

# West Berkshire Local Plan Annual Monitoring Report 2021

## Housing - August 2022



## Executive Summary

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## Preparation of the Local Plan

The Annual Monitoring Report (AMR) monitors and reviews the progress made with the preparation of the Local Plan and the extent to which planning policies are being successfully implemented. This report covers the period of 12 months from the end of the last Annual Monitoring Report i.e. 1 April 2020 to 31 March 2021. A separate AMR is produced for the Minerals and Waste Local Plan.

The Local Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012; the Housing Site Allocations Development Plan Document (HSADPD), adopted in May 2017 and the Saved Policies of the West Berkshire District Local Plan (WBDLP) 1991-2006. The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001; the Waste Local Plan for Berkshire (WLP) adopted December 1998; the Stratfield Mortimer Neighbourhood Development Plan which was adopted in June 2017; and South East Plan Natural Resource Management Policy 6 which deals with the Thames Basin Heaths Special Protection Area.

The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was published by the Council in April 2020.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** - adopted in September 2014 and amended in January 2020
- **The West Berkshire Core Strategy DPD** (the Core Strategy) - adopted on 16 July 2012
- **Housing Site Allocations DPD** - adopted on 9 May 2017
- **West Berkshire Local Plan Review to 2037** - work on the Review of the Local Plan is underway. Regulation 18 consultation carried out in February/March 2018, in November/December 2018 and in December 2020 to February 2021.

The following current Supplementary Planning Documents (SPDs) add detail to the policies in the Local Plan:-

- Market Street Planning and Design Brief SPD was adopted in June 2005
- Quality Design - West Berkshire SPD was adopted in June 2006
- Sandford Park, Newbury SPD was adopted in September 2013 and amended in March 2015
- Pirbright Institute site, Compton SPD was adopted in September 2013
- Planning Obligations SPD was adopted on 11 December 2014. It came into effect, alongside the Community Infrastructure Levy, on 1 April 2015

SPDs are capable of being material considerations in planning decisions but are not part of the Development Plan.

Progress on Neighbourhood Plans has been as follows:

- A Neighbourhood Area for the parish of Tilehurst was designated by the Council on 29 May 2015
- A Neighbourhood Area for the parish of Compton was designated by the Council on 11 January 2017
- A Neighbourhood Area for the parish of Burghfield was designated by the Council on 1 March 2017
- A Neighbourhood Development Plan for the parish of Stratfield Mortimer was adopted on 22 June 2017
- A Neighbourhood Area for the parish of Cold Ash was designated by the Council on 19 March 2018
- A Neighbourhood Area for the parish of Hungerford was designated by the Council on 9 April 2018
- A Neighbourhood Area for the parish of Lambourn was designated by the Council on 7 December 2018
- A Neighbourhood Area for the parish of Hermitage was designated by the Council on 26 April 2019

## Executive Summary

### Monitoring the Key Housing Elements of the Local Plan 2020/21

This section of the AMR 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 housing.

This report covers the period of 12 months from the end of the last Annual Monitoring Report i.e. 1 April 2020 to 31 March 2021.

**Housing Delivery** – There were 617 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway and delivery on allocated sites is expected to increase over the next few years as the sites allocated in the HSA DPD are developed. It is also worth noting that 51% (313 units) of housing completions were on sites where change of use to residential were completed through the prior approval process. Permissions were granted for 231 net dwellings on new sites, together with 22 units permitted through the prior approval process for permitted development. A five year supply of housing land can be demonstrated with a supply of 7.34 years for the period April 2021 to March 2026.

In 2020/21 73% of residential completions were on previously developed land, which is slightly below the average of 82% over the plan period so far. Though a significant percentage of outstanding commitments are on previously developed land, development on greenfield land is expected to be higher in this second half of the plan period as local plan greenfield allocations begin to deliver housing.

## 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 requirements for the content of these 'authorities' monitoring reports.

**1.2** The Council produces its monitoring report on an annual basis. The Annual Monitoring Report (AMR) monitors the remaining policies of the West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007 as 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 DPD which was adopted in May 2017.

**1.3** This report presents planning data for the period of 12 months from the end of the last Annual Monitoring Report (AMR), i.e. 1 April 2020 to 31 March 2021. It also updates on Local Plan progress and the Duty to Cooperate. It builds on the format of previous years but is being published in separate sections. This section of the report covers monitoring of the housing policies within the Local Plan.

## Planning Context

**1.4** [The National Planning Policy Framework \(NPPF\)](#) was published in March 2012 and has subsequently been revised in July 2018 and in February 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF sets out that the Development Plan is the starting place for decision making.

**1.5** The Local Plan for West Berkshire comprises the [West Berkshire Core Strategy](#), adopted in July 2012; the [Housing Site Allocations Development Plan Document \(HSADPD\)](#), adopted in May 2017 and the [Saved Policies of the West Berkshire District Local Plan \(WBDLP\) 1991-2006](#). The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the [Replacement Minerals Local Plan for Berkshire \(RMLP\)](#) incorporating alterations adopted December 1997 and May 2001; the [Waste Local Plan for Berkshire \(WLP\)](#) adopted December 1998; the [Stratfield Mortimer Neighbourhood Development Plan](#) which was adopted in June 2017 and [South East Plan Natural Resource Management Policy 6](#) which deals with the Thames Basin Heaths Special Protection Area, to form the current Development Plan for West Berkshire.

**1.6** Together these documents set out a vision and a framework for the future development of the District up to 2026, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure - as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Plan is also a critical tool in guiding decisions about individual development proposals, as it is the starting-point for considering whether applications can be approved. It is important that the Council has an up to date plan in place to positively guide development decisions.

## Key Characteristics of West Berkshire

**1.7** West Berkshire is a unitary authority of 704 square kilometres, located in the south east of England. About 90% of the District is rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty. Approximately 74% of West Berkshire is within the AONB.

**1.8** The largest settlements include Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to Reading. Newbury is the largest town in West Berkshire and serves as the District's administrative centre.

**1.9** The population estimate of the District is 158,465 (mid-2020). Approximately 44% of residents live in the Newbury and Thatcham urban area, 20% in the suburban areas adjoining Reading borough with the remainder in the rural areas. This rural population is dispersed across a large number of towns, villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

# 1 Introduction

**1.10** This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture and rural businesses, the prominence of landscape and countryside along with the small scale and dispersed nature of rural communities, are all important issues and challenges to be considered through the review of the Local Plan. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

**1.11** West Berkshire is part of the Thames Valley which is recognised as the most dynamic and competitive sub-regional economy in the UK. Employment provision in West Berkshire is diverse and, notwithstanding the current economic uncertainty which both COVID-19 and Brexit bring, rates of employment in the District are high.

**1.12** West Berkshire is well connected in transport terms. At the centre of the District is an important road interchange. This is where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District and the line has recently been electrified between London and Newbury. These locational factors, combined with high quality urban and rural areas, contribute towards making the area a popular place to live and work.

**Figure 1.1 West Berkshire**



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

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

**1.15** 74% of the District is part of the North Wessex Downs AONB which is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang. Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed, and flooded gravel workings. Further south there are small areas of remnant heath.

**1.16** There are many important areas of biodiversity and geodiversity, including 3 internationally designated Special Areas of Conservation (SACs), 50 nationally important Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves and about 500 Local Wildlife Sites and Local Geological Sites. There are also a large number of significant heritage assets, including nearly 1900 listed buildings, 53 Conservation Areas, 13 Historic Parks and Gardens, approximately 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

## Duty to Cooperate

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

## Monitoring Local Plan Policies

**1.18** 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.

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



## 2 Local Development Scheme Implementation

### The Local Development Scheme (LDS)

2.1 The Council's first LDS was approved by Government in April 2005. The [LDS published in April 2020](#) shows that the Council now intend to produce the Local Plan Review between 2017 and 2022. The plan period has subsequently been extended to 2037. It is noted that although an updated LDS has been published in June 2022, this is not covered in this monitoring period and therefore will be reflected in the next Annual Monitoring Report 21/22.

**Table 2.1 Local Development Scheme April 2020**

	Formal Stages of Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)				
	Regulation 18	Regulation 19	Regulation 22	Regulation 24	Regulation 26
	Public participation in the preparation of the DPD  (including sustainability appraisal & scope & content of DPD)	Publication of Proposed Submission documents	Submission to Secretary of State	Examination	Adoption
West Berkshire Local Plan Review to 2037	December 2017 to September 2021	May 2021	October 2021	February 2022	December 2022
The Policies Map spatially illustrates the policies of the Local Plan on an Ordnance Survey base					

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

### Statement of Community Involvement (SCI)

2.3 The requirement to prepare an SCI was introduced in the Planning and Compulsory Purchase Act 2004 and we adopted our first SCI in July 2006. A revised SCI was adopted by the Council on 18 September 2014 and was subsequently updated in January 2015 to reflect a small factual change. A [further revised SCI](#) was adopted on 9 January 2020, replacing the SCI adopted in 2014.

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

### West Berkshire Core Strategy DPD

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

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

2.6 The HSA DPD was adopted by the Council on 9 May 2017. The programme slipped slightly from that set out in the October 2015 LDS as a result of the additional work and consultation requested by the Inspector.

### West Berkshire Local Plan Review to 2037

2.7 The purpose of the [Local Plan Review](#) will be to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2037 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

## Local Development Scheme Implementation 2

**2.8** The Local Plan Review has to be accompanied by a Sustainability Appraisal (SA) under the Planning and Compulsory Purchase Act 2004, and must also be prepared in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive. As part of this process the Council issued the draft scoping report to the three statutory consultation bodies (Natural England, Historic England and the Environment Agency) for consultation in December 2017.

**2.9** A Regulation 18 consultation on the scope of the Local Plan Review was carried out in February / March 2018 and a further Regulation 18 consultation took place in November/December 2018 and in December 2020/February 2021.

### Supplementary Planning Documents

- **Market Street Planning and Design Brief SPD** was adopted in June 2005
- **Quality Design - West Berkshire SPD** was adopted in June 2006
- **Pirbright Institute, Compton SPD** was adopted in September 2013
- **Sandleford Park, Newbury SPD** was originally adopted on 19 September 2013. The SPD was amended to reflect the need for a single planning application for the site and was adopted by the Council on 3 March 2015.
- **Planning Obligations SPD** was adopted on 11 December 2014. It came into effect, alongside the Community Infrastructure Levy on 1 April 2015, and replaced the 'Delivering Investment from Sustainable Development' SPD which was adopted in June 2013.
- **Sustainable Drainage Systems SPD** was adopted in December 2018.

### Neighbourhood Development Plans

**2.10** Following a positive referendum result on the Stratfield Mortimer Neighbourhood Development Plan (NDP) on 22 June 2017, West Berkshire Council adopted the Stratfield Mortimer NDP as part of the development plan. The NDP covers the whole of the parish of Stratfield Mortimer.

**2.11** Neighbourhood Areas have been designated by the Council for the following parishes and we are continuing to work with the parish councils to produce the [Neighbourhood Development Plans](#):

- Tilehurst: Neighbourhood Area designated on 29 May 2015
- Compton: Neighbourhood Area designated on 11 January 2017
- Burghfield: Neighbourhood Area designated on 1 March 2017
- Cold Ash: Neighbourhood Area designated on 19 March 2018
- Hungerford: Neighbourhood Area designated on 9 April 2018
- Lambourn: Neighbourhood Area designated on 7 December 2018
- Hermitage: Neighbourhood Area designated on 26 April 2019

## 3 Housing

### Housing

#### Context

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

**3.2** The 2018-based population projection prepared by the Office for National Statistics (ONS) shows a population of 158,527 in 2018 and projects a slight decline over the plan period to 158,344 by 2026 and 157,072 by 2037. It shows the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 18.0% in 2016 to 22.4% by 2026 and 27.5% by 2037. The 2018-based household projections prepared by ONS project an increase in households over the plan period from 58,997 in 2006 to 67,114 in 2026, an increase of 8,117 over the current plan period, an average of 406 additional households per annum. These are trend based projections that do not take account future policy changes or local development policies.

