

# West Berkshire Local Plan Annual Monitoring Report 2016

## Housing - January 2017



# Annual Monitoring Report: Housing 2016

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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.

The Development Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012, the Saved Policies of the West Berkshire District Local Plan (WBDLP) adopted in June 2002, the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001 and the Waste Local Plan for Berkshire (WLP) adopted December 1998. The Core Strategy replaced a number of policies in the WBDLP.

The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was published by the Council in October 2015.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** was adopted in September 2014.
- **The West Berkshire Core Strategy DPD** (the Core Strategy) was adopted by the Council on 16 July 2012.
- **Housing Site Allocations DPD.** The Proposed Submission DPD was published in November 2015 and was submitted to the Secretary of State in April 2016. The Examination hearing sessions were held in June/July 2016 and adoption is expected in spring 2017.
- **Minerals and Waste DPD.** Work on the Minerals and Waste DPD is underway.

The following current Supplementary Planning Documents have been prepared:

- 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.
- 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.

A Neighbourhood Development Area for the parish of Stratfield Mortimer was formally approved by the Council in February 2014. The plan was submitted for examination in May 2016 and the examination took place between May and August 2016. Though the examiner found that landscape and visual impacts had not been considered properly, additional work was commissioned to inform the decision on whether to proceed to referendum.

A Neighbourhood Development Area for the parish of Tilehurst was formally approved by the Council on 29 May 2015.

A Neighbourhood Development Area for the parish of Compton was formally approved by the Council on 11 January 2017.

## Monitoring the Key Housing Elements of the Local Plan 2015/16

This section of the AMR examines the success of Development 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 2015 to 31 March 2016.

**Housing Delivery** – There were 625 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway. The inclusion of some proposed allocations in the Proposed Submission Housing Site Allocations DPD helps to demonstrate a five year supply of housing land.

96% of residential completions were on previously developed land and the high percentage of outstanding commitments on previously developed land indicates that the level of development on brownfield sites is likely to remain high for the next few years. Development on greenfield land will increase in the second half of the plan period as local plan greenfield allocations begin to deliver housing.

**Affordable Housing** – There were 158 affordable housing units completed in 2015/16.

# Executive Summary

## Background

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

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

**1.3** This report covers the period of 12 months from the end of the last Annual Monitoring Report (AMR), i.e. 1 April 2015 to 31 March 2016. It builds on the format of previous years but is being published in separate sections. This section of the report covers monitoring of the housing policies within the Local Plan. A second report will follow, covering other elements of plan monitoring.

## Planning Context

**1.4** The Development Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012, the West Berkshire District Local Plan 1991-2006 (WBDLP) (Saved Policies 2007), together with the Replacement Minerals Local Plan for Berkshire, incorporating alterations adopted December 1997 and May 2001 and the Waste Local Plan for Berkshire adopted December 1998.

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

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

## Key Characteristics of West Berkshire

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

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

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

# 1 Introduction

Map 1.1 West Berkshire



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

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

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

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

## Key Issues Facing West Berkshire

**1.14** Research and evidence base work, including public consultation, have highlighted a number of key issues affecting West Berkshire.

- **Economic Development.** Given that the Local Plan is a long term plan, providing flexibility to cover fluctuations in future economic conditions is essential.
- **Access to Housing.** House prices in the District remain high and it therefore remains difficult for some to access housing. The need for affordable housing remains high in the District.

## Introduction 1

- **Changing Demographics.** Government statistics indicate that the population of the District is projected to rise significantly with the proportion of over 65's projected to grow substantially.<sup>(1)</sup> Demographic changes will have implications for the type and size of housing required.
- **Conserving and enhancing environmental character.** Conserving and enhancing the distinctive local character of both the natural and built environment of the District is a key issue. The high quality, diverse landscape character with its rich cultural and natural heritage contributes to the overall quality of life of everyone in the District and using this as a positive tool in accommodating necessary change is an important consideration.
- **Climate Change.** There is a need to continue to be proactive in responding to the threat of climate change by including a robust set of policies to achieve carbon emission targets. We must also plan for incorporating more sustainable designs to mitigate against the physical, social and economic impacts of flooding.
- **Provision of Infrastructure and Facilities.** Consultation has highlighted a concern that community infrastructure including open space, education provision, transport links and other services should be provided with new development.
- **Resource use.** Lifestyle and consumption trends have generally resulted in increased demands on energy and material resources. There is a need to actively plan for waste minimisation and recycling, water use efficiency and energy efficiency through the use of renewables. These are areas where spatial planning can have a direct role.
- **Sustainable transport.** There is a challenge to provide access to sustainable modes of transport in a District where development and the population are dispersed and there is a high level of car ownership.

### Duty to Cooperate

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

**1.16** Work on satisfying the Duty takes place on an ongoing basis. Early work focused on identifying the key strategic issues that would need to be considered as part of the preparation and delivery of the Local Plan and more specifically, the Housing Site Allocations DPD in conjunction with other local authorities and prescribed bodies. The Council's approach to strategic planning has subsequently been prioritised and is being undertaken on this basis. [Our Duty to Cooperate Statement \(April 2016\)](#) which accompanies the Submission Housing Site Allocations DPD sets out in detail how the Council is cooperating on strategic cross-boundary issues and makes clear what specific actions the Council has taken during the period covered by this report.

### Monitoring Development Plan Policies

**1.17** 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.

**1.18** 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. Further updates were then published in April 2010, May 2012, September 2013, May 2014, March 2015 and October 2015. The current LDS contains updates to reflect changes in circumstances since March 2015, namely the re-evaluation of the previously approved timetable following the high volume of responses received to the consultation on the preferred options version of the Housing Site Allocations Development Plan Document (DPD) and the initial issues and options for the West Berkshire Minerals and Waste Local Plan and the need for additional time to process and give full consideration to all of the responses received.

**2.2** The LDS shows that the Council is intending to produce the following DPDs, which will form part of the Local Plan, between 2015 and 2018:

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

The two DPDs will be accompanied by a Policies Map.

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

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

### Statement of Community Involvement (SCI)

**2.5** The requirement to prepare an SCI was introduced in the Planning and Compulsory Purchase Act 2004 and we adopted our first SCI in July 2006. A revised SCI was adopted by the Council on 18 September 2014. Subsequently a minor factual update was made to para 2.16 of the SCI and so the SCI was updated in January 2015 to reflect this small change.

