*

4.21 Current figures in 2019 for the heritage assets in West Berkshire are:

Approximately 1,900 listed buildings (actual number 1,892), 53 Conservation Areas, 13 Historic Parks and Gardens, 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

Indicator

The total number of conservation areas with an up-to-date Conservation Area Appraisal

Table 4.9 Conservation Areas

	No. of Conservation Areas				
	2015	2016	2017	2018	2019
Conservation Areas with an adopted Conservation Area Appraisal (CAA)	2	2	2	2	2
CAA in preparation	0	0	0	0	0
No CAA	51	51	51	51	51
Total	53	53	53	53	53

4.22 There are 53 Conservation Areas in West Berkshire. Conservation Area Appraisals (CAAs) have been completed for Streatley and Peasemore.

4.23 West Berkshire Council is currently working on a project to encourage community involvement in the production of CAAs. The project will provide local communities with an understanding of how and why conservation area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage.

4.24 The project has involved the setting up of a Conservation Area Working Group, which is a partnership between West Berkshire Heritage Forum and West Berkshire Council. Together the group have developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal. The Conservation Area Working Group are also offering all parish and town councils, and any volunteer groups working with them, free training sessions to help them understand how to carry out the appraisal, and complete the template.

4.25 Parish and Town Councils can join in by forming an Appraisal Group (where a Heritage Working Group already exists, or the parish is working on a Neighbourhood Development Plan, such a group may already exist in embryo). Support, including training and practical support from the Conservation Area Working Group, will be available throughout.

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: The continued production of Conservation Area Appraisals and management proposals.

Significant Sustainability Effects: The conservation and enhancement of heritage assets has helped to protect and enhance the local distinctive character and identity of the various towns and villages across the District.

4 The Environment

OPEN SPACE

Indicator

Amount of eligible open spaces managed to Green Flag Award Standards

4.26 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. 3 parks within the District have won the Green Flag Award: Northcroft and Goldwell Park and Victoria Park in Newbury and Linear Park in Calcot.

Commentary

4.27 In line with the NPPF, the Council will be undertaking an up to date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision in West Berkshire. Once completed the assessment will enable detailed standards for open space provision to be defined through the Local Plan Review.

4.28 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.

4.29 The Council has set out its strategic approach towards Green Infrastructure through the Core Strategy. More detailed standards for open space provision will be defined through the Local Plan Review.

Policy Effectiveness: No indication that policies are proving ineffective.

Actions Required: Completion of an up to date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision in West Berkshire in accordance with the NPPF. Detailed standards will be defined through the Local Plan Review.

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

Indicator

Renewable energy generation

4.30 The data reported in Table 4.10 below are derived from Department for Business, Energy & Industrial Strategy, (2)

4.31 The Government's requirement to report on core output indicators has been removed. However, the level of renewable energy generation is a priority for the Council in conjunction with reducing the District's carbon footprint and tackling climate change, outlined in the Council's Environment Strategy 2020-2030.⁽³⁾

Table 4.10 Renewable Electricity Generation (MWh) 2014-2018

Year	Estimated number of households	Solar photovoltaics (PV)	Onshore Wind	Offshore Wind	Hydro	Biomass						Total	
						Anaerobic Digestion	Landfill gas	Sewage gas	Municipal solid waste	Co-firing of biomass with fossil fuels	Animal biomass		Plant biomass
2018	64,248	34,189	1,053	0	305	1,049	1,245	0	0	0	0	0	37,841
2017	64,248	30,249	1,147	0	330	1,049	1,169	0	0	0	0	0	33,943
2016	64,248	26,530	1,027	0	196	1,051	584	0	0	0	0	0	29,388
2015	64,248	22,604	1,292	0	114	1,049	511	0	0	0	0	0	25,570
2014	64,248	6,780	35	0	120	1,049	654	0	0	0	0	0	8,638

4.32 There has been a significant increase in the level of renewable energy generated through solar photovoltaic (PV) installations since 2015. This could be linked to several planning permission being approved since 2015 for solar farms, including Land north of Goring Lane, Grazeley Green, Land north of Pingewood Road South, Burghfield, Land east of Kennet Wier Business Park, Theale, Land to the west of Membury Services Westbound, Hungerford and Land West of Gravel Works, Station Road, Woolhampton.