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

**3.4** House prices in West Berkshire are significantly higher than for England and Wales and slightly higher than for the South East as a whole. Land Registry statistics show the average house price in West Berkshire for the quarter ended March 2020 was £387,573 compared to £307,811 for England and Wales<sup>(1)</sup>. Table A.7 in Appendix A shows the average price for different property types and highlights that affordability remains a critical issue.

**3.5** The six Berkshire authorities together with the Thames Valley Berkshire Local Enterprise Partnership (LEP) commissioned a Strategic Housing Market Assessment (SHMA) at the beginning of 2015. The primary purpose of the SHMA was to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. Since publication of the SHMA the government has introduced the standard method for assessing local housing need. Updated housing needs evidence for West Berkshire was prepared in 2020 which assessed the need for different types of housing, particularly for affordable housing.

**Table 3.1 Housing Objectives**

#### Core Strategy Objectives:

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

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

Table 3.2 Housing Indicators and Policies

Indicators	West Berkshire Core Strategy Policies	West Berkshire Housing Site Allocations DPD
Plan Period and Housing Targets	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock	
Housing Trajectory Completions on allocated sites Five Year Housing Land Supply	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock CS2: Newbury Racecourse Strategic Site Allocation CS3: Sandleford Strategic Site Allocation	HSA1 - HSA26: Site Allocations
Windfall Permissions and Completions	CS1: Delivering new homes and retaining the housing stock	
New and converted dwellings - on previously developed land Percentage of outstanding commitments on previously developed land	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock	C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use C7: Replacement of Existing Dwellings
Net additional pitches/plots (Gypsies, Travellers and Travelling Showpeople)	CS7: Gypsy, Travellers and Travelling Showpeople	TS1 - TS2: Site Allocations
Gross and net affordable housing completions Applications including contribution to affordable housing	CS6: Provision of affordable housing	
Percentage of completed residential development within settlement boundaries	ADPP1: Spatial Strategy CS1: Delivering new homes and retaining the housing stock	C1: Location of New Development in the Countryside
Commitments and completions of residential development within the defined boundaries of the AWE land use planning consultation zones	CS8: Nuclear Installations - AWE Aldermaston and AWE Burghfield	
Housing completions in settlements within the District Settlement Hierarchy Housing completions in Spatial Areas	ADPP1: Spatial Strategy ADPP2 - ADPP6 CS1: Delivering new homes and retaining the housing stock	
Density of new development Housing mix by type and size	CS4: Housing Type and Mix	

## 3 Housing

### Housing Delivery

#### Plan Period and Housing Targets

**Table 3.3 Plan Period and Housing Targets**

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

**3.6** The Examination into the West Berkshire Core Strategy covered the issue of the overall housing requirement. The Inspector concluded that the 2007 Berkshire Housing Market Assessment did not provide a clear understanding of housing needs and demands in the area as required in the 2012 NPPF. He concluded that a new Housing Market Assessment was required requiring co-operative working between several authorities. The Inspector did consider though that the Core Strategy represents a positive approach to planning, that there were exceptional circumstances relating to its timing, and that the government's planning aims were best achieved by the adoption of the Core Strategy with a requirement to review the Housing Market Assessment within three years, in order to determine a justified long term basis for planning in West Berkshire.

**3.7** The six Berkshire unitary authorities, together with the Thames Valley Berkshire Local Enterprise Partnership (LEP), commissioned consultants GL Hearn to prepare a Strategic Housing Market Assessment (SHMA) for the relevant housing market areas. The purpose of the SHMA was to develop a robust understanding of housing market dynamics and to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. The SHMA was published in 2016 and the housing needs assessment reviewed in early 2018.

**3.8** The government has since introduced a new methodology for establishing local housing need which came into effect in 2018 and was subsequently amended in February 2019. This is a simpler means of establishing the local housing need than the previous assessment of objectively assessed need through a SHMA. It is based on household projections with an uplift to reflect affordability of housing in the local area. The figure will be subject to regular change as affordability ratios change. The application of the formula resulted in an assessed housing need for West Berkshire in March 2021, of 509 dwellings per annum. This figure, unlike the Core Strategy requirement, includes units in communal accommodation.

#### Housing Trajectory

- Net additional dwellings - in previous years
- Net additional dwellings - for the reporting year
- Net projected completions - in future years
- Managed delivery target - Average annual requirement to meet total requirement over plan period

Table 3.4 Housing Trajectory to meet Core Strategy Requirement

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Net completions	1064	683	528	246	199	162	552	457	496	625	485	526	527	398	617	Curr	1	2	3	4	
Projected completions																1019	1129	812	590	332	
Requirement	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6550	6948	7565						
Managed Delivery Target	525	497	486	484	499	519	544	544	551	556	549	556	560	564	592	587	479	262	-13	-615	

Table 3.5 Housing Trajectory to meet Local Housing Need (LHN) : 509 dpa at 2021

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Net completions	1064	683	528	246	199	162	552	457	496	625	485	526	543*	439*	621*					
Projected completions																1026*	1165*	812*	590*	332*
Requirement/LHN	525	525	525	525	525	525	525	525	525	525	525	525	551	513	509	509	509	509	509	509
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6036	6579	7018	7639					
Managed Delivery Target	525	492	482	479	494	513	538	537	544	548	541	547	548	548	567	556	438	196	-112	-814

\* This figure includes units in communal accommodation (dwelling equivalent).

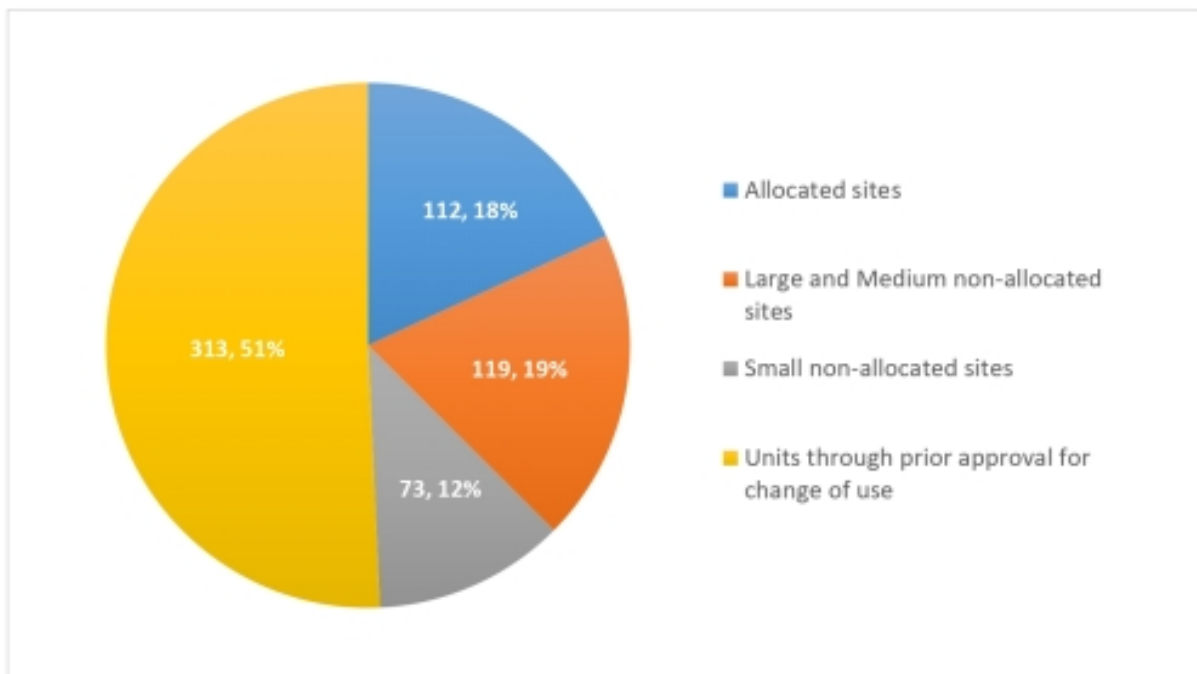
## 3 Housing

### Commentary

**3.9** Levels of housing delivery were high in the early part of the plan period. The net completions for the period from 2009/10 to 2011/12 showed a decline, largely as a result of the economic downturn. Delivery has been recovering since 2012/13.

**3.10** In 2020/21 there were 617 net completions. This year's completion is the highest among the recent five years and this can be explained by the completions from several housing sites where change of use from office to residential use were identified via the prior approval process, including 126 units at Overbridge Square, Newbury, and 120 units at Newbury Business Park. The graph below illustrates the components of net dwellings delivered in the 20/21 monitoring year. Information on completions by site size can be found in Table A.9 and shows that over the plan period an average of 378 units per year were completed on windfall sites (75% of the total completions).

**Picture 3.1 Components of net dwellings delivered in the 20/21 monitoring year**



**3.11** Data for new housing permissions, starts, and numbers under construction can be found in Table A.8. At March 2021 there were 1,119 dwellings under construction with 446 dwelling starts during 2020/21, so the indications are that delivery is likely to increase over the next few years. A total of 231 units were granted planning permission in 2020/21 with a further 22 permitted under the prior approval process for permitted development.

**3.12** Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 7,565 additional units were completed in the first 15 years to March 2021. Delivery has therefore fallen below the cumulative requirement with a shortfall of 310 net units. The majority of allocated sites are anticipated to deliver housing in the second half of the plan period. Table 3.6 shows the housing land position at March 2021 and identifies the contribution that the strategic sites in the Core Strategy and the allocated sites in the Housing Site Allocations DPD make to housing supply. Sandleford Park was originally assumed to deliver 1,000 units in the plan period, as required in Policy CS2 but, with the recent appeal is yet to be determined in early 2022, the timing of delivery is more uncertain and likely to be largely in the period post 2026. Some of the HSA DPD allocations may also deliver dwellings after 2026.