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

### West Berkshire Core Strategy DPD

**2.7** 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)

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

## Local Development Scheme Implementation 2

Table 2.1 The Local Development Scheme Timetable

	Consulting on scope of Sustainability Appraisal	Public participation in the preparation of the DPD	Publication of Proposed Submission documents	Submission to Secretary of State	Start of Independent Examination	Adoption
<b>HSA DPD</b>	Sept - Oct 2013	Sept 2013 - Dec 2015	Nov 2015	April 2016	June 2016	Nov 2016
<b>Policies Map</b>	The policies map spatially illustrates the policies of the Local Plan on an Ordnance Survey base. It will be updated to reflect any area specific policies in the HSA DPD					

**2.9** The HSA DPD was prepared in accordance with the current LDS. The Council published its Proposed Submission documents from 9 November 2015 to 24 December 2015 and submitted to the Secretary of State on 6 April 2016. The hearing sessions were held in June/ July 2016. The Inspector requested some additional information or explanation on a number of issues raised during the public hearings. These were published in September 2016 and those who participated in the relevant hearings were invited to submit comments. Following the Council's response to those comments, the Inspector issued his preliminary findings on main modifications on 17 October 2016. The Council subsequently consulted on these modifications from 12 December 2016 to 30 January 2017. The programme has therefore slipped from that set out in the LDS as a result of the additional work and consultation requested by the Inspector. The Inspector's report and the adoption of the DPD is now expected in Spring 2017.

### 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 has now been 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 form Sustainable Development' SPD which was adopted in June 2013.

### Neighbourhood Development Plans

**2.10** A Neighbourhood Development Area for the parish of Stratfield Mortimer was formally approved by the Council on 11 February 2014. Stratfield Mortimer Parish Council submitted their proposed Neighbourhood Development Plan (NDP) to the Council and following a period of consultation (4 March to 22 April 2016), the plan was submitted for examination in May 2016. The examination took place between May and August 2016 with a hearing session at the end of August 2016. The Council received the examiner's report at the end of October 2016. The examiner found that, whilst the draft NDP was in general conformity with the strategic policies of the development plan, the potential landscape and visual impacts had not been considered properly when promoting the proposed site for allocation and his recommendation was that the proposal to make the NDP be refused. The Parish Council subsequently requested the Council make a decision on the report by 1 May 2017 to allow time for full consideration of the recommendations and issues raised in the report. Additional landscape work was then commissioned which will inform the decision on whether to proceed to referendum.

**2.11** A Neighbourhood Development Area for the parish of Tilehurst was formally approved by the Council on 29 May 2015 and we are continuing to work with the parish council to produce the Neighbourhood Development Plan.

**2.12** A Neighbourhood Development Area for the parish of Compton was formally approved by the Council on 11 January 2017 and we are continuing to work with the parish council to produce the Neighbourhood Development Plan.

## 3 Housing

### Housing

#### Context

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

**3.2** The latest 2014-based population projection prepared by the Office for National Statistics projects a population of 162,500 by 2026. 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 17.4% in 2014 to 22.5% by 2026. The latest 2014-based household projections prepared by DCLG project an increase in households over the plan period from 2006 to 2026 of 8,758, an average of 438 additional households per annum.

**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. ONS statistics show the average house price in West Berkshire for the quarter ended June 2016 was £373,344 compared to £278,960 for England and Wales<sup>(2)</sup>. Table A.6 in Appendix A shows the average price for different property types and highlights that affordability remains a critical issue.

**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 is 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 conclusions on the objectively assessed need (OAN) were made public in October 2015 and the report was published in February 2016. The conclusion of the SHMA for West Berkshire was that there is an OAN of 665 dwellings per annum averaged over the period 2013-2036.

**Table 3.1 Housing Objectives**

#### Core Strategy Objectives:

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

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

#### WBDLP Objectives:

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

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

Table 3.2 Housing Indicators and Policies

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

## 3 Housing

### Housing Delivery

#### Indicator

#### Plan Period and Housing Targets

**Table 3.3 Plan Period and Housing Targets**

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

**3.6** 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 NPPF. He concluded that a new Housing Market Assessment was required which complies with NPPF paragraph 159, a complex task which requires co-operative working between several authorities. The Inspector did consider though that the Core Strategy represents a positive approach to planning, that there were exceptional circumstances relating to its timing, and that the government's planning aims were best achieved by the adoption of the Core Strategy with a requirement to review the Housing Market Assessment within three years, in order to determine a justified long term basis for planning in West Berkshire.

**3.7** 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 is 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. It identifies the "objectively assessed need" (OAN) for housing and provides the evidence for establishing a new housing requirement for a new Local Plan, which will be prepared following adoption of the Housing Site Allocations DPD.

**3.8** The SHMA conclusions were made public at a stakeholder event in October 2015 and the final report was published in February 2016. The conclusions show West Berkshire to be located within a housing market area (HMA) that also includes Reading, Wokingham and Bracknell Forest.

**3.9** The OAN for the District has been derived in stages. The household projections published by the Department of Communities and Local Government (DCLG) provide the starting point; with adjustments to take account of more recent population estimates and an adjustment to meet an assumed increase in net migration from London, the demographic - led need was assessed as 551 dwellings per annum over the period 2013 to 2036. An upward adjustment of 35 dwellings per annum was applied to meet the economic-led need in the HMA and 79 dwellings per annum to help improve affordability (by assuming a reversal in the suppression in household formation, experienced since 2001, for the population aged under 45.) The overall OAN is therefore assessed as 665 dwellings per annum over the period 2013 - 2036.

**3.10** The SHMA itself does not set a new housing target. That will be set through the new Local Plan following additional work on constraints and opportunities for development, carried out in cooperation with the other authorities within the HMA. There will also be a process of consultation and ultimately any new housing target will be tested through the examination of the new Local Plan.

## Indicator

### 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

### 3 Housing

**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	Curr	1	2	3	4	5				
Projected completions																				
Requirement	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Managed Delivery Target	525	497	486	484	499	519	544	544	551	556	549	552	556	513	380	168	60	-45	-200	-649

**Table 3.5 Housing Trajectory to meet Objectively Assessed Need (OAN)**

	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	Curr	1	2	3	4	5				
Projected completions																				
Requirement/OAN	525	525	525	525	525	525	525	665	665	665	665	665	665	665	665	665	665	665	665	665
Managed Delivery Target	525	592	587	591	612	640	674	684	702	721	731	754	784	773	683	532	515	562	711	1171

## Commentary

**3.11** 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. In 2015/16 there were 625 net completions, above the Core Strategy annual requirement.