4.33 The introduction of the Feed in Tariff (FiT) by the Department of Energy and Climate Change on the 1st April 2010 also allows people to invest in small-scale low-carbon electricity. FiTs are intended to encourage the installation of additional small-scale (less than 5MW) low-carbon electricity generation. In return for a guaranteed payment from an electricity supplier for the electricity they generate and use, as well as a guaranteed payment for unused surplus electricity they export back to the grid.

4.34 It is assumed that PV installations have increased significantly more than any other form of renewable electricity due to the level of financial incentive available compared to other forms of renewable electricity installation subsidy. This trend is expected to continue whilst these financial incentives remain.

Commentary

4.35 The Council is committed to encouraging the incorporation of high standards of energy efficiency in future development. The Supplementary Planning Document (SPD) series 'Quality Design – West Berkshire' was adopted in June 2006. This document encourages developers to incorporate sustainable design techniques into their developments. The newly adopted Environment Strategy 2020-2030 also sets out a number of initiatives to encourage the use of renewable energy and to provide low and zero carbon heat for residential dwellings and offices.

2 Details can be viewed online at <https://www.gov.uk/government/statistics/regional-renewable-statistics>.

3 Details can be viewed online at: <https://info.westberks.gov.uk/environment>

4 The Environment

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.

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

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 Council.

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 Policy drafting of documents in the Local Plan Review 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.

A Business Development

Table A.1 Employment Structure – Employee Jobs by Industry 2018

	West Berkshire percentage (%)	South East percentage (%)	GB percentage (%)
Mining And Quarrying	0.0	0.0	0.2
Manufacturing	11.3	6.4	8.1
Electricity, Gas, Steam and Air Conditioning Supply	0.9	0.4	0.5
Water Supply; Sewerage, Waste Management and Remediation Activities	0.6	0.8	0.7
Construction	4.6	5.1	4.7
Wholesale And Retail Trade; Repair Of Motor Vehicles and Motorcycles	15.5	16.4	15.2
Transportation and Storage	2.6	4.7	4.8
Accommodation and Food Service Activities	6.2	7.4	7.6
Information and Communication	13.4	5.7	4.2
Financial and Insurance Activities	1.0	2.9	3.5
Real Estate Activities	1.5	1.4	1.7
Professional, Scientific and Technical Activities	7.2	9.0	8.7
Administrative And Support Service Activities	10.3	8.9	9.1
Public Administration and Defence; Compulsory Social Security	3.1	3.2	4.3
Education	8.2	10.0	8.9
Human Health And Social Work Activities	6.2	12.8	13.2
Arts, Entertainment And Recreation	2.6	2.7	2.5
Other Service Activities	3.1	2.1	2.0
Total employee jobs	97,000	-	-

Source: Nomis Official Labour Market Statistics: ONS annual business inquiry employee analysis (2018)

Business Development A

Table A.2 Total amount of employment floorspace completed within and outside Protected Employment Areas and Greenham Business Park (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Newbury								
Hambridge Road and Lane								
2014/15	0	0	0	0	0	0	0	0
2015/16	1500	0	0	0	0	0	1500	0
2016/17	0	0	0	0	0	0	0	0
2017/18	1253	0	0	1387	0	1022	3662	0
2018/19	0	0	722	0	0	556	1278	0
London Road Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	500	0	500	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	479	0	0	0	0	0	479	0
Newbury Business Park								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	1586	0	0	0	0	0	1586	0
2018/19	0	0	0	0	0	0	0	0
Turnpike Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	180
2018/19	0	0	0	0	0	0	0	0
Greenham Business Park (not a Protected Employment Area)								
2014/15	0	0	0	0	0	2480	2480	0
2015/16	0	0	0	0	0	2740	2740	0
2016/17	0	0	0	0	0	2845	2845	0
2017/18	0	0	0	0	0	4796	4796	0
2018/19	0	0	0	0	0	0	0	0
Thatcham								
Green Lane								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	470	0	470	0
Colthrop Estate								
2014/15	0	0	195	0	490	0	685	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	2698	0	0	0	0	2698	0