Table 3.6 Housing Land Supply at March 2021 - Net Dwellings

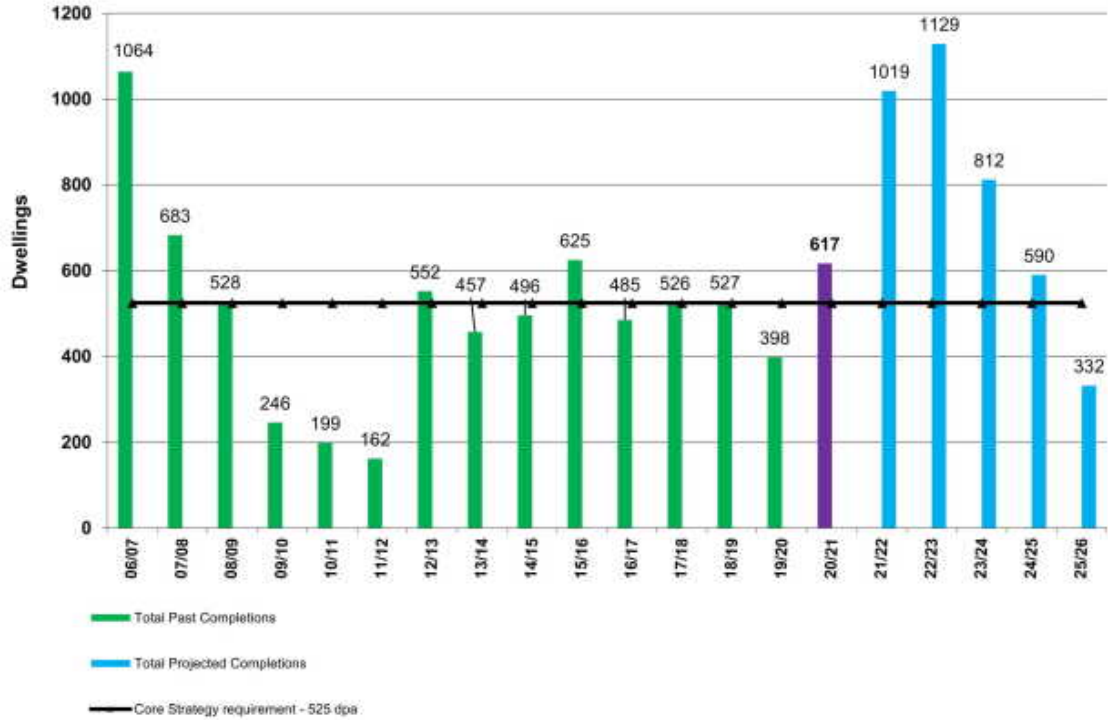
Core Strategy Requirement 2006 - 2026	At least 10,500
<b>Components of Housing Land Supply</b>	
<b>Dwellings completed April 2006 - March 2021</b>	<b>7,565</b>
Dwellings with planning permission - Core Strategy allocation at Newbury Racecourse	512
Dwellings with planning permission - HSA DPD allocations plus Stratfield Mortimer NDP	1,179
Dwellings with planning permission - non-allocated sites	2,210
Dwellings with planning permission - sites identified through prior approval process for permitted development	400
<b>Subtotal of dwellings completed and outstanding with planning permission at March 2021</b>	<b>11,866</b>
Allocated strategic site at Sandford Park	1,500
Allocations in the HSA DPD without planning permission at March 2021	340
Small site windfall allowance (number in 5 year supply to 2026)	268
<b>Subtotal of dwellings without planning permission at March 2021</b>	<b>2,108</b>
<b>Total</b>	<b>13,974</b>

**3.13** The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments or allocations at March 2021 that have been assessed as deliverable have been phased over the remainder of the current plan period. The phasing has been assessed as part of the work on the five year housing land supply with only supply that could be demonstrated as deliverable, according to the NPPF definition, phased in the years 2021/22 to 2026/27. Sites with planning permission or allocated that are not included within the five year supply have therefore not been included in the trajectory for the remainder of the plan period, although a number are anticipated to deliver housing before 2027, and there are likely to be further windfall permissions that will contribute to supply in the current plan period. The phasing is therefore based on the most recent assessment of deliverability carried out in January 2022, but it should be noted that deliverability is not necessarily the same as delivery. The graph below illustrates the projected level of housing completions on deliverable sites and how these will meet the Core Strategy requirement. More detail is contained in Table A.11.



### 3 Housing

Picture 3.2 Housing Trajectory at December 2021



**3.14** The trajectory shows that the deliverable sites will ensure that the Core Strategy target is met over the plan period. The Council are now preparing a Local Plan Review which will show how the identified housing need over the period from 2022 to 2037 can be met. The Local Plan Review will allocate new sites which will deliver in the later stages of the current plan period and beyond.

**Policy Effectiveness:**

Local Plan policies have been largely successful in delivering the housing requirement in the Core Strategy. The current shortfall is partly a result of the national economic downturn in the early part of the plan period, but indicators are that completions will increase significantly over the next few years. Delivery of housing on the Newbury Racecourse strategic site is well underway on the third and final phase of development and the adoption of the Housing Site Allocations DPD in 2017 has led to a number of planning permissions on allocated sites, which are now beginning to deliver housing and will boost housing supply in the short and medium term.

**Actions Required:**

Review of the Local Plan which will seek to ensure that housing need is met in the District and in the wider housing market area. It will plan for additional growth in the latter part of this plan period and in the period up to 2037.

**Significant Sustainability Effects**

The level of commitments is such that Core Strategy targets for West Berkshire should be met without additional development on unallocated greenfield land being required.

### Completions on Allocated Sites

**3.15** Progress on allocated sites is set out in Table 3.7 below. 2013/14 saw the first completions on the strategic site at Newbury Racecourse, with the first phase of 421 dwellings completed by March 2016 and the second phase of 366 units completed in 2018/19. Work is well underway on the third phase of the development.

**3.16** Progress on Sandleford Park has been slower than anticipated in the Core Strategy. A supplementary planning document for Sandleford Park, which provides guidelines for a planning application, was adopted in September 2013 and updated in March 2015 to ensure that the development and the associated infrastructure is delivered in a comprehensive manner. Applications were refused in November and December 2017, as significant objections, particularly related to highways, had not been resolved. Outline application (20/01238/OUTMAJ) was refused in October 2020 and the appeal decision is expected to be issued in early 2022.

**3.17** The Housing Site Allocations DPD was adopted in May 2017. Of the 27 sites allocated in the plan and in the Stratfield Mortimer NDP, 20 had been granted permission by March 2021 with a total of 1,379 dwellings permitted. Several applications were pending determination in early 2022.

## 3 Housing

**Table 3.7 Local Plan Housing Sites Progress**

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2020	Units Compl 2020/21	Total Units Compl at Mar 2021	Status at March 2021 (updated position at Jan 2022)
<b>Core Strategy - adopted July 2012</b>						
Newbury Racecourse	Greenham	Up to 1,500	1,500	41	988	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000		0	0	SPD adopted, outline applications 15/02300/OUTMAJ, 16/00106/OUTMAJ and 16/03309/OUTMAJ refused.  Application 18/00828/OUTMAJ for up to 500 homes received April 2018, pending determination.  Application 20/01238/OUTMAJ up to 1,000 homes and 80 extra care units received June 2020, refused October 2020 and appeal decision (APP/W0340/W/20/3265460) is expected to be issued in early 2022.
<b>TOTAL CS Sites</b>		<b>Up to 3,500</b>	<b>1,500</b>	<b>41</b>	<b>988</b>	
<b>HSA DPD - adopted May 2017</b>						
		Approx no				
HSA 1 Land north of Newbury College	Newbury	15	16	0	0	Outline application 19/00669/OUTMAJ for 16 dwellings approved August 2019  Reserved matters 20/00346/RESMAJ approved January 2021
HSA 2 Land at Speen	Speen	100	118	0	0	Hybrid application 17/02092/OUTMAJ comprising outline application for up to 93 dwellings and full application for 11 dwellings approved February 2020. Outline application 17/02093/OUTMAJ for 14 dwellings on part of the site off Lambourn Road approved February 2020.
HSA 3 Coley Farm, Stoney Lane	Cold Ash	75	75	0	0	Outline application for 75 dwellings approved Sept 2017  Full application 20/00604/FULEXT approved Jun 2021
HSA 4B Land west of New Road, North of Pyle Hill	Greenham/ Newbury	HSA4 235 - 255	36	0	0	Full application 18/00529/FULEXT for 36 dwellings approved Nov 2018.
HSA4C Land on North side of Pyle Hill			71	13	71	Site completed 2020/21.

## Housing 3

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2020	Units Compl 2020/21	Total Units Compl at Mar 2021	Status at March 2021 (updated position at Jan 2022)
HSA4D Land to north of Pinchington Lane			157	0	0	Outline application 17/01096/OUTMAJ approved Jan 2018 for 157 dwellings.  Reserved matters application 20/02546/RESMAJ approved February 2021.
HSA 5 Land at Lower Way, Thatcham	Thatcham	85	0	0	0	Full application 18/00964/FULEXT for 91 dwellings received Jun 2018 - pending determination
HSA 6 Land at Poplar Farm, Cold Ash	Cold Ash	10 - 20	0	0	0	At the current time no planning application has been received.
HSA 7 St. Gabriel's Farm, The Ridge, Cold Ash	Cold Ash	5	5	0	0	Outline application 16/02529/OUTD for 5 dwellings approved Oct 2017.  Reserved matters allowed at appeal January 2021.
HSA 8 Land to the east of Sulham Hill, Tilehurst	Tilehurst	35	35	0	35	Site completed 2019/20.
HSA 9 Stonehams Farm, Long Lane, Tilehurst	Tilehurst	15	64 bed care home	0	0	Outline application 16/01947/OUTMAJ for 15 dwellings approved Jun 2017.  Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021 and expected to be implemented.
HSA 10 Stonehams Farm, Long Lane	Tilehurst	60	66	0	0	Outline application 16/01223/OUTMAJ for 66 dwellings approved December 2016. Reserved matters application approved June 2019 and site works started.
HSA 11 72 Purley Rise	Purley-on-Thames	35	29	0	0	Outline application 18/00878/OUTMAJ for 29 dwellings approved May 2019.  Reserved matters submitted in Mar 2021 and pending determination.
HSA 12 Land adjacent to Junction 12 of M4	Calcot	150 - 200	199	2	2	Full application 19/01544/FULEXT for 199 dwellings approved February 2020  Development commenced Aug/Sept 2020.
HSA 13 Land adjacent to Bath Road and Dorking Way	Calcot	35	0	0	0	Hybrid application for 28 dwellings and pub - refused Jun 2018. Dismissed at appeal March 2019.  At the current time no planning application has been received.

### 3 Housing

Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2020	Units Compl 2020/21	Total Units Compl at Mar 2021	Status at March 2021 (updated position at Jan 2022)
HSA 14 Land between A340 and The Green	Theale	100	104	0	0	Outline application 17/02904/OUTMAJ for up to 104 dwellings approved December 2020.
HSA 15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Burghfield	100	100	0	0	Outline application 18/02485/OUTMAJ for 100 dwellings permitted Dec 2019.
HSA 16 Land to the rear of The Hollies, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	Burghfield	60	28	7	8	Outline application 16/01685/OUTMAJ for 28 dwellings on part of site approved October 2018. Reserved matters application approved August 2019. Under construction
HSA 17 Land to the north of the A4, Woolhampton	Woolhampton	30	35	18	18	Outline planning application 16/01760/OUTMAJ for up to 35 dwellings approved March 2017.  Reserved matters application 18/00997/RESMAJ approved Aug 2018 and 19/00053/RESMAJ approved March 2019.  Work commenced on site in summer 2019 with completions anticipated in 2021/22.
HSA 18 land east of Salisbury Road, Hungerford	Hungerford	100	100	5	5	Outline application for 100 dwellings approved Nov 2017. Reserved matters 19/01406/RESMAJ approved February 2020.  (Site under construction)
HSA 19 land adjoining Lynch Lane, Lambourn	Lambourn	60	0	0	0	At the current time no planning application has been received.
HSA 20 Land at Newbury Road, Lambourn	Lambourn	5	8	0	0	Full application for 5 dwellings refused Oct 2017 due to lack of S106 agreement.  Full application 20/00972/FULMAJ for 8 dwellings approved September 2021.
HSA 21 land north of Pangbourne Hill and west of River View Road, Oangbourne	Pangbourne	35	40	10	40	Site completed 2020/21.