**3.12** Data for new housing permissions, starts, and numbers under construction can be found in Table A.8. At March 2016 there were 480 dwellings under construction with 323 dwelling starts during 2015/16. Information on completions by site size can be found in Table A.9 and shows that over the period 2000/21 to 2015/16 completions on sites of less than 10 units, which are difficult to identify in advance and will almost all be classed as windfall, have averaged 143 units a year (25% of all completions).

**3.13** Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 5,012 additional units were completed in the first 10 years to March 2016. Delivery has therefore fallen below the cumulative requirement with a shortfall of 238 net units. Table 3.6 shows the housing land position at March 2016 and identifies the contribution that the strategic sites in the Core Strategy and the sites to be allocated in the Housing Site Allocations DPD will make to housing supply.

**Table 3.6 Housing Land Supply at March 2016 - Net dwellings**

Core Strategy Requirement 2006 - 2026	At least 10,500
<b>Components of Housing Land Supply</b>	
Dwellings completed April 2006 - March 2016	5,012
Dwellings with outstanding planning permission at March 2016 (including Racecourse site)	2,885
Subtotal of dwellings completed and with planning permission at March 2016	7,897
Allocated strategic site at Sandford Park	1,000
Identified sites including permitted development identified through Prior Approval process	422
Small site windfall allowance ( approx number in 5 year supply)	380
Allocations in Site Allocations and Delivery DPD plus Mortimer NDP	1,640-1,670
<b>Total</b>	<b>11,339 - 11,369</b>

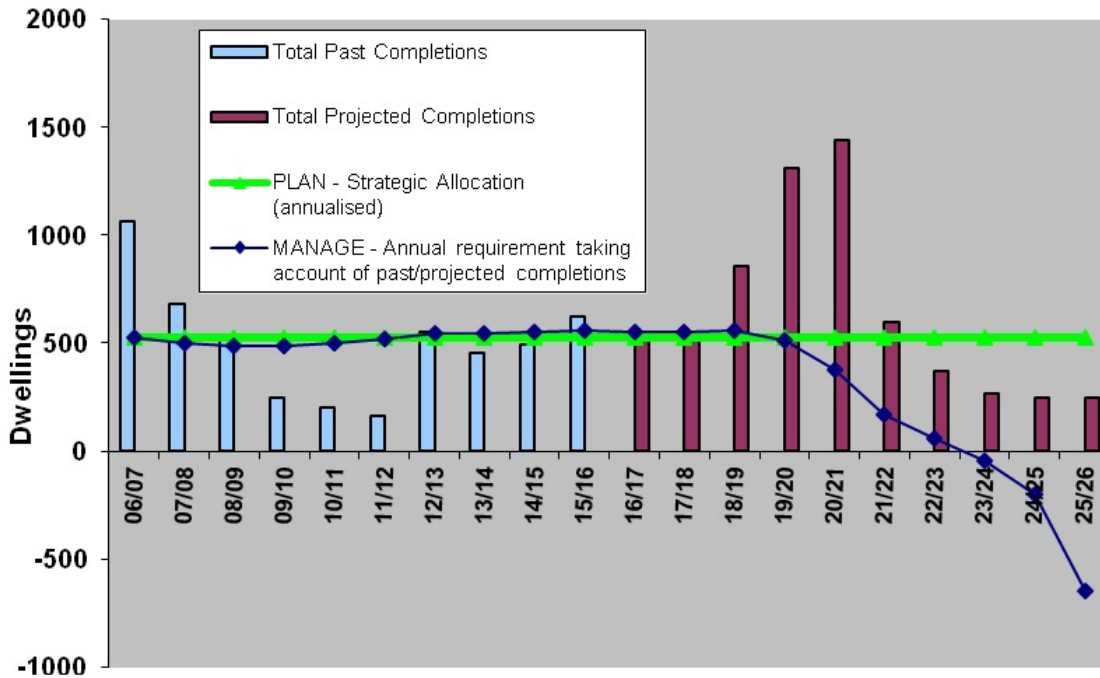
**3.14** The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments at March 2016 that have been assessed as deliverable or developable, allocated sites and identified large and medium sites ( include proposed site allocations in the Housing Site Allocations DPD) have all been phased over the current plan period. The resultant graphs illustrate the projected level of housing completions showing how projected delivery meets both the Core Strategy requirement and the OAN. More detail is contained in Table A.11



### 3 Housing

Figure 3.1

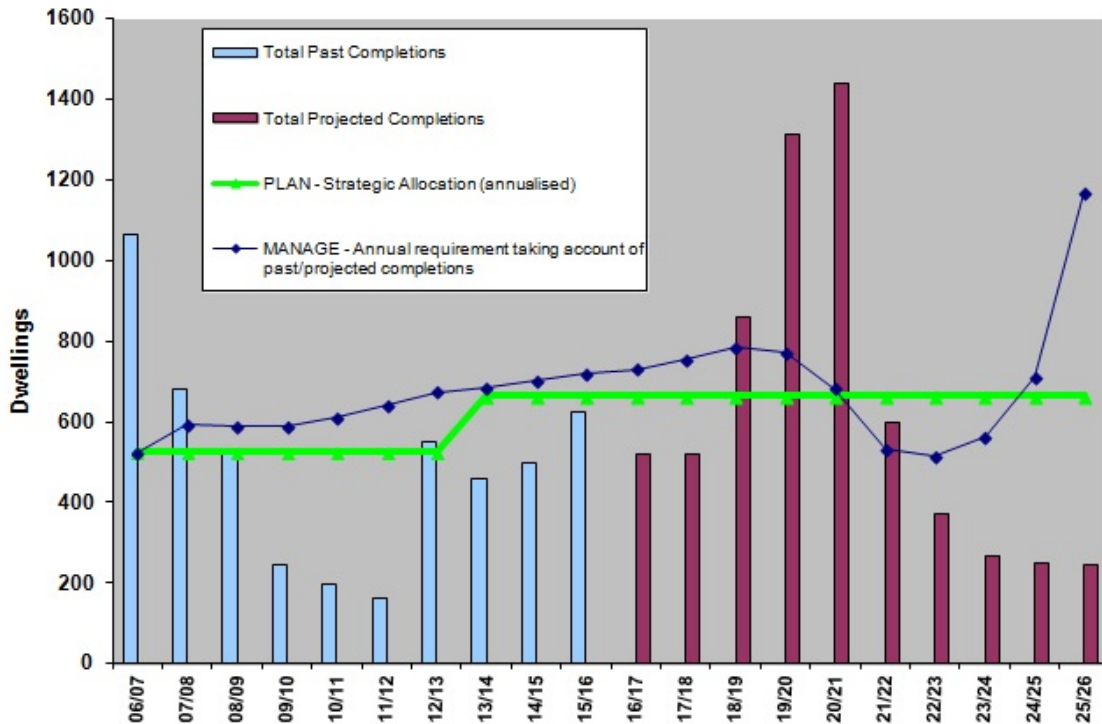
#### Housing Trajectory December 2016 - Monitoring against Core Strategy Requirement



**3.15** The trajectories show that the Core Strategy target is met over the plan period and that the allocations in the Housing Site Allocations DPD will help meet the OAN up to 2023/24. The Council will be preparing a new Local Plan, with a new housing requirement, following work with our neighbouring authorities in the housing market area on how to best meet the OAN identified in the SHMA. This new Local Plan will need to look again at the proposed housing distribution and allocate new sites which will deliver in the later stages of the current plan period.

