

Planning Policy

Proof of Evidence

Town and Country Planning Act 1990
Section 78 appeal against the refusal of planning permission

Witness: Arthur Bryan Lyttle BSc (Hons), Dip TP, MBA, MRTPI

Subject of Evidence: Planning Policy

Appeal: APP/W0340/W/22/3312261

Site: The Hollies, Reading Road, Burghfield Common
RG7 3LZ

Proposal: Erection of 32 dwellings including affordable housing, parking,
and landscaping. Access via Regis Manor Road

Date: 11th May 2023

Council Reference: 22/00244/FULEXT

Proof of Evidence

Name: Arthur Bryan Lyttle

11th May 2023

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1. Summary

- 1.1 Since the adoption of the West Berkshire Core Strategy (WBCS) in 2012 the Council's development policy regulates the amount of development that may take place in and around the Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield by expressly describing in Policy CS8 that "residential development ... *is likely to be refused permission when the Office for Nuclear Regulation has advised against that development*".
- 1.2 The mechanics of that Policy are clear. Whether or not that policy is triggered to result in a refusal under that Policy depends on whether the ONR issues an Objection "advising against" the particular development. If the ONR does not, then permission may be granted; if the ONR objects, then in line with the Policy permission is likely to be refused. The table in Policy CS8 [Appendix ABL1] describes the types and quantities of development likely to be refused by reference to their type and quantity and they are mainly residential developments because that type of development results in additional people who have to be evacuated from the area in the event of an incident.
- 1.3 Reasoned justification is provided in paragraphs 5.39-5.44. Paragraph 5.44 explains that both the ONR advice and the consultation zones may change over time. Paragraph 5.43 explains the complex modelling undertaken by the ONR.
- 1.4 CS8 has a clear expression of policy, the likely outcome in a given situation, and provides a proportionate approach to development regulation in the vicinity of AWE Burghfield that was found sound by the Secretary of State's inspector when he examined the Core Strategy policies and their inter-relationships with CS8 and vice versa.
- 1.5 The Housing Site Allocations Development Plan Document ((HSADPD) (a sibling document to the WBCS provided under CS1 of the Core Strategy)) adopted 2017 proposed a single development site (Policy HSA16) with a comprehensive masterplan for 60 dwellings on Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common that also aligns with Area Delivery Plan Policy 6. Bullet 2 of Area Delivery Plan Policy 6 reflects CS8 also and restates that planning permission is likely to be refused for housing in the inner land use planning zone.

- 1.6 Instead, only part of the site was developed in line with HSA16, for 28 units, in 2019. (16/0185/OUTMAJ granted 30th October 2018). There was no objection to that application by the AWE Burghfield nor by the ONR and, since then, the (Emergency Preparedness and Public Information) Regulations 2019 have come into force (22nd May 2019) and now place definition of the area of the DEPZ for the first time on the local authority instead of the ONR. Therefore, the development of the adjacent land to the Appeal site is not a comparable to the current situation nor a precedent for further development of the area covered (at the moment) by HAS 16.
- 1.7 Following the adoption of the HSADPD in 2017 national policy changed with regard to the introduction of paragraph 95 of the National Planning Policy Framework (NPPF February 2019), which is now paragraph 97 in the latest version (NPPF 2021), and the Secretary of State's Radiation (Emergency Preparedness and Public Information) Regulations 2019 came into force in May 2019 which resulted in changes to the Detailed Emergency Planning Zone that had previously generated the "Inner Zone" in Policy CS8. The consequence of the Regulations on AWE was the enlargement of the Inner Zone in CS8 to a greater extent of a minimum geographical area around AWE Burghfield than that that was shown on the Proposals Map, and the Regulations now required the local authority to then "define" that extent for planning purposes under the statutory development plan and in place of the "ONR" which previously defined the Zones under the then 2001 Regulations. See Footnote 60 to CS8 where the "ONR" is referred to in line with the 2001 Regulations but that is now applied by the local planning authority to refer to "local authority".
- 1.8 As a result of these changes in May 2019 following the adoption of the HSADPD in 2017, the allocation of residential development within the DEPZ is not acceptable because the DEPZ extent is now larger and has encompassed what was to "Middle" Zone in CS8, and the ONR (and AWE) have also objected to the development.
- 1.9 Furthermore, the Council is progressing, and has submitted, it's Emerging Draft Plan that changes matters including allocations that include HSA 16 and removes the current allocation from HSA16, and is of the opinion that the conditions set out in paragraph 49 a) and b) of the NPPF (2021) regarding the issue of prematurity are satisfied here. The evaluation of the Emerging Draft Policy (and removal of HSA 16 allocation) are matters exclusively for evaluation by the Secretary of State's Examining Inspector and are not matters before the Inspector on this appeal.