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Site	Parish/ Town	Units Allocated	Units Permitted at Mar 2020	Units Compl 2020/21	Total Units Compl at Mar 2021	Status at March 2021 (updated position at Jan 2022)
HSA 22 Land off Stretton Close, Bradfield Southend	Bradfield	10	11	0	0	Outline application 17/03411/OUTMAJ for 11 dwellings allowed on appeal Feb 2019.  Reserved matters 20/02410/RESMAJ approved January 2021.
HSA 23 Pirbright Institute, High Street, Compton	Compton	140	0	0	0	Outline application 20/01336/OUTMAJ for up to 160 homes received June 2020, pending consideration.
HSA 24 land off Charlotte Close, Hermitage	Hermitage	15	16	0	0	Full application for 40 dwellings refused Oct 2017. Appeal dismissed - Dec 2018  Full application 20/00912/FULEXT for 16 dwellings approved in October 2021.
HSA25 land to the south east of the Old Farmhouse, Hermitage	Hermitage	10	21	0	0	Outline application for 21 dwellings received Nov 2017 and approved Nov 2018.  Reserved matters application 21/02923/RESMAJ submitted in November 2021 and pending determination.
HSA26 land to the east of Layland's Green, Kintbury	Kintbury	10	18	16	16	Full application 17/03336/FULEXT for 18 dwellings approved Mar 2018. Site under construction.
<b>Total HSA DPD Sites</b>		<b>1,530 - 1,610</b>	<b>1,379</b>	<b>71</b>	<b>195</b>	
<b>Statfield Mortimer NDP</b>						
Land south of St John's School, The Street	Stratfield Mortimer	110	110	0	0	Outline application 17/03004/OUTMAJ for 110 dwellings approved Feb 2019. Reserved matters 19/01715/RESMAJ for Phase 1 of 28 dwellings approved October 2019.

Source: Planning Commitments for Housing 2021

## 3 Housing

### Completions on Sites where Change of use to Residential Identified through the Prior Approval Process

**3.18** In May 2013 changes were made at a national level to permitted development rights which permits the change of use from an office (B1a) to residential use (C3) via a prior approval process rather than a planning application. The prior approval process covers flooding, highways and transport issues and contamination. This change was initially proposed to be a temporary change with the residential use started by May 2016, but has now become a permanent change. A number of these schemes for change of use have been completed with 400 units either under construction or not yet started at March 2021. The majority of sites are in Newbury.

**Table 3.8 Residential Sites identified through Prior Approval Process**

	New Sites identified		Completions		Outstanding Units
	Sites	No. Units	Sites	No. units	
2013/14	12	81	1	5	
2014/15	18	166	9	44	
2015/16	16	51	10	109	
2016/17	13	156	11	49	210
2017/18	8	171	6	35	391
2018/19	10	358	6	43	677
2019/20	7	46	4	33	722
2020/21	6	22	13	313	400

## Five Year Housing Land Supply

### Five Year Supply of Deliverable Housing Sites

**3.19** The NPPF states that local planning authorities must identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The five year housing land supply is set out in a supporting document to this monitoring report and contains the calculations of the requirement plus the schedules of housing sites which make up the supply.

**3.20** The five year housing requirement should be based on the requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than 5 years out of date (unless reviewed and found not to need updating). The supply of specific deliverable sites should also include a buffer of:

- 5% to ensure choice and competition in the market for land; or
- 10% if the local planning authority wishes to demonstrate a 5 year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years.

**3.21** The Core Strategy DPD was adopted in 2012, and the housing requirement will be reviewed through the Local Plan Review process. The housing requirement for the five year period has therefore been based on the LHN as calculated using the standard method, although, for comparison, also calculated to show the Core Strategy requirement for the period.

**3.22** A buffer of 5% has been applied as there has not been a significant under supply of housing over the previous three years. The 2021 Housing Delivery Test results show a percentage delivery for the previous three year period of 117%.

**3.23** The housing requirement is set out in the Table below for the five year period April 2021 to March 2026 and also for the period to March 2027.

**Table 3.9 Calculation of the Housing Requirement**

	Core Strategy: 525 dpa	LHN : 509 dpa
Requirement 2021 - 2026	2,625	2,545
Shortfall	310	n/a
Requirement plus shortfall	2,935	2,565
5% buffer	147	127
<b>Requirement plus buffer 2021 - 2026</b>	<b>3,082</b>	<b>2,672</b>
Requirement 2026/27	525	509
<b>Requirement plus buffer 2021 - 2027</b>	<b>3,607</b>	<b>3,181</b>

The specific deliverable sites which make up the supply to March 2027 are summarised below in Table 3.10. Identified sites were assessed for deliverability according to the criteria in the NPPF. Small sites of less than 10 units are also included in the supply. The majority of the sites allocated in the Housing Site Allocations DPD are included in the five year supply. The objective of the DPD was to allocate sites which could boost supply in the short to medium term in a plan-led manner. Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential, as well as communal accommodation. A small site windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply.



## 3 Housing

**3.24** With a base date of 31 March 2021, the Council can demonstrate a housing land supply in excess of five years when calculated against the LHN and Core Strategy requirement. For the period April 2021 to March 2026 a supply of 3,925 units is demonstrated against the requirement for 2,672 to meet the LHN of 509 dpa. This represents a supply of 7.34 years. The calculations to meet the LHN and the Core Strategy requirement are set out in Table 3.11

**Table 3.10 Summary Deliverable Five Year Supply**

Deliverable Sites	21/22	22/23	23/24	24/25	25/26	26/27	Total 2021 to 2026	Total 2021 to 2027
Core Strategy Allocated sites	77	67	152	150	66	0	512	512
Housing Site Allocations DPD and NDP allocations	240	295	239	208	69	32	1,051	1,083
Permitted Non-allocated sites of 10 or more units	491	458	119	104	57	0	1,229	1,229
Permitted non-allocated small sites	140	140	152	0	0	0	432	432
Large and medium sites identified through prior approval	61	159	141	0	0	0	361	361
Small sites with prior approval	10	10	9	0	0	0	29	29
Small site windfall allowance	0	0	0	128	140	140	268	408
Communal accommodation	7	36	0	0	0	0	43	43
<b>Total Deliverable Supply</b>	<b>1,026</b>	<b>1,165</b>	<b>812</b>	<b>590</b>	<b>332</b>	<b>172</b>	<b>3,925</b>	<b>4,097</b>

**Table 3.11 Five Year Housing Supply to March 2025**

	525 dpa (Core Strategy)	513 dpa (LHN)
A. Requirement including buffer and Core strategy shortfall	3,082	2,672
B. Total housing supply over 5 year period (excluding communal accommodation)	3,882	3,925
C. Total deliverable housing supply in years for April 2021 to March 2026 (B/A x 5)	6.30 years	7.34 years

### Windfall Permissions and Completions

**3.25** The definition of windfall sites changed with the publication of the revised NPPF in 2018 and has been retained in the 2019 NPPF. The new definition is "*sites not specifically identified in the development plan*". Windfalls were previously defined as sites that unexpectedly became available and the Council had therefore not included as windfall those sites that had been identified through the Strategic Housing Land Availability Assessment (SHLAA) or through a previous planning application. Windfall data set out in Table A.9 reflects the new definition and shows that over the plan period April 2006 to March 2021 completions on sites of less than 10 units, which are difficult to identify in advance and are classed as small windfall sites, have averaged 144 units a year. The Local Plan policies direct development to existing settlements where there are opportunities for development in the most sustainable locations and predominantly on brownfield land.

**Table 3.12 Windfall Permissions and Completions 2020/21**

	Units Permitted	Units Completed
Large windfall sites >1Ha	0	101
Medium windfall sites >10 units <1Ha	39	18
Small windfall sites	88	73
Units through Prior Approval for change of use	22	313
<b>TOTAL</b>	<b>149</b>	<b>505</b>

**Policy Effectiveness:**

A five year land supply can be demonstrated. Completions are expected to increase over the next few years as delivery on the HSA DPD sites increases and a number of large and medium unallocated sites are completed. Construction is now underway on the third and final phase of the strategic site at Newbury Racecourse.

**Actions Required:**

Preparation of the Local Plan Review with allocations to met the longer term housing needs of the District.

**Significant Sustainability Effects**

The level of commitments and allocated sites means that additional development on greenfield land outside settlement boundaries should not be required until allocations are made in the Local Plan Review. The adoption of the HSA DPD has enabled housing delivery to be boosted in a sustainable and plan-led manner.

## 3 Housing

### Location of Development

#### Housing Development on Previously Developed Land

New and converted dwellings - on previously developed land

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

Table 3.13 New and Converted Dwellings on Previously Developed Land

Year	Gross Completions	Percentage on PDL
2006/07	1,158	70
2007/08	807	82
2008/09	592	88
2009/10	290	89
2010/11	275	88
2011/12	240	64
2012/13	588	94
2013/14	516	89
2014/15	597	89
2015/16	648	96
2016/17	537	87
2017/18	557	88
2018/19	578	83
2019/20	475	57
2020/21	634	73
<b>TOTAL</b>	<b>8,492</b>	<b>82</b>

Source: Planning Commitments for Housing at March 2021 and planning application information

#### Commentary

**3.26** The indicator relates to gross completions, that is the percentage of new build on previously developed land plus conversion and change of use gains as a percentage of gross completions. The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60% until 2019/20, when a number of greenfield allocated sites and other greenfield permissions at Tull Way, Thatcham and Firlands Farm, Burghfield Common began to deliver housing. Over the 15 year period April 2006 to March 2021, 82% of gross completions have been on previously developed land.

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

### Percentage of Outstanding Commitments on Previously Developed Land

**Table 3.14 Outstanding Commitments on Previously Developed Land at March 2021**

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,872	1,930	49.8%
Sites identified through prior approval process	400	396	99.0%
Soft Commitments -strategic site at Sandford Park with delivery extending beyond current plan period	up to 2,000	0	0%
Soft Commitments - allocations in Housing Site Allocations DPD	334	140	41.9%
<b>Total</b>	<b>6,606</b>	<b>2,466</b>	<b>37.3%</b>

Source: *Planning Commitments for Housing at March 2021*

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

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

#### Commentary

**3.28** Development on greenfield land is anticipated to be substantially higher in the second half of the plan period as the allocations in the Housing Site Allocations DPD begin to deliver increased levels of housing. The major non-allocated greenfield sites with outstanding commitments are at Lakeside, Theale where 350 units were allowed at appeal in 2007 and a subsequent application for up to 325 units was allowed and land adjacent to Hilltop in North Newbury where up to 401 homes were allowed on appeal in March 2017.

**3.29** The change in the definition of previously developed land, in June 2010, to exclude residential gardens has not had a significant impact on the level of previously developed land coming forward, but this will continue to be monitored. The table below shows the level of development on garden sites. At March 2021 there were outstanding commitments for 37 units on residential gardens.

**Table 3.15 Permissions and Completions on Greenfield Residential Garden Sites (Gross Units)**

	Units Permitted	Units Completed
2010/11	16	N/A
2011/12	28	55
2012/13	27	7
2013/14	10	21
2014/15	19	25
2015/16	21	1
2016/17	22	45
2017/18	22	25
2018/19	12	25
2019/20	14	10
2020/21	7	11

## 3 Housing

**Policy Effectiveness:** The target of 60% of development on previously developed land has been exceeded in the first half of the plan period. Levels of development on greenfield sites will increase in the second half of the plan period as greenfield allocations in the HSA DPD deliver new housing.