Figure 3.2

### Housing Trajectory December 2016 - Monitoring against the Objectively Assessed Need



#### Policy Effectiveness:

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

#### Actions Required:

Adoption of the Housing Site Allocations DPD, which allocates additional housing sites to boost housing supply in the short and medium term.

Preparation of the new Local Plan which will seek to ensure that the objectively assessed need for housing is met in the housing market area

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

#### Significant Sustainability Effects

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

## 3 Housing

### Indicator

Completions on Allocated Sites

**3.16** 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. 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 are pending determination at December 2016, with significant objections, particularly related to highways, remaining to be resolved.

**Table 3.7 Local Plan Housing Sites Progress**

Site	Parish/ Town	Total Units	Units Compl 2015/16	Total Units Compl	Status at March 2016
Core Strategy Strategic Sites					
Newbury Racecourse	Greenham	1,495	183	421	Under construction
Sandleford Park	Greenham/ Newbury	Up to 2,000	0	0	SPD adopted, planning applications pending determination
<b>TOTAL</b>		<b>Up to 3,495</b>	<b>183</b>	<b>421</b>	

Source: *Planning Commitments for Housing 2016*

### Indicator

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

**3.17** 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 143 units either under construction or not yet started at March 2016. The majority of sites are in Newbury.

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

	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	8	109	143

## Five Year Housing Land Supply

### Indicator

Five Year Supply of Deliverable Housing Sites

**3.18** The five year housing land supply is set out in an annex to this monitoring report and contains the calculations of the requirement plus the schedules of housing sites which make up the supply <sup>(3)</sup>.

**3.19** The PPG (paragraph ID 3-030-20140306) says that local planning authorities should have an identified five-year supply at all points during the plan period. The Council has therefore sought to identify a supply from April 2016 (the latest date for which monitoring information is available) to March 2021, plus an additional year's supply in order to identify a supply for a full five years. The shortfall and buffer have been applied to the first five years to 2021.

**3.20** The housing requirement has been calculated in order to meet the Core Strategy target as well as the full objectively assessed need (OAN) assessed in the SHMA. By March 2016, 5,012 additional homes had been completed since March 2006 leaving a shortfall against the Core Strategy requirement to date of 238 units. For the OAN of 665 dwellings per annum, the shortfall is measured from the 2013 base date of the SHMA and is 417 units. A buffer of 5% has been applied as the Council does not consider that there is a record of persistent under delivery of housing.

**3.21** The housing requirement is set out in the Table below

**Table 3.9 Calculation of the Housing Requirement**

	OAN 665 dpa	CS requirement 525 dpa
Requirement 2016 - 2021	3,325	3,150
Shortfall	417	238
Requirement plus shortfall	3,742	2,863
5% buffer	187	143
<b>Requirement plus buffer 2016 - 2021</b>	<b>3,929</b>	<b>3,006</b>
Requirement 2021/22	665	525
<b>Requirement plus buffer 2016 - 2022</b>	<b>4,594</b>	<b>3,531</b>

## 3 Housing

**3.22** The specific deliverable sites which make up the supply to March 2022 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 but a 10% allowance for non-implementation has been applied to small sites not currently under construction. The majority of the sites that are proposed for allocation 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. A non-implementation allowance of 10% has been made to allow for an element of non-completion. A windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply.

**3.23** For the period 2016 to 2021 a supply of 4,650 units is demonstrated against the requirement for 3,929 to meet the OAN. This represents a supply of 6 years. There will be additional supply during the period from applications currently under consideration and from new applications on identified sites. The five year supply may need to be regularly reviewed as the supply situation changes and will be updated once monitoring information is available for 2016/17.

Table 3.10 Summary Deliverable Five Year Supply

Deliverable Sites	16/17	17/18	18/19	19/20	20/21	2021/22	Net Units 2016/17 to 2020/21	Net units 2016/17 to 2021/22
<b>Commitments at March 2016</b>								
Core Strategy Allocated sites	83	216	197	240	320	290	1,056	1,346
Non-allocated sites of 10 or more units	272	23	206	341	227	75	1,069	1,144
Non-allocated small sites under 10 units	100	80	60	45	30		315	315
Housing Site Allocations DPD proposed allocations including proposed allocation in Stratfield Mortimer NDP			173	476	571	141	1,220	1,361
Identified sites without permission at March 2013		24	82	132	199		437	437
Sites through prior approval process	57	136	76				269	269
Windfall allowance	8	39	65	80	92	93	284	377
<b>Total Deliverable Supply</b>	<b>520</b>	<b>518</b>	<b>859</b>	<b>1,341</b>	<b>1,439</b>	<b>599</b>	<b>4,650</b>	<b>5,249</b>

### Indicator

Windfall Permissions and Completions

**3.24** Windfalls are sites not identified in the SHLAA that have come forward through a planning application . Windfall permissions since March 2008 and completions on these sites approved since March 2008 are shown in the table below. The monitoring of windfall permissions provides the evidence to support the inclusion of a windfall allowance in the five year housing land supply. Unidentified sites that have permitted development for housing through the prior approval process have not been included as windfall.

## 3 Housing

**Table 3.11 Windfall Permissions and Construction from 2008 -16**

Windfall Development (Sites not identified in SHLAA)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Units permitted on sites >10 units	0	30	20	0	14	0	56	25
Units permitted on sites <10 units	138	99	98	118	138	111	120	90
Units permitted on residential gardens	N/A	34	27	28	27	10	18	21
Windfall units completed	4	19	69	64	91	168	163	102
Windfall units under construction	21	56	91	69	157	137	88	76

### Policy Effectiveness:

A five year land supply can be demonstrated. Completions are expected to increase over the next few years following a period of lower housing delivery due to the national economic downturn. Delivery of housing on the Newbury Racecourse strategic site commenced in 2012/13 with first occupations in 2013/14. The adopted SPD for Sandleford Park has set out guidelines for the development of this allocated site. The Proposed Submission Housing Site Allocations DPD is at an advanced stage, enabling the inclusion of a number of proposed allocations within the five year housing land supply.