2. Introduction

Qualifications and Experience

- 2.1 My name is Bryan Lyttle BSc (Hons), Dip TP, MBA, MRTPI. Since 2007 I have been employed by West Berkshire District Council as the Planning Policy Manager and have overseen the adoption of the West Berkshire Core Strategy (2012), the Housing Site Allocations DPD (2017) and the submission of the Local Plan Review for examination (2023).
- 2.2 I confirm that the evidence which I have prepared and provided for this appeal is true to the best of my knowledge and belief and it has been prepared and is given in accordance with the guidance of the RTPI, my professional institution. I confirm that the opinions expressed are my true and professional opinions.

Purpose and Scope of Evidence

- 2.3 This proof of evidence has been prepared in response of the refusal of Full Planning Permission for the following proposed development: “Application for full planning permission for the erection of 32 dwellings including affordable housing, parking and landscaping. Access via Regis Manor Road” on land to the rear of The Hollies, Reading Road, Burghfield Common, Reading RG7 3BH.
- 2.4 This proof of evidence covers the planning policy context surrounding Nuclear Installations – AWE Aldermaston and Burghfield and reason 2 for refusal.

The application is part of an allocated housing site in the Council Local Plan [HSA DPD, 2017]. In addition, it lies in the inner protection zone of the DEPZ for AWE site [B] at Burghfield. This public protection zone was formally altered in 2019, after the site was allocated and accepted in the HSADPD. Policy CS8 in the WBCS of 2006 – 2026 notes that [inter alia] within the inner zone, in order to be consistent with ONR advice, nearly all new housing will be rejected [para 5.43 of the supporting text], as the additional residential population would compromise the safety of the public in the case of an incident at AWE. This accords with the advice to the application provided by the Council Emergency Planning Service, and the ONR.

In addition, para 97 of the NPPF 2021 notes that [inter alia] “planning policies and decisions should promote public safety, and take into account wider security and defence requirements by – b] ensuring that operational sites are not affected adversely by the impact of other development in the area. Given the clear objection from both the AWE and the ONR to the application on this basis it is apparent that the application is unacceptable in the context of this advice.

The Council accordingly considers that future public safety would be compromised if the development were to proceed, and potential harm would occur to the future capability and the capacity of AWE Burghfield to operate effectively, in light of the above. These are clear material planning considerations which, despite the site being allocated for housing in the Local Plan, are factors which a responsible LPA cannot set aside.

The proposal is accordingly unacceptable.

3. Planning Policy Context

- 3.1 Section 38 (6) of the Planning and Compulsory purchase Act 2004 highlights that Local Planning Authorities should determine planning applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 3.2 The West Berkshire Core Strategy was adopted in 2012 and the Housing Sites Allocation Development Plan Document (a sibling document) adopted in 2017. The Local Plan Review began in 2018 and the emerging draft published for consultation 11th December 2020 to 5th February 2021. A Regulation 19 Consultation was held 20th January 2023 and 3rd March 2023 and the plan submitted to the Secretary of State for Examination on 31st March 2023.
- 3.3 The Development Plan Policy CS8 Nuclear Installations – AWE Aldermaston and Burghfield is attached in Appendix 1 to my Proof.
- 3.4 The terms of Policy CS8 are informed by explanatory text in paragraphs 5.39-5.44. the Policy CS8 terms provide that “In the interests of public safety, residential (59) development in the inner land use planning consultation zones (60) of ... AWE Burghfield is likely to be refused planning permission when the Office for Nuclear Regulation (ONR) has advised against that development... Consultation arrangements for planning applications will be undertaken with the ONR using the table below”.
- 3.5 The Policy describes four things in particular: a) the ONR; b) “inner land use planning zones”; c) in Footnote 60 to CS8 to the “ONR” as the definer of the Zones; and d) consultation arrangements by reference to development “types”. The ONR remained part of the HSE until 1st April 2014 when it became a separate organisation then. The ONR was also the definer of the Zones under the 2001 Regulations when Policy CS8 was advanced as part of the development plan and then adopted. Hence, Footnote 60 to CS8 refers to the “ONR”. But, the 2001 Regulations were replaced from the 22nd May 2019 by the 2019 Regulations that for the first time required (not the ONR but) the local authority to define the extent of the Consultation Zones. “Consultation Zones” in Footnote 60 is a reference in the policy in CS8 to the “land use planning consultation zones”. Consequently, I am advised and understand that properly interpreted, Footnote 60 reference to ONR means from 22nd May 2019 the local authority and, as applied after the 2019 Regulations came into force, to the same effect. In the application by the local

planning authority of CS8, from the 22nd May 2019, and with regard to the increased extent (and new two-zone approach to risk evaluation) of the DEPZ part of the risk area, the authority has evaluated to refuse the Application (now the Appeal proposal) because the Emergency Planning Department objected, the AWE Burghfield objected, and the ONR also objected to the Appeal proposals as resulting in increased residential population in the area of the DEPZ and a resulting compromise in the safety of the public at large within the DEPZ area in the event of an incident at AWE Burghfield.