A Business Development

Table A.2 Total amount of employment floorspace completed within and outside Protected Employment Areas and Greenham Business Park (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Hungerford								
Charnham Park								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	0	0	0	0
Beenham								
Beenham Industrial Area								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	0	0	0	0
Hermitage								
Red Shute Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	889	0	0	0	0	0	889	0
2018/19	0	0	0	0	0	0	0	0
Lambourn								
Membury Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	150	0	374	0	0	190	714	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	2300	0	0	0	2300	0
2018/19	0	0	0	0	0	0	0	0
Theale								
Arlington Business Park and Station Road								
2014/15	0	0	0	0	0	1794	1794	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	255	0	0	0	0	0	255	0
Total completed employment floorspace within PEAs and Greenham Business Park								
2014/15	0	0	195	0	490	4274	4959	0
2015/16	1650	0	374	0	500	2930	5454	0
2016/17	0	0	0	0	0	2845	2845	0
2017/18	3728	0	2300	1387	0	5818	13233	180
2018/19	734	2698	722	0	470	556	5180	0
Total completed employment floorspace outside of any PEAs and Greenham Business Park								
2014/15	993	4250	1503	0	10969	309	18024	0
2015/16	2205	5880	195	388	925	1330	10923	0
2016/17	600	0	1044	0	370	2134	4148	0
2017/18	822	0	783	0	6756	455	8816	815
2018/19	336	0	351	0	478	4782	5948	0
West Berkshire Total								
2014/15	993	4250	1698	0	11459	4583	22983	0
2015/16	3855	5880	569	388	1425	4260	16377	0
2016/17	600	0	1044	0	370	4979	6993	0
2017/18	4550	0	3083	1387	6756	6273	22049	995
2018/19	1070	2698	1073	0	948	5338	11128	0

Business Development A

Table A.3 Total amount of employment floorspace completed within and outside Protected Employment Areas and Greenham Business Park (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Newbury								
Hambridge Road and Lane								
2014/15	-100	0	0	0	0	-1060	-1160	0
2015/16	597	0	0	0	0	0	597	0
2016/17	0	0	0	0	0	0	0	0
2017/18	-134	0	-1022	1387	-1253	-923	-1945	0
2018/19	0	0	722	0	0	556	1278	0
London Road Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	-1334	0	0	0	350	0	-984	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	479	0	0	0	0	0	479	0
Newbury Business Park								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	1586	0	0	0	0	-713	873	0
2018/19	0	0	0	0	0	0	0	0
Turnpike Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	-180	0	-180	180
2018/19	0	0	0	0	-403	0	-403	0
Greenham Business Park (not a Protected Employment Area)								
2014/15	0	0	0	0	0	497	497	0
2015/16	0	0	0	0	0	2740	2740	0
2016/17	0	0	0	0	0	2845	2845	0
2017/18	-734	0	0	0	-4796	4796	-734	0
2018/19	0	0	0	0	0	0	0	0
Thatcham								
Green Lane								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	0	-470	0	470	0	0	0
Colthrop Estate								
2014/15	0	0	195	0	490	0	685	0
2015/16	-180	0	0	0	0	0	-180	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	2698	-944	0	0	0	1755	0