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

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

### Housing Development Within Settlement Boundaries

#### Percentage of completed residential development inside settlement boundaries

**Table 3.16 Percentage of Net Completions within settlement boundaries**

Year	Net residential completions	Percentage within settlement boundaries
2006/07	1064	88.2
2007/08	687	88.8
2008/09	528	91.0
2009/10	246	86.0
2010/11	199	88.4
2011/12	162	57.4
2012/13	552	96.9
2013/14	457	87.5
2014/15	496	82.3
2015/16	625	90.2
2016/17	485	85.6
2017/18	526	92.6
2018/19	527	92.0
2019/20	398	84.4
2020/21	617	86.7

### Completions in Settlements within the District Settlement Hierarchy

Table 3.17 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2020/21)

Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Outstanding at March 2021
Newbury	182	76	48	69	361	169	254	448	230	313	322	143	397	2,593
593Thatcham	132	42	4	15	75	32	42	7	37	69	26	101	42	145
Eastern Urban Area (Tilehurst, Calcot and Purley on Thames)	10	9	13	23	39	1	24	13	32	49	46	24	9	338
<b>Total Urban Areas</b>	<b>324</b>	<b>127</b>	<b>65</b>	<b>107</b>	<b>475</b>	<b>202</b>	<b>320</b>	<b>468</b>	<b>299</b>	<b>431</b>	<b>394</b>	<b>268</b>	<b>448</b>	<b>3,076</b>
Burghfield Common	6	3	18	5	10	2	2	1	30	18	8	26	74	130
Hungerford	3	2	25	-33	4	95	-9	25	5	2	2	22	8	144
Lambourn	22	4	2	0	1	25	2	-1	2	5	2	0	3	18
Mortimer	7	-1	9	10	-1	9	14	7	3	5	25	3	2	117
Pangbourne	-1	3	18	-4	10	-7	17	19	13	3	5	38	13	22
Theale	31	1	5	0	14	2	13	32	28	4	30	0	0	498
<b>Total Rural Service Centres</b>	<b>68</b>	<b>12</b>	<b>77</b>	<b>-22</b>	<b>38</b>	<b>126</b>	<b>39</b>	<b>83</b>	<b>81</b>	<b>37</b>	<b>72</b>	<b>89</b>	<b>100</b>	<b>929</b>
Aldermaston	1	0	1	0	0	29	0	0	0	0	0	0	0	1
Bradfield Southend	-1	4	4	1	0	0	0	-1	0	0	0	0	0	13
Chieveley	-18	-5	7	1	0	0	0	0	0	0	1	0	0	3
Cold Ash	5	4	0	3	5	0	2	3	-1	7	0	-1	0	7
Compton	4	31	0	0	4	10	5	0	18	8	2	0	0	5
Great Shefford	-1	4	0	0	0	0	1	0	1	0	0	0	0	3
Hermitage	2	2	0	1	0	28	3	3	5	2	-2	5	0	34
Kintbury	2	1	2	0	0	0	1	0	0	2	4	0	17	3
Woolhampton	1	0	0	0	2	0	0	4	0	1	1	-1	20	23
<b>Total Service Villages</b>	<b>-5</b>	<b>41</b>	<b>14</b>	<b>6</b>	<b>11</b>	<b>67</b>	<b>12</b>	<b>9</b>	<b>23</b>	<b>20</b>	<b>6</b>	<b>3</b>	<b>37</b>	<b>92</b>
Other villages with boundary	120	41	20	43	14	5	52	26	17	12	24	0	7	47
Rural Area	21	25	23	28	14	57	73	39	65	26	31	38	25	157

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Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Outstanding at March 2021
Total	528	246	199	162	552	457	496	625	485	526	527	398	617	4,301

*Note: Completions and commitments on sites adjacent to settlements have been included in the figures for the settlement rather than the remainder of the rural area. Numbers of units outstanding include those with planning permission or with prior approval for permitted development.*

### Commentary

**3.30** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries.

**3.31** The Core Strategy sets out a District Settlement Hierarchy. This identifies the most sustainable locations for growth and identifies settlements which contain a range of facilities which can provide services to a wider area. Table 3.17 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2020/21 were in the main urban areas of the District.

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

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

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

### Completions in Core Strategy Spatial Areas

**Table 3.18 Housing Completions and Commitments: Spatial Areas (March 2021)**

Spatial Area	Completions 2020/21	Completions 2006 - 2021	Hard Commitments (including prior approval sites) at March 2021
Newbury/Thatcham	443	4,607	2,780
Eastern Area	10	590	836
AONB	64	1,592	366
East Kennet Valley	100	776	319
<b>Total West Berkshire</b>	<b>617</b>	<b>7,565</b>	<b>4,301</b>

**Table 3.19 Housing Completions and Commitments in Newbury and Thatcham (March 2021)**

Newbury/ Thatcham Spatial Area	Completions 2020/21	Completions 2006 - 2021	Hard Commitments (including prior approval sites) at March 2021
Newbury area	400	3,564	2,535
Thatcham area	43	1,043	245

Newbury/ Thatcham Spatial Area	Completions 2020/21	Completions 2006 - 2021	Hard Commitments (including prior approval sites) at March 2021
Total Newbury/Thatcham	443	4,607	2,780

### Commentary

**3.32** The Core Strategy contains area delivery plan policies for four geographical areas of the District, setting out how growth will be delivered over the plan period. Table 3.18 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 3.19. The Newbury and Thatcham areas are broader than the towns themselves and include adjacent parishes or parts of parishes. The majority of Cold Ash parish is included within the Thatcham area.



## 3 Housing

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

**Table 3.20 Housing Commitments and Completions within the AWE Consultation Zones/DEPZ 2011/12 to 2020/21**

	Net Completions										Outstanding Commitments at March 2021
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	
<b>Aldermaston Consultation Zones / DEPZ</b>											
Inner	0	3	29	3	0	0	-3	3	1	N/A	N/A
Middle	0	10	7	24	17	3	9	26	3	N/A	N/A
Outer	9	-1	16	2	18	-4	9	6	4	N/A	N/A
DEPZ										0	2
<b>Burghfield Consultation Zones / DEPZ</b>											
Inner	0	0	0	0	0	0	0	0	0	N/A	N/A
Middle	0	0	0	0	1	1	0	0	3	N/A	N/A
Outer	11	41	8	1	6	7	25	25	0	N/A	N/A
DEPZ										74	136
<b>Overlapping Aldermaston and Burghfield Consultation Zones</b>											
Aldermaston Outer/ Burghfield Outer	0	8	10	10	8	30	19	7	27	N/A	N/A
Aldermaston Outer/ Burghfield Middle	-1	2	1	1	0	0	0	0	0	N/A	N/A

### Commentary

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

**3.34** Due to the introduction of the new Radiation (Emergency Preparedness and Public Information) Regulations 2019 that came into force in 2019, it extended the existing AWE land use planning consultation zone known as the DEPZ (Detailed Emergency Planning Zone). From 2020/21 onwards any development within the DEPZ will therefore be monitored.

## Housing Mix

### Gross and Net Affordable Housing Completions

**Target:** The Core Strategy includes a target to facilitate the provision of 35% of net completions as affordable housing.

**Table 3.21 Affordable Housing Completions**

Year	Gross Affordable Housing Completions	Net Affordable Housing Completions
2004/05	248	248
2005/06	142	142
2006/07	289	259
2007/08	135	135
2008/09	231	209
2009/10	75	66
2010/11	31	-8
2011/12	7	-26
2012/13	182	182
2013/14	146	146
2014/15	70	-15
2015/16	158	158
2016/17	96	78
2017/18	125	125
2018/19	85	75
2019/20	103	54
2020/21	69	69

### Commentary

**3.35** Policy CS6 of the Core Strategy seeks to ensure that a proportion of the housing allocation will be for affordable housing. The Council seeks to achieve affordable housing on schemes proposing 5 or more dwellings, with 40% provision sought on greenfield sites of 15 or more dwellings (or 0.5 ha or more). In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

## 3 Housing

**3.36** Affordable housing is measured in gross terms i.e the number of dwellings completed through new build, acquisitions and conversions. It does not take account of losses through demolitions before a site is redeveloped. Net completions are also shown in Table 3.21. Details of affordable housing sites completed in 2020/21 are presented in Table A.13.

**3.37** At March 2021 there were approximately 960 outstanding commitments for affordable housing, including over 150 at Newbury Racecourse. The HSA DPD sites will deliver approximately 680 affordable units, of which 14 were completed in 2020/21 and a further 543 had been permitted and were outstanding at March 2021.

Applications including contribution to affordable housing

**Target:** Core Strategy target of 100% of applications where policy applies making contribution to affordable housing

**Table 3.22 New Permissions above affordable housing threshold (2012/13 to 2019/20)**

Year	Permissions for 15 or more units		Permissions for 10-14 units		Permissions for 5 - 9 units	
	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution
2012/13	5	5	0	0	3	1
2013/14	3	3	3	3	3	2
2014/15	10	9	4	4	2	1
2015/16	5	5	1	1	1	1
2016/17	10	9	1	1	6	2
2017/18	11	10	2	2	9	4
2018/19	7	7	2	2	6	3
2019/20	5	5	1	1	0	0
2020/21	2	1	2	2	1	1

### Commentary

**3.38** Core Strategy Policy CS6 seeks affordable housing from developments of 5 or more dwellings and replaced the previous Local Plan policy which had a threshold for contributions of 15 dwellings. In 2020/21 there were only 6 applications permitted on new sites which were above the threshold and 1 permission did not include affordable housing due to viability issue.

**Policy Effectiveness:** Whilst previous Local Plan policies and SPG 4/04 have been effective in delivering affordable housing, a significant number of schemes fell below the threshold and therefore did not contribute to affordable housing. The Core Strategy policy which reduced the threshold for affordable housing provision to 5 units means a number of smaller schemes are now coming forward with affordable housing contributions whether on site or in the form of a financial contribution.

**Actions Required:** Ensure that the Local Plan continues to set a framework for the future provision of affordable housing, based upon the latest evidence on housing need and economic viability.

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

## 3 Housing

### Self and Custom Build Housing

**3.39** Self and custom housebuilding is a key element of the governments' agenda to increase supply of new housing and a raft of legislation has been introduced to support this initiative:

- The Self-build and Custom Housebuilding Act (March 2015)
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1<sup>st</sup> April 2016)
- Housing and Planning Act 2016

**3.40** Local Planning Authorities now have a duty to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. In addition LPAs must also hold a webpage dedicated to self-build and custom housebuilding setting out what the authority is doing to promote opportunities in their area. West Berkshires' webpage can be found at <http://info.westberks.gov.uk/index.aspx?articleid=32588>

Number of individuals and associations on the self-build register

**Table 3.23 Applications to be included on Self-build Register**

Base period	Number on the individuals register	Number on the associations register
1 (9 May 2016 to 30 October 2016)	54	0
2 (31 October 2016 to 30 October 2017)	103	2
3 (31 October 2017 to 30 October 2018)	55	0
4 (31 October 2018 to 30 October 2019)	80	0
5 (31 October 2019 to 30 October 2020)	64	0
6 (31 October 2020 to 30 October 2021)	115	0

#### Commentary

**3.41** As at October 2021 the number of entries on the register was 471 individuals and 2 groups. A total of 128 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings between 9 May 2016 and 30 October 2021.