- 3.6 The ability of Policy CS8 to change in relation to the definition of the “Consultation Zones” under Footnote (60) is reflected by paragraph 5.44 of the Reasoned Justification, last sentence. Indeed, consistent with the ability of CS8 geographical parameters to change in their extent, that paragraph describes (as at 2012) the potential for a changed safety situation to result in a less constraining population density criteria being applied to the ONR modelling depending on the outcome of factors including the MENSA Project at the AWE Burghfield, and to potentially changed consultation zones.
- 3.7 Since the Core Strategy was adopted in 2012, the ONR has separated from the HSE and responsibility for the definition of the Consultation Zones lies instead with the Council.
- 3.8 In line with Policy CS8, since 2012, there has been a consistent application and operation of Policy CS8 that, if ONR object to an application, then permission would be refused.
- 3.9 Importantly, as has been referred to above, Policy CS8 also includes a number of important footnotes;

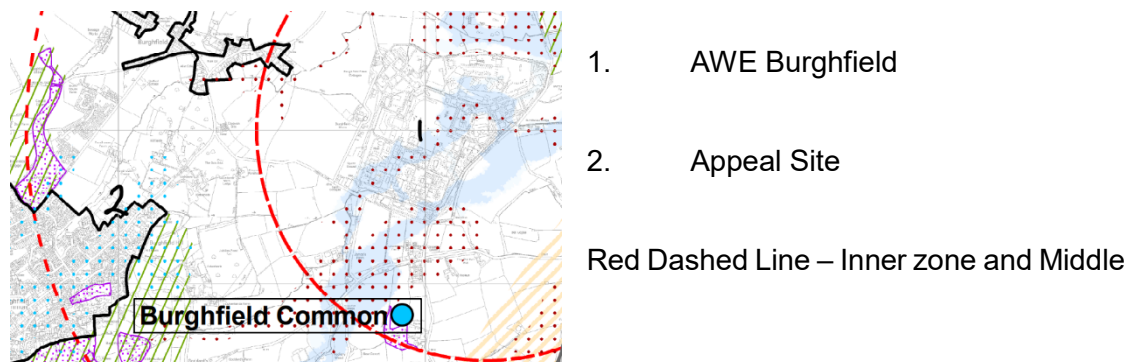
59) Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions. This policy does not preclude normal residential extensions.

60) Consultation Zones as defined by the ONR and shown on the West Berkshire Proposal Map.

61) Consultation arrangements with the ONR.

- 3.10 The Proposals Map produced for the Core Strategy shows the concentric rings of the inner, middle and outer zones of the policy.

Extract of West Berkshire Core Strategy Proposals Map (2012)