### Actions Required:

Actions to maintain delivery of a five year supply of housing are set out in the Housing Implementation Strategy. Adoption of the Housing Site Allocations DPD to be followed by the preparation of a new Local Plan which will make allocations to meet the longer term housing needs of the District.

### Significant Sustainability Effects

The level of commitments, allocated strategic sites and proposed allocations in the Housing Site Allocations DPD is such that additional development on greenfield land outside settlement boundaries should not be required until allocations are made in the new Local Plan. The preparation of the Housing Site Allocations DPD will enable housing delivery to be boosted in a sustainable and plan-led manner.

## Housing Implementation Strategy

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

**3.26** Policies within the Core Strategy will enable the delivery of a range of housing types and tenures. Policy CS4: Housing Mix seeks a mix of housing to meet the needs of all in the community and Policy CS 6: Affordable Housing sets out the thresholds for provision of affordable housing. The Berkshire Strategic Housing Market Assessment (SHMA) provides an assessment of the housing needs and demands in the wider housing market area.

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

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

## Location of Development

### Housing Development on Previously Developed Land

#### Indicator

New and converted dwellings - on previously developed land

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

Table 3.12 New and Converted Dwellings on Previously Developed Land

Year	Gross Completions	Percentage on Previously Developed Land
2006/07	1,158	70
2007/08	807	82
2008/09	592	88
2009/10	290	89
2010/11	275	88
2011/12	240	64
2012/13	588	94
2013/14	516	89
2014/15	597	89
2015/16	648	96
<b>TOTAL</b>	<b>5711</b>	<b>84</b>

Source: Planning Commitments for Housing at March 2016 and planning application information

#### Commentary

**3.28** The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60%. From 2007/08 the percentage of completions on previously developed land has increased as the number of completions on allocated greenfield sites has reduced. The indicator relates to gross completions, that is the percentage of new build on previously developed land plus conversion and change of use gains as a percentage of gross completions. Over the ten year period 2006/07 to 2015/16, 84% of gross completions have been on previously developed land.

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



## 3 Housing

### Indicator

#### Percentage of Outstanding Commitments on Previously Developed Land

**Table 3.13 Outstanding Commitments on Previously Developed Land at March 2016**

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	2,920	2,249	77%
Sites identified through prior approval process	143	143	100%
Soft Commitments -strategic site at Sandlesford Park with delivery extending beyond current plan period	up to 2,000	0	0%
Soft Commitments - proposed allocations in emerging Housing Site Allocations DPD (submitted 6 April 2016) and Mortimer NDP	1640	140	9%
<b>Total</b>	<b>6,703</b>	<b>2,532</b>	<b>37.7%</b>

Source: *Planning Commitments for Housing at March 2016*

*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

**3.30** The percentage of outstanding permissions on previously developed land is above the Core Strategy target. The only major non-allocated greenfield site is that at Lakeside, Theale where 350 units were allowed at appeal in 2007. Development on greenfield land is anticipated to be substantially higher in the second half of the plan period as the allocated site at Sandlesford Park and the allocations proposed in the emerging Housing Site Allocations DPD begin to deliver housing.

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

**Table 3.14 Commitments and Completions on Greenfield Residential Garden Sites (Gross units)**

Greenfield Residential Garden sites	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Permitted	16	28	27	10	19	21
Completed	N/A	55	7	21	25	1

**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 begin to 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

### Indicator

Percentage of completed residential development inside settlement boundaries

**Table 3.15 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	90.24

## 3 Housing

### Indicator

#### Completions in Settlements within the District Settlement Hierarchy

**Table 3.16 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2015/16)**

Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Outstanding Units with Planning Permission at March 2016 (including prior approval sites)
Newbury	182	76	48	69	361	169	254	448	1,915
Thatcham	132	42	4	15	75	32	42	7	173
EUA	10	9	13	23	39	1	24	13	62
<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>2,150</b>
Burghfield Common	6	3	18	5	10	2	2	1	138
Hungerford	3	2	25	-33	4	95	-9	25	25
Lambourn	22	4	2	0	1	25	2	-1	15
Mortimer	7	-1	9	10	-1	9	14	7	14
Pangbourne	-1	3	18	-4	10	-7	17	19	55
Theale	31	1	5	0	14	2	13	32	389
<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>636</b>
Aldermaston	1	0	1	0	0	29	0	0	0
Bradfield Southend	-1	4	4	1	0	0	0	-1	0
Chieveley	-18	-5	7	1	0	0	0	0	2
Cold Ash	5	4	0	3	5	0	2	3	19
Compton	4	31	0	0	4	10	5	0	30
Great Shefford	-1	4	0	0	0	0	1	0	1
Hermitage	2	2	0	1	0	28	3	3	8
Kintbury	2	1	2	0	0	0	1	0	4
Woolhampton	1	0	0	0	2	0	0	4	2
<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>66</b>
Other villages with settlement boundary	120	41	20	43	14	5	52	26	50
Remainder of Rural Area	21	25	23	28	14	57	73	39	161
<b>Total</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>3,063</b>

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

## Commentary

**3.32** Development Plan policies seek to protect the undeveloped character of the countryside and to limit new dwellings outside defined settlement boundaries. Most of the developments completed outside settlement boundaries in 2015/16 were on previously developed land.

**3.33** 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 3.16 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2014/15 were in Newbury, the main urban area of the District.