**Table 3.24 Self-build exemptions granted planning permission**

Base Period	Number of self-build exemptions granted planning permission
1 (9 May 2016 to 30 October 2016)	26
2 (31 October 2016 to 30 October 2017)	29
3 (31 October 2017 to 30 October 2018)	18
4 (31 October 2018 to 30 October 2019)	36
5 (31 October 2019 to 30 October 2020)	19
6 (31 October 2020 to 30 October 2021)	29

## Accommodation for Older People in Residential Institutions

Completions of accommodation for elderly in residential institutions

**Target:** No target is set in the Development Plan. The Berkshire SHMA identifies the assessed need for residential care housing and, together with any updated evidence, may form the basis of a target for the provision of accommodation for the elderly in residential institutions in the Local Plan Review.

**Table 3.25 Completions of rooms in care homes for the elderly**

Year	Number of rooms	Parish
2013/14	11	Thatcham
2014/15	80	Newbury
2015/16	0	
2016/17	60	Newbury
2017/18	0	
2018/19	12	Beenham
2019/20	64	Newbury
2020/21	0	
<b>Total 2013 - 2021</b>	<b>227</b>	

### Commentary

**3.42** The PPG (ID 68-035-20190722) is clear that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. The housing requirement in the Core Strategy did not include an assessment of the requirement for residential institutions, but the Local Housing Need figure derived using the standard method does include rooms in residential institutions. In the monitoring year 2020/21 there is no completion on care homes for the elderly.

## 3 Housing

### Provision for Gypsies, Travellers and Travelling Showpeople

#### Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

**Table 3.26 Net Additional Pitches for Gypsies and Travellers since 2010/11**

	Permanent	Transit	Total
2010/11	1*	0	1
2011/12	0	0	0
2012/13	0	0	0
2013/14	1	0	1
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	0	0
2018/19	0	0	0
2019/20	2	0	2
2020/21	0	0	0

\* Permission for this pitch lapsed in 2013/14

#### Commentary

**3.43** Legislation and Government guidance on Gypsies, Travellers and Travelling Showpeople is extensive, including the Planning Policy for Traveller Sites (August 2015). The Council's Joint Police and Unitary Authority Gypsy and Traveller Protocol (2018) addresses the national issue of unauthorised encampments which are likely to remain an issue while there are insufficient spaces to accommodate the Travelling community on authorised sites.

**3.44** West Berkshire currently has one public site at Four Houses Corner in Mortimer, which is managed by the Council and is a permanent Gypsy and Traveller site with planning permission for 18 pitches, though 2 of these pitches are unusable. Refurbishment of the site is planned and as a result residents have been re-housed from the site and pitches vacated. There is also a privately-owned site at Paices Hill in Aldermaston which has planning permission for 24 permanent pitches and 16 transit pitches. In September 2013 planning permission was granted at appeal for a private one-pitch site on land adjacent to The Old Forge Farm in Beenham (12/01547/FULD). In 2019/20 a retrospective application for two mobile homes and two touring caravans, for occupation by Gypsies/Travellers was permitted on land west of Hill Place, Bath Road, Woolhampton (19/00031/FUL).

**3.45** In addition, West Berkshire has one private Travelling Showpeople yard in Enborne. A planning application for temporary permission for 22 caravans was submitted in June 2018. Permission was granted in December 2018, expiring in February 2022.

**3.46** The Council's Gypsy and Traveller Accommodation Assessment (GTAA: May 2019) provides an assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in West Berkshire over the 15 year period to 2036. The Council is currently preparing an update on the assessment as to provide the latest available evidence to identify the accommodation needs of Gypsies, Travellers and Travelling Showpeople across the district.

**3.47** The Housing Site Allocations (HSA) DPD was adopted in May 2017. Within the HSA DPD, sites for the travelling community are allocated in the short and medium term, for more permanent pitches and less transit pitches at Paices's Hill. Changes to the definition of 'traveller' within the Planning Policy for Traveller Sites published in August 2015 and the GTAA 2019 takes into account the definition, identifying a cultural need, which then is filtered using the definition of 'traveller' in the Planning Policy for Traveller Sites document (PPTS). post-dated the GTAA.

**3.48** The Local Plan Review identifies the Paices Hill, Aldermaston site as a proposed site for 8 permanent pitches, and the Longcopse Farm, Enborne site for 24 plots for travelling showpeople.

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

**Actions Required:** Apply the policies in the Housing Sites Allocation DPD. Identify new sites where necessary through the Local Plan Review to assist in meeting the identified need within a new GTAA.

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

## Sustainable Construction and Energy Efficiency

**3.49** Core Strategy policy CS15 (Sustainable Construction and Energy Efficiency) seeks to achieve sustainable design and energy efficiency in new developments through the use of national sustainability standards for new homes (Code for Sustainable Homes) and non-residential buildings (BREAAAM), in addition to carbon reductions that are based on stated Government aspirations but which may be subject to change.

**3.50** Following the technical Housing Standards Review, the Government issued a written Ministerial Statement on 25 March 2015 withdrawing all national standards that applied to residential development. This had the impact of cancelling the Code for Sustainable Homes, with some of the issues that it covered being integrated into Building Regulations.

**3.51** In light of this, the Council no longer require residential developments to comply with the Code for Sustainable Homes. However if planning conditions required Code for Sustainable Homes and were in place before 27 March 2015, then compliance remains.

**3.52** Following the the Council declaring a Climate Emergency in May 2019, the publication of the Council's Environment Strategy in September 2020, and the Government announcing a new plan aiming for at least a 68% reduction to greenhouse gas emissions by the end of the decade, The Council believes that policy CS15 relating to zero carbon developments for major residential development is a relevant policy in all developments.



## A Population and Housing

### Contextual Indicators

This appendix contains some limited contextual Census information. The Berkshire SHMA, published in February 2016 contains detailed information on demographics and housing need relating to the District and the wider housing market area.

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

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

Source 2001 and 2011 Census

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

The table below shows recent population projections including the latest 2018- based sub national population projection<sup>(2)</sup>. The sub-national population projections are trend based projections that do not take into account future policy changes or local development policies. Projections for Berkshire carried out for the unitary authorities by the GLA<sup>(3)</sup> taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

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

Projection	Projected Population in Thousands			
	2011	2016	2021	2026
ONS 2018- based SNPP			158.5	158.3
ONS 2016 -based SNPP		158.6	161.9	164.8
ONS 2014-based SNPP		156.7	159.8	162.5
ONS 2012-based SNPP		158.3	163.4	167.9
ONS 2011-based (interim) SNPP	154.1	162.3	170.1	
GLA 2010-based (10,500 homes)	154.3	158.6	163.2	166.5

Source: ONS website and GLA Berkshire Demographic Projections 2011

2 Office of National Statistics 2018-based Subnational projections March 2020

3 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

## Population and Housing A

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

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

Source 2001 and 2011 Census

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

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

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

Source: 2001 and 2011 Census

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

## A Population and Housing

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

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

Source: 2001 and 2011 Census

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

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

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

Source: 2011 Census

Average household size has fallen since 2001 but at a slower rate than was earlier projected. The effect of falling rates of household formation, particularly in the younger age groups is a particular issue considered in the Strategic Housing Market Assessment.

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

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**Table A.7 Land Registry Property Prices : Average price by property type: Quarter ended March 2021**

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£232,381	£208,259	£198,069
Terraced House	£217,314	£292,083	£286,959
Semi-detached House	£251,072	£370,229	£356,663
Detached House	£405,329	£600,519	£595,507
All	£265,860	£344,724	£359,375

Source: UK House Price Index, Land Registry

House prices in West Berkshire remain higher than those for the south east region and country as a whole. This has led to a shortage of affordable homes for local people and key workers, which is reflected in the increase in the percentage of households now living in private rented accommodation.

**Table A.8 Housing Permissions, Starts and Completions 2000/01 – 2020/21**

Year	Net New Permissions (including prior approvals)	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan / Core Strategy Target –Annual Average	Net Completions
2000/01	398	519	370	650	421
2001/02	924	234	326	780	278
2002/03	692	745	573	780	496
2003/04	1269	753	675	780	637
2004/05	966	1323	1025	780	967
2005/06	517	986	932	780	1071
2006/07	684	801	727	525	1064
2007/08	876	670	608	525	683
2008/09	394	248	298	525	528
2009/10	399	322	369	525	246
2010/11	1801	379	534	525	199
2011/12	273	538	820	525	162
2012/13	152	314	539	525	552
2013/14	231	567	541	525	457
2014/15	604	742	690	525	496
2015/16	429	323	480	525	625
2016/17	887	689	707	525	485
2017/18	1257	383	575	525	526
2018/19	754	696	662	525	527
2019/20	584	925	1,128	525	398
2020/21	253	673	1,119	525	617

# A Population and Housing

Source: *Planning Commitments for Housing 2021*

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Table A.9 Net Housing Completions by Site Size 2000/01 - 2020/21

Year	Net Completions				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
2000/01	93	60	229	68	450
2001/02	82	-45	124	117	278
2002/03	91	198	81	126	496
2003/04	112	289	142	94	637
2004/05	262	351	176	178	967
2005/06	311	369	210	181	1071
2006/07	390	313	159	202	1064
2007/08	236	216	33	198	683
2008/09	50	100	217	161	528
2009/10	7	25	99	115	246
2010/11	0	40	46	113	199
2011/12	0	5	31	126	162
2112/13	0	223	211	118	552
2013/14	127	102	103	125	457
2014/15	140	-24	135	245	496
2015/16	183	40	277	125	625
2016/17	83	122	117	163	485
2017/18	213	40	139	134	526
2018/19	205	25	158	139	527
2019/20	149	27	113	109	398
2020/21	112	347	71	87	617
Average over plan period 2006/07 -2020/21	126	107	127	144	504

Source: *Planning Commitments for Housing 2021*

# A Population and Housing

**Table A.10 Housing Completions and Commitments by Parish 2006/07 to 2020/21**

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)															Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	
Aldermaston	2	0	-1	1	1	0	-1	29	3	0	0	3	3	1	0	2
Aldworth	2	0	2	0	0	0	0	1	0	0	0	0	0	1	0	0
Ashampstead	0	0	0	0	0	-1	0	0	1	0	0	0	-1	1	0	1
Basildon	22	3	12	0	3	7	0	2	16	1	2	0	4	2	1	6
Beech Hill	0	0	0	0	0	0	-1	2	-1	1	2	0	0	0	0	1
Beedon	3	0	2	1	0	0	0	1	-1	0	1	-1	1	0	1	9
Beenham	1	1	0	1	2	1	0	0	0	10	1	3	-1	0	11	5
Boxford	0	-1	1	2	0	2	1	-1	0	8	0	0	0	0	0	2
Bradfield	-1	2	2	3	6	2	8	-1	11	2	5	1	1	1	-1	21
Brightwalton	2	0	9	1	1	0	1	0	0	1	0	0	0	0	0	2
Brimpton	2	4	0	2	0	0	0	1	7	0	0	1	0	1	2	7
Bucklebury	38	0	1	1	-3	8	3	1	3	6	1	2	3	0	2	12
Burghfield	6	1	7	5	27	5	9	3	6	0	31	14	-2	3	18	128
Catmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	0	0	0	1	0	6	0	0	0	1	3	-1	0	0	0	3
Chieveley	12	-7	-18	-2	7	1	-1	-2	-8	3	7	1	3	-2	1	5
Cold Ash	36	3	6	4	2	7	5	3	2	3	1	8	1	0	4	86
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	5	4	31	5	0	5	11	5	-3	18	9	2	1	0	7
East Garston	3	2	0	0	0	0	0	2	2	1	4	0	0	1	0	0
East Ilsley	3	6	1	0	2	2	0	0	0	1	1	0	2	8	1	2
Enborne	5	1	-4	3	0	0	0	1	1	1	0	0	-1	1	0	9
Englefield	-1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Farnborough	0	0	0	-1	-1	2	0	0	1	0	1	0	0	0	0	0
Fawley	2	2	0	0	2	0	0	0	0	0	0	0	0	1	0	2
Frilsham	1	0	0	0	0	-1	0	0	1	0	1	1	0	-2	1	2
Great Shefford	3	0	0	4	-1	2	0	0	2	0	1	0	1	0	0	7
Greenham	148	15	1	2	35	28	-1	101	140	202	123	221	187	122	181	559
Hampstead Norreys	1	0	11	0	-2	19	-1	0	6	1	0	1	0	0	0	1
Hamstead Marshall	0	0	0	1	0	0	0	0	0	1	2	1	0	0	3	3
Hermitage	94	151	10	3	0	4	0	28	3	3	4	3	-2	5	0	34
Holybrook	-1	4	0	0	0	0	39	1	11	6	1	22	25	0	2	227
Hungerford	11	2	4	1	25	-30	4	95	-9	25	7	2	1	24	9	150