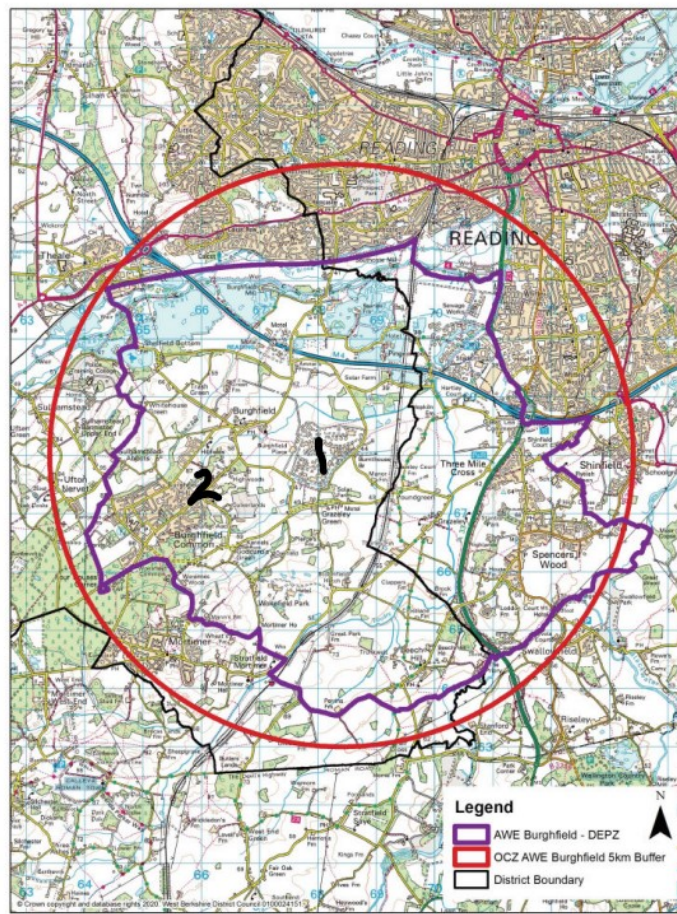


- 3.11 The Emerging Local Plan Review (ELPR) Regulation 18 consultation took account of the changes made as a result of the Secretary of State's Radiation (Emergency Preparedness and Public Information) Regulations 2019.

- 3.12 Within the ELPR, Proposed Policy SP 4 – Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield, propose Policy to refine the West Berkshire Core Strategy Policy CS8 first sentence in line with the Regulations by removing the “inner land use planning consultation zones” and replacing it with “Detailed Emergency Planning Zone (DEPZ) “and inserting the word “especially” before “when the Office for Nuclear Regulation (ONR) has advised against”. The policy also reduced the number of zones from an inner, Middle and Outer zone to just two: the DEPZ, and Outer zone. The Emerging Policy, therefore, has no Middle Zone.

- 3.13 In relation to the footnotes within the proposed policy a definition of the DEPZ that aligns with the language of the Regulations has been provided stating “Detailed Emergency Planning Zone (DEPZ) as defined by the AWE Off Site Emergency Plan as taken from the boundary fence. The ELPR also included and updated Figure 4 AWE Burghfield – DEPZ and OCZ 5km Buffer.

Figure 4 AWE Burghfield - DEPZ and OCZ 5km Buffer



- 1. AWE
- 2. Appeal Site
- Purple DEPZ
- Red OCZ (5km)

3.14 In addition the supporting text references the then National Planning Policy Framework paragraph 95 which stated:

“Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- i) Anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centres and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security and

- ii) Recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area,”

3.15 The Local Plan Review Regulation 19 consultation was consulted on January to March 2023 and proposed significant changes from the Regulation 18 consultation, this is still emerging policy and Council gave it no weight in reaching its decision with regards to refusing this application.

3.16 That said, time has moved on and the Council has now submitted its Emerging Plan for evaluation of soundness by the Secretary of State.

3.17 The allocation of Land to the rear of The Hollies Nursing Home Reading Road and Land opposite 44 Lamden Way, Burghfield Common as Policy HSA 16 in the HSA DPD 2017 was as a single site and required a comprehensive masterplan for a single scheme. The fact that this has not happened implies that the application subject to this appeal was not in accordance with the approved development plan. Access was also required to be taken from a specified road and the road specified by the application for access is not that required by Policy HAS 16 but is different.

3.18 The matter of prematurity in relation to the Proposed Policy SP4 of the Local Plan Review has been dealt with in the statement of case and, for brevity, is not repeated here but that matter should be understood to be my evidence in this Proof.

3.19 As set out in the Statement of Case the Council can demonstrate a 6.4 year land supply with this site and a 6.3 years supply without this site, and, for brevity, this is not repeated here but that matter should be understood to be my evidence in this Proof. I attach the most recent Annual Monitoring Report to this Proof of Evidence [Appendix ABL2]. In summary, the refusal of planning permission for the Appeal proposal would no result in the housing land supply dropping below 5 years nor the longer term delivery of housing being jeopardised. There is no need for the Appeal proposal and the removal of the current allocation of HS16 from the Emerging Plan is consistent with that lack of need for the Appeal proposals.

Planning Policy Appendix 1

WBCS CS8

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West Berkshire Core Strategy (2006 - 2026) Development Plan Document Adopted July 2012

West Berkshire Local Plan



5 Core Policies

AWE Aldermaston and AWE Burghfield

Policy CS 8

Nuclear Installations - AWE Aldermaston and Burghfield

In the interests of public safety, residential⁽⁵⁹⁾ development in the inner land use planning consultation zones⁽⁶⁰⁾ of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the consultation zones will be considered in consultation with the ONR⁽⁶¹⁾, having regard to the scale of development proposed, its location, population distribution of the area and the impact on public safety, to include how the development would impact on “Blue Light Services” and the emergency off site plan in the event of an emergency as well as other planning criteria. Consultation arrangements for planning applications will be undertaken with the ONR using the table below.