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

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

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

## Indicator

### Completions in Core Strategy Spatial Areas

**Table 3.17 Housing Completions and Commitments: Spatial Areas (March 2016)**

Spatial Area	Completions 2015/16	Completions 2006 - 2016	Hard Commitments (including prior approval sites) at March 2016
Newbury/Thatcham	459	2,912	2,150
Eastern Area	44	368	453
AONB	92	1,230	260
East Kennet Valley	30	502	200
<b>Total West Berkshire</b>	<b>625</b>	<b>5,012</b>	<b>3,063</b>

**Table 3.18 Housing Completions and Commitments in Newbury and Thatcham (March 2016)**

Newbury/ Thatcham Spatial Area	Completions 2015/16	Completions 2006 - 2016	Hard Commitments (including prior approval sites) at March 2016
Newbury area	449	2,151	1,954
Thatcham area	10	761	196
<b>Total Newbury/Thatcham</b>	<b>459</b>	<b>2,912</b>	<b>2,150</b>

## 3 Housing

### Commentary

**3.34** 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 3.17 shows the completions and outstanding commitments in each of these areas. This is broken down for the Newbury and Thatcham areas in Table 3.18. 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

#### Indicator

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

**Table 3.19 Housing Commitments and Completions within the AWE Consultation Zones 2011/12 to 2015/16**

	Net Completions					Outstanding Commitments at March 2016
	11/12	12/13	13/14	14/15	15/16	
<b>Aldermaston Consultation Zones</b>						
Inner	0	3	29	3	0	0
Middle	0	10	7	24	17	33
Outer	9	-1	16	2	18	13
<b>Burghfield Consultation Zones</b>						
Inner	0	0	0	0	0	0
Middle	0	0	0	0	1	4
Outer	11	41	8	1	6	17
<b>Overlapping Aldermaston and Burghfield Consultation Zones</b>						
Aldermaston Outer/ Burghfield Outer	0	8	10	10	8	502
Aldermaston Outer/ Burghfield Middle	-1	2	1	1	0	0

### Commentary

**3.35** 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.

## Housing Mix

### Indicator

#### Gross Affordable Housing Completions

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

**Table 3.20 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

### Commentary

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

**3.37** 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 3.20. Details of affordable housing sites completed in 2015/16 are presented in Table A.13.

**3.38** At March 2016 there were approximately 580 outstanding commitments for affordable housing, including over 300 at Newbury Racecourse.

## 3 Housing

### Indicator

Applications including contribution to affordable housing

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

**Table 3.21 New Permissions above affordable housing threshold (2012/13 to 2015/16)**

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

### Commentary

**3.39** 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 2015/16 there were 7 applications permitted on new sites which were above the threshold. There was only one site permitted of 5 - 9 dwellings, with an agreed financial contribution towards affordable housing. The other schemes permitted above the threshold include on-site affordable housing.

**Policy Effectiveness:** Whilst previous Local Plan policies and SPG 4/04 have been effective in delivering affordable housing, a significant number of schemes fell below the threshold and therefore did not contribute to affordable housing. The Core Strategy policy which has reduced the threshold for affordable housing provision to 5 units should increase provision in the longer term. 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 evidence provided by the Berkshire Housing Market Assessment and the Economic Viability Assessment.

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

### Self and Custom Build Housing

**3.40** 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

**3.41** 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 housbuilding 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>

### Indicator

Number of applications to be included on the self-build register

**Table 3.22 Applications to be included on Self-build Register**

	Applications for individual register	Applications for Association register
1 April to 31 Sept 2016	56	0
1 October to 31 Dec 2016	12	0

### Commentary

**3.42** Currently the Council holds two registers; one for individuals and one for associations. There are no entries on the Association register. No individuals have been removed from the lists, however clarification is being sought from the Department of Communities and Local Government over the removal from the list following the granting of planning permission.

**3.43** Planning permission has been granted for four specific "self-build" projects and the council has also granted planning permission for 42 other houses which also qualify as self-build.

**3.44** As at December 2016, 20 self-build schemes are currently under construction in West Berkshire

### Accommodation for Older People in Residential Institutions

### Indicator

Completions of accommodation for elderly in residential institutions

**Target:** The Berkshire SHMA identifies the assessed need for residential care housing which will form the basis of a target for the provision of accommodation for the elderly in residential institutions.

**Table 3.23 Completions of rooms in care homes for the elderly**

Parish	Site	2013/14	2014/15
Thatcham	Walnut Close Residential Home	11	
Newbury	Winchcombe Place		80

### Commentary

**3.45** The PPG (ID 3-037-20150320) is clear that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The housing requirement in the Core Strategy did not include an assessment of the requirement for residential institutions, but the Berkshire SHMA includes an assessment of the potential need for residential care housing. Any future housing target may therefore include an allowance for C2 uses.



## 3 Housing

### Provision for Gypsies, Travellers and Travelling Showpeople

#### Indicator

Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

**Table 3.24 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

\* Permission for this pitch lapsed in 2013/14

#### Commentary

**3.46** 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 (2014) 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.

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

**3.48** In addition, West Berkshire has one private Travelling Showpeople yard in Enborne which currently has planning permission for four caravans.

**3.49** The Council prepared a Gypsy and Traveller Accommodation Assessment (GTAA; May 2015) which provides an assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in West Berkshire over the 15 year period to 2029. This work is available on the Council's website and forms part of the evidence base for the Housing Site Allocations DPD.

**3.50** The Proposed Housing Site Allocations (HSA) DPD has been subject to Examination in public by the Planning Inspectorate during 2016 and the Inspector is due to report in Spring 2017. Within the HSA DPD sites for the travelling community are allocated to meet the identified need set out within the GTAA (2015) and provide a 5 year supply of deliverable sites. Changes to the definition of "traveller" within the Planning Policy for Traveller Sites published in August 2015 post-dated the GTAA. Therefore, the Council will apply the revised definition and review the longer term provision of Gypsy and Traveller sites for the forthcoming new local plan. The change has not affected the assessment of plots for Travelling Showpeople.

**Policy Effectiveness:** There were no planning permissions granted in 2015/2016 for Gypsy, Traveller and Travelling Showpeople accommodation. The Council recognises that there is a need for pitches as identified in the GTAA. The provision of new sites will be identified through the plan-led process and will include a review of the provision in the longer term following the changes in the Planning Policy for Traveller Sites. No indication that policies are not effective.

**Actions Required:** Apply the policies in the Housing Sites Allocation DPD, once adopted later in 2017. Identify new sites where necessary through the new Local Plan to assist in meeting the identified need within the reviewed GTAA .

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

## Sustainable Construction and Energy Efficiency

**3.51** Policy CS15 requires residential development to meet certain levels of the Code for Sustainable Homes. From the date of the Deregulation Bill 2015, a Ministerial Statement published on the 25 March 2015 announced that the Government has now withdrawn the Code for Sustainable Homes. Consequently, Core Strategy policy CS15 no longer requires the code. In line with the Ministerial Statement, planning conditions should now comply with energy performance requirements that do not exceed code level 4. Commencement of amendments to the Planning and Energy Act 2008 is expected to happen in late 2016. This will introduce new energy performance requirements in Building Regulations. New development should also comply with a water efficiency standard equivalent to the new national technical standard.