## Population and Housing A

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)															Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	
Inkpen	-1	0	2	-3	3	1	2	-1	1	0	1	0	0	0	0	1
Kintbury	4	42	3	3	8	2	0	30	31	1	33	2	3	0	15	16
Lambourn	35	8	23	6	4	-2	3	26	7	-1	4	16	14	3	3	29
Leckhampstead	-1	2	1	11	1	2	0	0	2	0	0	0	1	2	1	0
Midgham	0	2	5	1	1	0	0	2	2	0	0	0	0	0	0	4
Newbury	275	78	169	72	13	40	358	70	167	208	86	92	123	19	216	1442
Padworth	12	37	78	14	0	0	6	2	18	15	2	3	26	0	0	13
Pangbourne	6	17	-1	4	20	-5	9	-8	23	19	14	4	6	37	13	23
Peasmore	5	-1	0	1	1	2	0	0	0	0	1	1	0	0	0	2
Purley	76	51	0	5	1	2	-2	-2	5	2	29	20	1	3	6	32
Shaw cum Donnington	3	-4	10	1	0	3	2	9	0	0	0	3	0	2	2	403
Speen	0	1	2	2	2	1	6	2	-53	37	22	0	9	1	0	123
Stanford Dingley	0	0	-1	1	0	2	1	0	1	0	1	2	0	0	0	1
Stratfield Mortimer	61	17	8	5	9	10	2	9	16	7	3	5	25	3	2	123
Streatley	2	2	1	0	4	0	-1	1	1	0	0	1	0	1	2	1
Sulham	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
Sulhamstead	-2	11	1	1	2	1	1	34	-1	2	0	5	10	24	56	7
Thatcham	135	200	132	48	4	15	75	2	43	7	35	71	26	103	39	159
Theale	-21	0	31	1	5	0	14	2	13	32	28	4	30	0	0	498
Tidmarsh	0	15	3	1	0	0	0	0	0	2	-1	3	1	0	0	7
Tilehurst	16	0	10	3	12	21	2	2	8	5	3	7	19	21	2	79
Ufton Nervet	0	0	0	0	2	0	0	0	0	0	0	-1	3	0	0	3
Wasing	0	0	0	-1	-4	0	0	0	0	0	0	-1	1	0	0	0
Welford	0	1	1	-5	0	1	0	0	0	10	0	-6	0	1	1	9
West Ilsley	1	0	0	2	0	0	0	0	0	0	0	2	0	1	0	0
West Woodhay	0	2	0	2	0	0	0	-1	0	1	1	0	0	0	1	0
Winterbourne	0	-2	-2	1	0	0	0	1	0	0	5	0	1	0	0	2
Wokefield	0	0	0	0	0	0	0	1	1	0	0	0	0	6	1	1
Woolhampton	64	9	0	0	0	0	4	0	8	4	0	2	1	2	21	30
Yattendon	0	0	0	0	0	1	0	-1	1	0	1	0	0	0	0	0
<b>West Berkshire Total</b>	<b>1064</b>	<b>683</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>552</b>	<b>457</b>	<b>496</b>	<b>625</b>	<b>485</b>	<b>526</b>	<b>527</b>	<b>398</b>	<b>617</b>	<b>4301</b>



## A Population and Housing

Table A.11 Housing Trajectory 2021 - Monitoring against the Core Strategy Requirement: Deliverable Sites

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183	83	213	205	149	112					
Completions- Unallocated Sites	674	447	478	239	199	162	552	330	356	442	402	313	322	249	505					
Allocated Core Strategy Strategic Sites																77	67	152	150	66
Housing Site Allocations DPD and Mortimer NDP Sites																240	295	239	208	69
Committed sites of 10 or more units at March 2021																491	458	119	104	57
Committed small sites at March 2021																140	140	152	0	0
Permitted development through Prior Approval Process																71	169	150	0	0
Windfall allowance in five year supply																0	0	0	128	140
Past Completions	1064	683	528	246	199	162	552	457	496	625	485	526	527	398	617					
Projected Completions																1,019	1,129	812	590	332
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6550	6948	7565	8584	9713	10525	11115	11447
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-238	-278	-277	-275	-402	-310	184	788	1075	1140	947
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	556	560	564	592	587	479	262	-13	-615

## Population and Housing A

Table A.12 Large and Medium Housing Sites Completed in 2020/21

Parish	Address	GF/PDL	Gross Units	Net Units	Gross Area (ha)	Net Area (ha)	Net Density dph
Beenham	Beenham Grange, Grange Lane, Beenham (Prior approval)	PDL	11	11	0.26	0.26	42
Greenham	Lock House, Overbridge Square, Hambridge Lane, Newbury (Prior approval)	PDL	17	17	0.29	0.29	59
Greenham	Leat House, Overbridge Square, Hambridge Lane, Newbury (Prior approval)	PDL	24	24	1.91	1.91	13
Greenham	Mill House, Overbridge Square, Hambridge Lane, Newbury (Prior approval)	PDL	25	25	1.89	1.89	13
Greenham	Weir House, Overbridge Square, Hambridge Lane, Newbury (Prior approval)	PDL	24	24	1.88	1.88	13
Greenham	Bridge House, Overbridge Square, Hambridge Lane, Newbury (Prior approval)	PDL	17	17	1.89	1.89	9
Greenham	HSA4C: Land on north side of Pyle Hill, Newbury (Willows Grange)	GF	71	71	3.1	3.1	23
Newbury	J & P Motors, Newtown Road	PDL	37	37	0.34	0.34	109
Newbury	Centrix House, 5 Oxford Road, Newbury (Prior approval)	PDL	42	42	0.16	0.16	263
Newbury	Derby House, Newbury Business Park (Prior approval)	PDL	34	34	0.31	0.31	110
Sulhamstead	Firlands Farm, Hollybush Lane, Burghfield (Burghfield Park)	GF	90	90	7.0	7.0	13
Thatcham	Land East Of Tull Way (Thatcham Park)	GF	75	75	7.5	7.5	10
Thatcham	Former Pound Lane Depot, Pound Lane (Kennet Gardens)	PDL	47	47	0.9	0.9	52

Source: Planning Applications data

Table A.13 Affordable Housing Completions 2020/21

Address	Total Completions 2020/21	Affordable Rent	Social Rent	Shared Ownership
Greenham, Newbury Racecourse	9	0	7	2
HSA4C: Land on north side of Pyle Hill, Newbury (Willows Grange)	4	0	4	0
J & P Motors, Newtown Road	5	0	3	2

## A Population and Housing

Address	Total Completions 2020/21	Affordable Rent	Social Rent	Shared Ownership
Firlands Farm, Hollybush Lane, Burghfield (Burghfield Park)	23	0	15	8
Land East Of Tull Way (Thatcham Park)	14	0	11	3
Former Pound Lane Depot, Pound Lane (Kennet Gardens)	4	0	0	4
HSA17: Land to the north of A4, Woolhampton (Reed Gardens)	10	0	10	0
	<b>69</b>	<b>0</b>	<b>50</b>	<b>19</b>

Source: Housing Service and planning data

## Duty to Cooperate

Work on satisfying the Duty to Cooperate takes place on an ongoing basis. The way in which the Council has cooperated on strategic cross boundary issues with individual neighbouring authorities and other prescribed bodies is set out below.

### **Basingstoke and Deane Borough Council**

We continue to work with the Borough Council at both an officer and member level on dealing with specific issues, such as any cross boundary concerns relating to transport and traffic on the A339 or regarding AWE Aldermaston and AWE Burghfield. We coordinate the officer level off site planning group for AWE Aldermaston and AWE Burghfield. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)**

We are committed at both an officer and member level to our partnership working with BBOWT. In January 2014 we entered into an innovative partnership with the organisation, which now manages our commons, country parks and nature reserves.

The overarching partnership agreement is for 50 years and in return for ongoing funding BBOWT delivers countryside management at the sites according to an agreed business plan and annual management plan. A Steering Group has been established as part of the governance arrangements which comprises senior officers and Council members/trustees. Part of our partnership working covers the Living Landscape Project.

### **Berkshire Local Nature Partnership (BLNP)**

We are fully engaged with the BLNP at both a member and officer level. The Council's Executive Portfolio Holder for Countryside sits on the BLNP Executive Board and the Council's Ecologist sits on the BLNP Steering Group. The Partnership includes representatives from Natural England, Thames Water, Environment Agency, BBOWT and the AONB.

### **Berkshire Local Transport Body (BLTB)**

The Berkshire Local Transport Body (BLTB) is a partnership of the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership which has been established to prioritise funding for local major transport schemes devolved from the Department for Transport. Slough Borough Council is the Accountable Body for the BLTB. The Council's Executive Portfolio Holder for Transport sits on the Body.

### **Berkshire Strategic Transport Forum (BSTF)**

The Berkshire Strategic Transport Forum (BSTF) brings together the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership, the Department for Transport (DfT), Network Rail, Highways England, Heathrow Airport Limited, and some train and bus operating companies to discuss and consult on matters of mutual interest relating to strategic transport issues in Thames Valley Berkshire. It operates at two levels – one with elected members and business representatives, and the other with senior transport officers. The Berkshire Chief Executives' Group has recognised the importance of these arrangements by nominating one of its members to chair the officers' meeting and liaise with the LEP and the members. The membership of the BLTB and of the Berkshire Strategic Transport (Members') Forum is identical, and the two bodies operate in tandem with each other.

### **Environment Agency**

The Environment Agency has responsibility for water quality and resources and we primarily work with it at an officer level.

### **Hampshire County Council**

We primarily work with Hampshire County Council at both an officer and member level on dealing with transport issues relating to the A339 and the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

## B Duty to Cooperate

### Hart District Council

We continue to work with the District Council at an officer level, although a memorandum of understanding was prepared by Hart District Council in 2013 which made clear there were no strategic issues that needed to be considered between us.

### Highways England

We continue to work together at both an officer and member level as constituent members of the Berkshire Strategic Transport Forum (BSTF).