A Business Development

Table A.3 Total amount of employment floorspace completed within and outside Protected Employment Areas and Greenham Business Park (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	Total	Mix of B-class uses & other uses*
Hungerford								
Charnham Park								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	-106	0	-106	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0
2018/19	0	0	0	0	0	0	0	0
Beenham								
Beenham Industrial Area								
2014/15	0	0	0	0	0	0	0	0
2015/16	-1034	0	0	0	0	0	-1034	0
2016/17	0	0	0	0	0	0	0	0
2017/18	-119	0	0	0	0	0	-119	0
2018/19	0	0	0	0	0	0	0	0
Hermitage								
Red Shute Industrial Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	809	0	0	0	-612	0	197	0
2018/19	0	0	0	0	0	0	0	0
Lambourn								
Membury Estate								
2014/15	0	0	0	0	0	0	0	0
2015/16	150	0	374	0	0	190	714	0
2016/17	0	0	0	0	0	0	0	0
2017/18	0	0	1000	0	0	0	1000	0
2018/19	0	0	0	0	0	0	0	0
Theale								
Arlington Business Park and Station Road								
2014/15	0	0	-1794	0	0	1794	0	0
2015/16	-144	0	0	0	0	0	-144	0
2016/17	0	0	0	0	0	0	0	0
2017/18	-636	0	0	0	0	0	-636	0
2018/19	255	0	0	0	0	0	255	0
Total completed employment floorspace within PEAs and Greenham Business Park								
2014/15	-100	0	-1599	0	490	1231	22	0
2015/16	-1945	0	374	0	244	2930	1603	0
2016/17	0	0	0	0	0	2845	2845	0
2017/18	772	0	-22	1387	-6841	3160	-1544	180
2018/19	734	2698	-692	0	67	556	3364	0
Total completed employment floorspace outside of any PEAs and Greenham Business Park								
2014/15	-2057	4250	1447	0	901	-569	3972	0
2015/16	-10349	5880	-4090	388	925	-364	-7611	0
2016/17	-2321	0	809	0	370	2134	992	0
2017/18	-7638	0	-107	0	6756	-1970	-2959	815
2018/19	-2999	0	-609	0	478	4782	1653	0
West Berkshire Total								
2014/15	-2157	4250	-152	0	1391	662	3994	0
2015/16	-12294	5880	-3716	388	1169	2566	-6008	0
2016/17	-2321	0	809	0	370	4979	3837	0
2017/18	-6866	0	-129	1387	-85	1190	-4503	995
2018/19	-2265	2698	-1300	0	545	5338	5017	0

A Business Development

Table A.4 Total amount of outstanding employment floorspace within and outside Protected Employment Areas and Greenham Business Park (gross, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/B8*	Total	Mix of B-class uses & other uses*
Beenham										
Beenham Industrial Area										
2014/15	0	0	0	0	0	0	0	40	0	0
2015/16	0	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0	0
2018/19	0	0	107	0	0	0	0	0	107	0
Hermitage										
Red Shute Industrial Estate										
2014/15	0	0	0	2570	0	0	0	0	2570	0
2015/16	889	0	0	2570	0	0	0	0	3459	0
2016/17	889	0	0	2570	0	0	0	0	3459	0
2017/18	0	0	0	2570	0	0	0	0	2570	0
2018/19	0	0	0	2570	0	0	0	0	2570	0
Lambourn										
Membury Estate										
2014/15	150	0	549	0	0	190	0	0	889	0
2015/16	0	0	175	0	0	0	0	0	175	0
2016/17	0	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	0	0	0	0
2018/19	0	0	0	218	0	0	0	0	218	0
Theale										
Arlington Business Park and Station Road										
2014/15	19509	0	0	0	0	0	0	0	19509	0
2015/16	0	0	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0	0	0
2017/18	255	0	0	0	0	0	1054	3519	4828	0
2018/19	0	0	0	0	4773	0	0	3519	8292	0
Total completed employment floorspace within PEAs and Greenham Business Park										
2014/15	29429	0	549	70812	17584	13233	0	0	131607	0
2015/16	9159	0	175	70812	17084	17839	0	0	115069	0
2016/17	10875	0	0	72199	17989	16277	0	0	117340	0
2017/18	8955	0	0	70812	17989	11059	1054	3519	113388	0
2018/19	11534	0	234	65038	27422	26580	0	3519	134327	0
Total completed employment floorspace outside of any PEAs and Greenham Business Park										
2014/15	5336	22787	1537	664	25287	2208	0	0	57819	1031
2015/16	4651	16907	3735	0	24362	1337	0	0	50992	1031
2016/17	5052	0	2988	0	29534	5754	0	0	43328	1036
2017/18	3838	0	2988	0	20558	6234	0	0	33618	1852
2018/19	4134	0	2691	0	20080	4643	215	0	31763	1852
West Berkshire Total										
2014/15	34765	22787	2086	71476	42871	15441	0	0	189427	1031
2015/16	13810	16907	3910	70812	41446	19176	0	0	166061	1031
2016/17	15927	0	2988	72199	47523	22031	0	0	160668	1036
2017/18	12793	0	2988	70812	38547	17293	1054	3519	147006	1852
2018/19	15668	0	2925	65038	47502	31223	215	3519	166090	1852