## 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 2014-based population projection<sup>(4)</sup> shows a population of 155,700 at 2014, projected to increase to 162,500 by 2026. The projection shows the potential changing age structure of the population if current trends continue, with the percentage of people over 65 in West Berkshire increasing from 17.4% in 2014 to 22.5% by 2026.

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

Projection	Projected Population in Thousands			
	2011	2016	2021	2026
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

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

4 Office of National Statistics 2014-based Subnational projections May 2016

5 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.

## Population and Housing A

**Table A.7 Land Registry Property Prices : Mean Price for Quarter ending June 2016**

Property Type	England and Wales Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£282,303	£210,852	£222,051
Terraced House	£231,989	£277,802	£285,800
Semi-detached House	£237,730	£333,732	£346,066
Detached House	£375,825	£540,699	£561,998
All	£278,960	£343,322	£373,344

Source: ONS

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 – 2015/16**

Year	Net New Permissions	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

Source: Planning Commitments for Housing 2016

## A Population and Housing

**Table A.9 Net Housing Completions by Site Size 2000/01 - 2015/16**

Year	Net Completions 2000 to 2016				
	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
2012/13	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
Average 2000/2016	130	141	142	143	557

Source: *Planning Commitments for Housing 2016*

## Population and Housing A

Table A.10 Housing Completions and Commitments by Parish 2001/02 to 2015/16

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)															Total hard commitments (incl prior approvals) outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
Aldermaston	1	-1	0	42	6	2	0	-1	1	1	0	-1	29	3	0	0
Aldworth	0	0	0	0	0	2	0	2	0	0	0	0	1	0	0	0
Ashampstead	0	0	0	0	0	0	0	0	0	0	-1	0	0	1	0	0
Basildon	9	14	1	-6	17	22	3	12	0	3	7	0	2	16	1	5
Beech Hill	0	0	0	0	0	0	0	0	0	0	0	-1	2	-1	1	0
Beedon	0	0	9	0	0	3	0	2	1	0	0	0	1	-1	0	3
Beenham	0	1	0	-2	2	1	1	0	1	2	1	0	0	0	10	1
Boxford	1	2	-2	5	1	0	-1	1	2	0	2	1	-1	0	8	0
Bradfield	3	2	0	-1	8	-1	2	2	3	6	2	8	-1	11	2	7
Brightwalton	0	0	0	0	0	2	0	9	1	1	0	1	0	0	1	0
Brimpton	0	0	2	1	4	2	4	0	2	0	0	0	1	7	0	1
Bucklebury	-1	2	1	1	6	38	0	1	1	-3	8	3	1	3	6	1
Burghfield	2	35	4	0	1	6	1	7	5	27	5	9	3	6	0	49
Catmore	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	-1	1	0	0	0	0	0	0	1	0	6	0	0	0	1	6
Chieveley	3	4	25	32	9	12	-7	-18	-2	7	1	-1	-2	-8	3	10
Cold Ash	2	2	30	46	58	36	3	6	4	2	7	5	3	2	3	23
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	0	1	2	10	0	5	4	31	5	0	5	11	5	-3	32
East Garston	0	0	0	0	2	3	2	0	0	0	0	0	2	2	1	4
East Ilsley	2	2	1	0	0	3	6	1	0	2	2	0	0	0	1	0
Enborne	21	1	23	19	8	5	1	-4	3	0	0	0	1	1	1	-1
Englefield	0	0	0	4	0	-1	1	0	0	0	1	0	0	0	0	0
Farnborough	0	0	0	0	0	0	0	0	-1	-1	2	0	0	1	0	0
Fawley	0	0	1	0	2	2	2	0	0	2	0	0	0	0	0	0
Frilsham	0	2	0	0	0	1	0	0	0	0	-1	0	0	1	0	1
Gt Shefford	4	3	4	4	0	3	0	0	4	-1	2	0	0	2	0	1
Greenham	35	21	9	36	164	148	15	1	2	35	28	-1	101	140	202	1,155
Hampstead Norreys	0	0	0	-2	2	1	0	11	0	-2	19	-1	0	6	1	4
Hampstead Marshall	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	2
Hermitage	-1	0	0	2	32	94	151	10	3	0	4	0	28	3	3	7
Holybrook	-	-	-	3	1	-1	4	0	0	0	0	39	1	11	6	2
Hungerford	8	51	48	17	37	11	2	4	1	25	-30	4	95	-9	25	31



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Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)												13/14	14/15	15/16	Total hard commitments (incl prior approvals) outstanding
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13				
Inkpen	3	1	-2	1	0	-1	0	2	-3	3	1	2	-1	1	0	1
Kintbury	0	1	4	2	2	4	42	3	3	8	2	0	30	31	1	36
Lambourn	36	5	12	15	7	35	8	23	6	4	-2	3	26	7	-1	26
Leckhampstead	0	0	0	0	0	-1	2	1	11	1	2	0	0	2	0	0
Midgham	0	0	1	0	0	0	2	5	1	1	0	0	2	2	0	0
Newbury	-30	220	252	398	286	275	78	169	72	13	40	358	70	167	208	766
Padworth	0	0	-2	12	-1	12	37	78	14	0	0	6	2	18	15	29
Pangbourne	0	12	25	15	13	6	17	-1	4	20	-5	9	-8	23	19	58
Peasemore	0	0	-1	3	-1	5	-1	0	1	1	2	0	0	0	0	0
Purley	16	-2	2	11	34	76	51	0	5	1	2	-2	-2	5	2	52
Shaw cum Donnington	5	3	2	0	14	3	-4	10	1	0	3	2	9	0	0	2
Speen	0	5	1	8	2	0	1	2	2	2	1	6	2	-53	37	32
Stanford Dingley	0	-1	1	0	0	0	0	-1	1	0	2	1	0	1	0	3
Stratfield Mortimer	-1	5	18	3	71	61	17	8	5	9	10	2	9	16	7	16
Streatley	0	6	0	0	4	2	2	1	0	4	0	-1	1	1	0	1
Sulham	-	-	-	0	1	0	0	0	0	0	0	0	10	0	0	1
Sulhamstead	-1	0	-13	46	35	-2	11	1	1	2	1	1	34	-1	2	94
Thatcham	141	56	178	219	147	135	200	132	48	4	15	75	2	43	7	181
Theale	22	27	0	3	1	-21	0	31	1	5	0	14	2	13	32	391
Tidmarsh	0	0	1	5	-2	0	15	3	1	0	0	0	0	0	2	1
Tilehurst	1	12	-2	20	70	16	0	10	3	12	21	2	2	8	5	9
Ufton Nervet	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	0
Wasing	0	0	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0
Welford	0	0	1	1	0	0	1	1	-5	0	1	0	0	0	10	0
West Ilsley	-1	2	2	1	0	1	0	0	2	0	0	0	0	0	0	0
West Woodhay	0	0	0	0	2	0	2	0	2	0	0	0	-1	0	1	3
Winterbourne	0	-2	0	0	1	0	-2	-2	1	0	0	0	1	0	0	5
Wokefield	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	8
Woolhampton	-1	4	0	-1	13	64	9	0	0	0	0	4	0	8	4	3
Yattendon	0	0	0	2	0	0	0	0	0	0	1	0	-1	1	0	1
<b>West Berkshire Total</b>	<b>278</b>	<b>496</b>	<b>637</b>	<b>967</b>	<b>1071</b>	<b>1064</b>	<b>683</b>	<b>528</b>	<b>246</b>	<b>199</b>	<b>162</b>	<b>552</b>	<b>457</b>	<b>496</b>	<b>625</b>	<b>3,063</b>