### Natural England

We continue to work together as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### North Wessex Downs AONB Council of Partners (NWD AONB)

The Council of Partners includes member representatives (with officer support) of the nine local authorities which have the administrative responsibilities for the area covered by the North Wessex Downs. It also includes representatives of Natural England, community and parish councils, farming and rural businesses, nature conservation, historic environment, rural recreation and tourism. All have signed a Charter which sets out how we work together for the long term benefit of the AONB and all who live and work in it. The Council of Partners has no independent executive powers. Its work is carried out with the prior approval of its constituent local authorities and DEFRA (the funding partners). The Partnership is underpinned by a small AONB delivery team. Preparation of a Management Plan for the North Wessex Downs AONB (AONB) is a statutory requirement placed upon the constituent local authorities by the Countryside and Rights of Way (CROW) Act 2000. The review, production and publication of the Management Plan, together with the coordination of its delivery, has been delegated by the Council to the Council of Partners. The delivery of the AONB Management Plan is monitored by the Partnership through an annual review of the delivery of the AONB Business Plan, and achievements are reported through the AONB's Annual Report.

### Office for Nuclear Regulation (ONR)

We primarily work with the ONR at an officer level through the off-site planning group for AWE Aldermaston and AWE Burghfield which consists of emergency planning officers from West Berkshire, Basingstoke and Deane Borough Council, Reading Borough Council and Wokingham Borough Council. This meets on a quarterly basis, with planning policy officers attending as appropriate.

### Oxfordshire County Council

We work with the County Council on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### Bracknell Forest Borough Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council and Wokingham Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. To date, together with the Thames Valley Berkshire Local Economic Partnership, the Group has been instrumental in coordinating the work of the Strategic Housing Market Assessment (SHMA) and the identification of a Functional Economic Market Area.

BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group was set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond.

## Duty to Cooperate B

The Council has been collaborating with the other authorities in the Western Berkshire Housing Market Area (Bracknell Forest Borough Council, Reading Borough Council and Wokingham Borough Council) to examine various options for accommodating new development across the housing market area and to see if there are any large scale opportunities which could be identified. In December 2016 we produced the non-statutory [West of Berkshire Spatial Planning Framework](#) together. This is a merely a statement of intent with the opportunities identified in the document to be explored and tested through the Local Plan processes of all the individual local authorities.

### **South Buckinghamshire District Council**

We have primarily worked with the District Council at both an officer and member level during the preparation of the Berkshire SHMA once it was identified as part of the area covered. South Bucks later indicated that it did not want to be actively involved in the Berkshire SHMA but was pursuing alternative options which were linked to it taking forward a joint local plan with Chiltern District Council. It also declined to take part in the jointly commissioned work on the Functional Economic Market Area (FEMA).

### **South Oxfordshire District Council**

We work with the District Council on transport and economic related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We also set up individual meetings with the District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). The two Councils signed a Memorandum of Understanding in January 2018 which agreed that the districts lie in separate but adjoining Housing Market Areas and Functional Economic Market Areas. Both Councils also agreed that they would not be seeking for the other to meet any of its housing or employment needs.

### **Swindon Borough Council**

We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Test Valley Borough Council**

We set up individual meetings with the Borough Council to discuss specific issues when appropriate. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). We have agreed that with the exception of our work in the North Wessex Downs, there are no strategic issues of concern at this stage.

### **Thames Valley Berkshire Local Economic Partnership (TVB LEP)**

We are fully engaged at both an officer and member level with the TVB LEP. The Council's Portfolio Holder for Planning and Economic Development and the Chief Executive sit on the Forum and Executive Board respectively. Joint working has been focused on the production of a Strategic Housing Market Assessment (SHMA) and the analysis of our Functional Economic Market Area (FEMA).

### **Thames Water**

As the statutory water and waste water provider we primarily work with Thames Water at an officer level.

### **Vale of White Horse District Council**

We work with the District Council on transport and economic related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

## B Duty to Cooperate

### **Wiltshire Council**

We work with Wiltshire Council particularly on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

## Glossary

Acronym	Term	Explanation
	<b>Affordable Housing</b>	<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p><i>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</i></p> <ol style="list-style-type: none"> <li><b>Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</li> <li><b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</li> <li><b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</li> <li><b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</li> </ol>
<b>AMR</b>	<b>Annual Monitoring Report</b>	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
<b>AONB</b>	<b>Area of Outstanding Natural Beauty</b>	A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire.
	<b>Brownfield Land</b>	See 'Previously Developed Land'.
<b>CS</b>	<b>Core Strategy</b>	The overarching DPD in the Local Plan which sets out the overall spatial planning policies and objectives for an area.
	<b>Council</b>	In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body.
	<b>Density</b>	A measurement of how intensively land is occupied by built development. For housing, measured in dwellings per net hectare



## Glossary

Acronym	Term	Explanation
	<b>Development Plan</b>	<p>The development plan sets out the policies and proposals for the development, conservation and use of land in a local planning authority's area. The development plan consists of adopted Local Plans (i.e. Development Plan Documents) and NDPs.</p> <p>The Development Plan for West Berkshire is currently made up of the following documents:</p> <ul style="list-style-type: none"> <li>• Core Strategy DPD</li> <li>• Housing Site Allocations DPD</li> <li>• West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)</li> <li>• Replacement Minerals Local Plan for Berkshire (Saved Policies)</li> <li>• Waste Local Plan for Berkshire (Saved Policies)</li> <li>• The South East Plan (May 2009), only insofar as Policy NRM6 applies</li> </ul>
<b>DPD</b>	<b>Development Plan Document</b>	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel).
<b>DtC</b>	<b>Duty to Cooperate</b>	Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing DPDs in order to address strategic planning issues relevant to their areas. The Duty requires that councils engage constructively, actively and on an ongoing basis to develop strategic policies and adopt joint approaches to plan making. Paragraph 24 of the NPPF states that local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
	<b>Evidence Base</b>	Background information on the District, including its needs and predictions of what might be needed in the future.
<b>5YHLS</b>	<b>Five Year Housing Land Supply</b>	This is a requirement for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.
<b>GF</b>	<b>Greenfield Land</b>	Land which does not fall within the definition of previously developed land.
	<b>Gypsies, Travellers and Travelling Showpeople</b>	<p>Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, August 2015) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p><i>"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</i></p> <p>In determining whether persons are "Gypsies and Travellers", for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following:</p> <ol style="list-style-type: none"> <li>whether they previously led a nomadic habit of life</li> <li>the reasons for ceasing their nomadic habit of life</li> <li>whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</li> </ol> <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p>

## Glossary

Acronym	Term	Explanation
		<i>"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."</i>
	<b>Gypsy and Traveller Accommodation Assessment</b>	Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire.
	<b>Housing Trajectory</b>	Diagram or table showing housing delivery and expected trends of development.
	<b>Housing Market Area</b>	A housing market area is a geographical area defined by household demand and preferences, reflecting the key functional linkages between places where people live and work.
<b>LDS</b>	<b>Local Development Scheme</b>	A public statement of the Council's programme for the production of development plan documents.
<b>LEP</b>	<b>Local Enterprise Partnership</b>	Voluntary partnerships between local authorities and businesses set up in 2011 by the Government to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies. West Berkshire is covered by the Thames Valley Berkshire LEP
<b>LHN</b>	<b>Local Housing Need</b>	An unconstrained assessment of the number of homes needed in an area, and the first step in the process of deciding how many homes should be planned for. The standard method of assessing LHN is set out in the Planning Practice Guidance in a formula which takes account of household growth projections and affordability in the local area.
<b>LP</b>	<b>Local Plan</b>	The Local Plan is part of the overall Development Plan for West Berkshire, setting out local planning policies. It comprises a portfolio of DPDs that provides the framework for delivering the spatial strategy for the area.
<b>MHCLG</b>	<b>Ministry of Housing, Communities and Local Government</b>	The Ministry of Housing, Communities and Local Government is the UK Government department for housing, communities and local government in England. It sets policy on supporting local government, communities and neighbourhoods, regeneration, housing, planning and the environment.
<b>NPPF</b>	<b>National Planning Policy Framework</b>	A simplified set of national policies published by the Government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS').
	<b>Permitted Development</b>	Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under "permitted development rights". They derive from a general planning permission granted not by the local authority but by Parliament.
	<b>Pitch</b>	Refers to Gypsy and Traveller site. An area of land on a site/development generally home to one household. Can be varying sizes and have more than one caravan.
	<b>Planning and Compulsory Purchase Act 2004</b>	Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land.
<b>PPTS</b>	<b>Planning Policy for Traveller Sites</b>	Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.

## Glossary

Acronym	Term	Explanation
PPG	<b>Planning Practice Guidance</b>	On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance.
PDL	<b>Previously Developed Land</b>	Also known as brownfield land. Defined by Government as <i>"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time"</i> (NPPF Annex 2).
	<b>Prior Notification</b>	<p>Prior approval means that a developer has to seek approval from the local planning authority that specified elements of a development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.</p> <p>Prior Notification applications are required under the General Permitted Development Order 1995 (as amended). They can include proposals such as larger household extensions outside of conservation areas (Part 1) and specific changes of use (Part 3).</p>
	<b>Regulations</b>	Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans.
	<b>Rural Exception Sites</b>	Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .
	<b>Rural Service Centres</b>	Rural Service Centres form part of the settlement hierarchy. They provide a range of services and have reasonable public transport provision with opportunities to strengthen their role in meeting requirements of surrounding communities. The Rural Service Centres include Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale.
	<b>Saved Policies/Saved Plans</b>	Several policies of the West Berkshire District Local Plan 1991-2006, the Replacement Minerals and Waste Local Plan for Berkshire and the Waste Local Plan for Berkshire have been saved and form part of the West Berkshire Development Plan.
S106	<b>Section 106 Agreement</b>	Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.

## Glossary

Acronym	Term	Explanation
	<b>Service Villages</b>	Service Villages form part of the settlement hierarchy. They include a more limited range of services and only have some limited development potential. Service Villages include Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton.
	<b>Settlement Boundary</b>	Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
	<b>Settlement Hierarchy</b>	Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development.
<b>SAC</b>	<b>Special Areas of Conservation</b>	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
<b>SCI</b>	<b>Statement of Community Involvement</b>	Adopted document setting out how the Council will involve the community in the planning process.
<b>SPA</b>	<b>Special Protection Areas</b>	Designated to protect rare and vulnerable birds under EC Directive 79/409.
<b>SHLAA</b>	<b>Strategic Housing Land Availability Assessment</b>	A document required by the NPPF. It identifies sites that have potential for housing development and assesses their development potential and when they are likely to be developed. The SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (ie. Housing Site Allocations DPD).
<b>SHMA</b>	<b>Strategic Housing Market Assessment</b>	Evidence document that provides detailed information about existing and future housing need in the local authority area and the wider housing market area.
	<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament.
	<b>Submission</b>	Stage at which a prepared DPD is presented to Secretary of State.
	<b>Sustainable Development</b>	<p>The main dimensions of sustainable development as identified in the UK's strategy for sustainable development ('a better quality of life, a strategy for sustainable development' 1999) are as follows:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everybody</li> <li>• effective protection of the environment</li> <li>• prudent use of natural resources</li> <li>• the maintenance of high and stable levels of economic growth and employment</li> </ul> <p>The NPPF contains a "presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.</p>
<b>SPD</b>	<b>Supplementary Planning Documents</b>	A document which provides more detailed advice or guidance on the policies in the Local Plan.
	<b>Thames Valley Berkshire Local Enterprise Partnership</b>	The Local Enterprise Partnership (see LEP).

## Glossary

Acronym	Term	Explanation
TV ERC	Thames Valley Environmental Records Centre	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
	Windfall sites	Defined in the NPPF as ' <i>Sites not specifically identified in the development plan</i> '.

If you require this information in an alternative format or translation,  
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