A Business Development

Table A.5 Total amount of outstanding employment floorspace within and outside Protected Employment Areas and Greenham Business Park (net, sq.m.) 2014/15 - 2018/19

Year	B1a Offices	B1b R&D	B1c Light Ind.	B1*	B2 General Ind.	B8 Storage & Dist.	B1/B2*	B1/B2/B8*	Total	Mix of B-class uses & other uses*
Beenham										
Beenham Industrial Area										
2014/15	-1034	0	0	0	0	0	0	0	-1034	0
2015/16	0	0	0	0	0	0	0	0	0	0
2016/17	-119	0	0	0	0	0	0	0	-119	0
2017/18	0	0	0	0	0	0	0	0	0	0
2018/19	-698	0	107	0	0	0	0	0	-591	0
Hermitage										
Red Shute Industrial Estate										
2014/15	0	0	0	560	0	0	0	0	560	0
2015/16	809	0	0	560	-612	0	0	0	757	0
2016/17	809	0	0	560	-612	0	0	0	757	0
2017/18	0	0	0	560	0	0	0	0	560	0
2018/19	0	0	0	560	0	0	0	0	560	0
Lambourn										
Membury Estate										
2014/15	150	0	549	0	0	190	0	0	889	0
2015/16	0	0	175	0	0	0	0	0	175	0
2016/17	0	0	0	0	0	0	0	0	0	0
2017/18	0	0	0	0	0	0	132	0	132	0
2018/19	0	0	0	218	-711	0	0	0	-493	0
Theale										
Arlington Business Park and Station Road										
2014/15	9785	0	0	0	0	0	0	0	9785	0
2015/16	0	0	0	0	0	0	0	0	0	0
2016/17	-636	0	0	0	0	0	0	0	-636	0
2017/18	255	0	0	0	0	-8997	0	3519	-5223	0
2018/19	0	0	0	0	1858	-8997	0	3519	-3620	0
Total completed employment floorspace within PEAs and Greenham Business Park										
2014/15	17337	0	549	68802	16047	11988	0	0	114723	0
2015/16	6840	0	175	68802	10289	14649	0	0	100755	0
2016/17	219	0	-1022	70189	11194	12374	0	0	92954	0
2017/18	-4017	0	-219	68802	16199	817	132	3519	85233	0
2018/19	-11105	0	-1322	63028	22409	17007	0	2434	92451	0
Total completed employment floorspace outside of any PEAs and Greenham Business Park										
2014/15	-42871	22787	-1815	664	24358	-235	0	0	2888	1031
2015/16	-37248	16907	121	0	23433	-736	0	0	2477	1031
2016/17	-24076	0	-516	0	28173	3681	0	0	7262	1036
2017/18	-22034	0	1456	0	18719	5611	0	0	3752	1682
2018/19	-32468	0	2309	0	17905	3478	215	0	-8561	1682
West Berkshire Total										
2014/15	-25534	22787	-1266	69466	40405	11753	0	0	117611	1031
2015/16	-30408	16907	296	68802	33722	13913	0	0	103232	1031
2016/17	-23857	0	-1538	70189	39367	16055	0	0	100216	1036
2017/18	-26050	0	1237	68802	34918	6428	132	3519	88986	1682
2018/19	-43573	0	987	63028	40314	20485	215	2434	83890	1682

Business Development A

Table A.6 Summary Table for Employment Completions (Gross and net floorspace in sq.m.) 2006/07 - 2018/19