## Population and Housing A

Table A.11 Housing Trajectory 2016 - Monitoring against Core Strategy Requirement.

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	
Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183											
Completions- Unallocated Sites	674	447	478	239	199	162	552	330	356	442											
Allocated Core Strategy Strategic Sites											83	216	197	240	320	290	198	140	175	215	
Committed sites of 10 or more units at March 2016											272	23	206	341	227	75	75	50			
Committed small sites at March 2014											100	80	60	45	30						
Identified Deliverable sites												24	82	132	199						
Permitted development through Prior Approval Process											57	136	76								
Windfall allowance											8	39	65	80	92	93					
HSA DPD Site Allocations													173	476	571	141	100	75	75	29	
Past Completions	1064	683	528	246	199	162	552	457	496	625											
Projected Completions											520	518	859	1314	1439	599	373	265	250	244	
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5532	6050	6909	8223	9662	10261	10634	10899	11149	11398	
PLAN - Strategic Allocation (annualised)	525	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	-243	-250	84	873	1787	1861	1709	1449	1174	893	
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	552	556	513	380	168	60	-45	-200	-649	

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**Table A.12 Large and Medium Housing Sites Completed in 2015/16**

Parish/Ward	Address	GF/PDL	Gross Units	Net Units	Gross Area	Net Area	Net Density dph
Beenham	Thermo Electron Corporation, Grange Lane	PDL	10	10	0.16	0.16	62
Greenham	Cleansing Services Group Ltd, Pinchington Lane	PDL	20	20	0.56	0.56	35
Hungerford	1 - 19 Fairfields Fairview Road	PDL	15	5	0.36	0.36	41
Newbury	24 Bartholomew Street	PDL	14	14	0.06	0.06	219
Newbury	Kelvin House and Ringway House	PDL	28	28	0.30	0.30	93
Newbury	Travis Perkins, Mill Lane	PDL	37	37	0.93	0.93	40
Newbury	Himley Lodge, 39 St Johns Road	PDL	11	10	0.16	0.16	68
Newbury	Mill Reef House	PDL	28	28	0.16	0.16	177
Newbury	Montague Court, 21-25 London Road	PDL	16	16	0.11	0.11	144
Newbury	Access House, Strawberry Hill	PDL	26	26	0.16	0.16	161
Pangbourne	14 - 16 Reading Road	PDL	15	13	0.41	0.41	37
Theale	Trafalgar Court, Play Platt	PDL	30	30	0.39	0.39	77
Welford	Teekay Farm	PDL	12	11	1.77		

Source: *Planning Commitments for Housing 2016: Planning Applications data*

## Population and Housing A

Table A.13 Affordable Housing Completions 2015/16

Address	Total Completions 2015/16	Affordable Rent	Social Rent	Intermediate Rent	Newbuild Homebuy
Fairfields, Hungerford	15	11	0	0	4
Meadow Lane, Pangbourne	4	0	0	0	4
Himley Lodge, Newbury	11	0	0	0	11
CSG, Pinchington Lane	5	0	3	0	2
Kersey Crescent, Speen	5	0	5	0	0
Newbury Racecourse	73	0	44	0	29
Trafalgar Court, Theale	30	27	0	0	3
Bourne Road	4	0	4	0	0
Mill Lane, Travis Perkins	11	0	9	0	2
	<b>158</b>	<b>38</b>	<b>65</b>	<b>0</b>	<b>55</b>

Source: Housing Service data

## Glossary

Acronym	Term	Explanation
	<b>Affordable Housing</b>	<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.</p> <p>Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system.</p>
<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

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DCLG	Department for Communities and Local Government	The job of the Department for Communities and Local Government is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
	Development Plan	<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>• 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>
DPD	Development Plan Document	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).
DtC	Duty to Cooperate	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 156 of the NPPF sets out the strategic issues where co-operation might be appropriate.
	Evidence Base	Background information on the District, including its needs and predictions of what might be needed in the future.
	Five Year Housing Land Supply	This is a requirement set out in paragraph 47 of the NPPF 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.
GF	Greenfield Land	Land which does not fall within the definition of previously developed land.
NPPF	National Planning Policy Framework	Planning guidance issued by the DCLG in March 2012, replacing PPSs. It sets out the government's planning policies and how these are expected to be applied.
	Gypsies, Travellers and Travelling Showpeople	<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>a) whether they previously led a nomadic habit of life</li> <li>b) the reasons for ceasing their nomadic habit of life</li> <li>c) 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>

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		<p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> <p><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></p>
	<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>LP</b>	<b>Local Plan</b>	<p>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.</p> <p>The Local Plan currently comprises the Core Strategy DPD. It will also include the Housing Site Allocations DPD and West Berkshire Minerals and Waste Local Plan when adopted.</p>
<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>OAN</b>	<b>Objectively Assessed Need</b>	The NPPF (paragraph 47) states that 'to boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework.
	<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.

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PPTS	<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.
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. Small numbers 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



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		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.
	<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.

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	<b>Thames Valley Berkshire Local Enterprise Partnership</b>	The Local Enterprise Partnership (see LEP).
<b>TV ERC</b>	<b>Thames Valley Environmental Records Centre</b>	TV ERC is a 'not for profit' operation run by a partnership of organisations that collect information about the natural environment.
	<b>Windfall sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. These are sites that have not been identified through the SHLAA process or through a previous planning application.

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