Year		B1a Offices	B1b R&D	B1c Light Ind.	B1*	Total B1 (B1/abc)	B2 General Ind.	B8 Storage & Dist.	B1 - B8*	Total	Mix of B-class uses & other uses*
2006/07	gross	4723	0	5417	0	10140	7875	853	0	18868	0
	net	1890	0	-2266	0	-376	2095	634	-3302	-949	0
2007/08	gross	22519	0	2338	515	25372	439	9704	29552	65067	0
	net	19795	0	1298	-2979	18114	-4427	8799	29552	52038	0
2008/09	gross	25549	0	2528	0	28077	7068	2975	0	38120	0
	net	22395	0	2424	0	24819	5967	-7525	0	23261	0
2009/10	gross	870	2406	214	0	3490	3034	2686	0	9210	0
	net	-2651	2406	-3006	-621	-3872	2512	1245	-1213	-1328	0
2010/11	gross	1553	0	778	2807	5138	23796	4109	0	33043	0
	net	-2203	0	89	2807	693	23103	3408	0	27204	0
2011/12	gross	3831	0	2130	17845	23806	1936	4680	0	30422	0
	net	1132	0	1696	11254	14082	1936	3182	0	19200	0
2012/13	gross	6180	11100	593	1300	19173	2448	988	3436	22609	0
	net	3057	10878	-844	1300	14391	2341	-695	1646	17683	0
2013/14	gross	186	0	118	215	519	5358	3421	0	9298	485
	net	-1997	0	-482	-4049	-6528	511	3319	0	-2698	485
2014/15	gross	993	4250	1698	0	6941	11459	4583	0	22983	0
	net	-2157	4250	-152	0	1941	1391	662	0	3994	0
2015/16	gross	3855	5880	569	388	10692	1425	4260	0	16377	0
	net	-12294	5880	-3716	388	-9742	1169	2566	0	-6008	0
2016/17	gross	600	0	1044	0	1644	370	4979	0	6993	0
	net	-2321	0	809	0	-1512	370	4979	0	3837	0
2017/18	gross	4550	0	3083	1387	9020	6756	6273	0	22049	995
	net	-6866	0	-129	1387	-5609	-85	1190	0	-4503	995
2018/19	gross	1070	2698	1073	0	4841	948	5338	0	11128	0
	net	-2265	2698	-1300	0	-867	545	5338	0	5017	0
Total 2006 - 2019	gross	76479	26334	21583	24457	148853	72913	54849	32988	306167	1480
	net	15515	26112	-5580	9487	45534	37429	27102	26683	136748	1480

A Business Development

Table A.7 Protected Employment Areas (Areas where policy CS9 of West Berkshire Core Strategy applies)

	Area (hectares)		Area (hectares)
Newbury		Aldermaston	
Hambridge Road and Lane Newbury	64.6	Calleva Park Aldermaston	7.1
London Road Estate Newbury	13.4	Paices Hill Aldermaston	6.4
Newbury Business Park	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 - Horseshoe Park	1.2

Town Centre Vacancy Rates B

Figure B.1



Commentary

Unlike the town centres which appear in Fig 3.1, the settlements measured in the graph above do not have designated town centre boundaries. Whilst percentage changes appear to be extreme in some instances, this may be caused by the change of a small number of retail outlets, even down to an individual unit. Due to resource issues, the Council has not been able to monitor the town centre vacancy rates since 2013.

Table B.1 Percentage of vacant retail units in West Berkshire Town Centres 2002-2013

Year	Newbury	Thatcham	Hungerford	Theale	Pangbourne	Lambourn	Motimer	Kintbury
2002	7		4	7	2			
2003	7	8	5	7	2			
2004	5	3	4	3	0			
2005	9	7	5	3	2			
2006	8	7	5	7	2	0	0	0
2007	4	9	3	3	2	0	0	0
2008	8	12	11	3	4	9	5	11
2009	7	14	13	10	4	9	5	0
2010	6	16	8	13	4	9	5	0
2011	10	12	7	10	4	5	5	0
2012	12	11	3	3	5	5	0	0
2013	13	10	5	3	4	9	6	0

C Biodiversity

Changes in area of biodiversity importance

Information sources

Special Areas of Conservation (SAC) / Special Protection Area (SPA) - Data on SACs and SPAs are derived from the digitised site boundaries layers obtained from Natural England

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

Local Nature Reserves (LNR) - Figures on areas of Local Nature Reserves are derived from the Natural England web site.

Local Wildlife Sites (LWS) - TVERC maintains the Local Wildlife Site boundary information on GIS - alterations are made to these boundaries as decisions are made by the site selection panel during the course of the year, or as any remaining boundary errors are corrected.

Local Geological Sites (LGS) - Site information was digitised by TVERC using site documentation provided by the Berkshire Geoconservation Group. The data are the result of site selection panel meetings.

Proportion of Local Sites where positive conservation management has been or is being implemented

Local Sites Qualifying Criteria

DEFRA guidance issued in 2008 stated:

To show that positive conservation management is being undertaken on a Local Site, there must be documented evidence of management that contributes to maintaining or enhancing the features of interest for which a site has been selected and designated. The nature of the management activity appropriate to interest features of a site will commonly be defined within one, or more of the following:

1. site management plan
2. management schemes - agri-environment or conservation management agreement or scheme
3. relevant Biodiversity Action Plan (including habitat action plan, species action plan or local biodiversity action plan). Where a site is designated primarily for its geological features, the recommended management activity may be defined within a site specific management plan or, more broadly, within a Local Geodiversity Action Plan
4. management guidance and advice
5. for Local Geological Sites the monitoring process and guidance provides a basis for judging whether appropriate management is being undertaken.

Information sources:

- Countryside Stewardship (CSS). Data provided by DEFRA
- Environmentally Sensitive Areas Scheme
- Environmental Stewardship (GIS dataset provided by DEFRA). To qualify as in positive management only LWS under EL3, EL4, EK3, EK4 and HLS schemes were included.
- Woodland Grant Scheme
- England Woodland Grant Scheme
- Site management plans from by Forestry Commission, Woodland Trust, National Trust, BBOWT or Local Authorities for the conservation of the features of that site
- Local Authority ecology contacts supplied ad hoc information on sites where known positive management has been undertaken in the last 5 years.

Distribution and Status of Water Voles

Information Sources

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

Quality of the information

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 the RSPB. Records associated with these species generated through British Trust for Ornithology (BTO) 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 C.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	

Survey data was generated in the field by BTO survey volunteers and compiled by BTO officers in Thetford. These records were then made available to TVERC for processing at a district specific level, using the methodology established by the RSPB.

Quality of the information

There are several limitations with this indicator. The methodology is based on surveying a number of 1 km grid squares chosen on a stratified random basis and the quality of information associated is dependent on as many field survey records as can be obtained. This varies from year to year. As a consequence, the reliability of the resulting farmland bird figures could be open to debate.

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 policies and progress on the Local Development Scheme (see below)
BAP	Biodiversity Action Plan	A strategy aimed at conserving and enhancing biological diversity
CAA	Conservation Area Appraisal	CAA helps everyone to understand the history of a particular area and why it is special. Once a CAA has been adopted by the council it then acts as a framework that guides future development in the Conservation Area.
MHCLG	Ministry of Housing, Communities and Local Government	The job of the Ministry of Housing, 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 Plan. DPDs are subject to independent examination and include the Core Strategy.
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, etc.
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. The NPPF makes no reference to the LDF and development plan documents now form part of the Local Plan.
LDS	Local Development Scheme	A timetable and project plan for the production of all the LDDs relating to the Local Plan.
NPPF	National Planning Policy Framework	Planning guidance issued by the MHCLG in March 2012, revised in July 2018 and updated in Feb 2019. It sets out the government's planning policies and how these are expected to be applied.
	Natural England	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 which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excluding agricultural or forestry buildings). The NPPF contains a detailed definition of it.
RIGS	Regionally Important Geological & Geomorphological Site	A non-statutory regionally important geological or geomorphological site designated to protect important earth science and landscape features.
	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.

Acronym	Term	Explanation
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.
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.
TVERC	Thames Valley Environmental Records Centre	TVERC is a not for profit organisation run by a partnership and are one of a national network of local records centres that collect information about the natural environment in Berkshire and Oxfordshire.
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.

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
Website: www.westberks.gov.uk