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation

AWE Aldermaston			AWE Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Inner	0 - 3 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).	Inner	0 - 1.5 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).
Middle	3 - 5 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8	Middle	1.5 - 3 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8

59 Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions. This policy does not preclude normal residential extensions

60 Consultation Zones as defined by the ONR and shown on the West Berkshire Proposals Map

61 Consultation arrangements with the ONR

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation					
AWE Aldermaston			AWE Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Outer	5 - 8 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8	Outer	3 - 5 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8

Explanation of the Policy

5.39 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE (A)) and in Burghfield (AWE (B)).

5.40 The United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and Climate Change, Sept 2010) states in its forward that "The safety of the other UK nuclear facilities that fall outside the scope of this Convention are also regulated to the same standards, so as to ensure that they are operated in a manner that maintains a high level of safety". Paragraph 17.30 refers to development control policy in the vicinity of nuclear installations.

5.41 Circular 04/00 'Planning Controls for Hazardous Substances', (Sections A17 and A18) ⁽⁶²⁾ provides general advice about the need for consultation about proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding Government policy regarding local demographics which would limit the radiological consequences to the public in the unlikely event of an accident involving the spread of radioactive materials beyond the nuclear site boundary. This policy is a measure of prudence over and above the stringent regulatory requirements imposed on nuclear operators to prevent such accidents. The ONR administers the Government's policy on the control of development and provides advice to the Local Planning Authority, who take this into account in considering whether or not to approve planning applications. Applicants considering new development within the land use planning consultation zones provided by the ONR and as shown on the proposals map, are strongly encouraged to enter into early discussions with the Council.

5.42 The land use planning consultation zones for the installations cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring Councils and the ONR. The Councils will monitor housing completions and commitments as part of the Annual Monitoring Report and send this information directly to the ONR for them to make informed judgements when assessing future development proposals.

5 Core Policies

5.43 The ONR has no objection to the overall scale of development proposed in the East Kennet Valley in policy ADPP6. The ONR's decision whether to advise against a particular development is based on complex modelling. The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the inner land use planning zones defined on the Proposals Map. Policy CS8 reflects the Council's intention to normally follow the ONR's advice in the inner zones. The inner zones largely encompass countryside, but the service village of Aldermaston is within the inner zone around AWE (A). Whether or not the ONR would advise against a particular proposal beyond the inner zones depends on a variety of factors, including the scale of the development, distance from the relevant AWE site, and the relationship to existing and planned developments. It is not therefore practical to express the ONR's likely advice, or the Council's response, in any further policy in this Plan.

5.44 During the plan period there is likely to be changes of inputs to the ONR's model which may result in a less restrictive approach being taken by the ONR. Such changes would include information on population and household size from the 2011 Census. The successful completion and full operation of the PEGASUS Project at AWE (A) (currently scheduled for completion in 2021), and the MENSA Project at AWE (B) (currently scheduled for completion in 2016), would enable the ONR to take into account the revised safety case for those projects in the modelling process and may enable a less constraining population density criteria to be applied. As a result, the consultation zones may change as well as ONR's advice on particular proposals.

Delivery and Monitoring

New development within the land use planning consultation zones will be monitored on an annual basis and monitoring results passed to the ONR. This will enable the ONR to give up to date advice to individual Councils regarding subsequent development applications.

Planning Policy Appendix 2

Housing Monitoring Report

Town and Country Planning Act 1990
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West Berkshire Local Plan Authority Monitoring Report 2022

Housing - January 2023



Executive Summary

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Preparation of the Local Plan

The Authority Monitoring Report (AMR) monitors and reviews the progress made with the preparation of the Local Plan and the extent to which planning policies are being successfully implemented. This report covers the period of 12 months from the end of the last AMR i.e. 1 April 2021 to 31 March 2022. A separate AMR is produced for the Minerals and Waste Local Plan.

The Local Plan for West Berkshire comprises the West Berkshire Core Strategy, adopted in July 2012; the Housing Site Allocations Development Plan Document (HSADPD), adopted in May 2017 and the Saved Policies of the West Berkshire District Local Plan (WBDLP) 1991-2006. The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the Replacement Minerals Local Plan for Berkshire (RMLP) incorporating alterations adopted December 1997 and May 2001; the Waste Local Plan for Berkshire (WLP) adopted December 1998; the Stratfield Mortimer Neighbourhood Development Plan which was adopted in June 2017; the Compton Neighbourhood Development plan which was adopted in February 2022; and South East Plan Natural Resource Management Policy 6 which deals with the Thames Basin Heaths Special Protection Area.

The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. The AMR reports on progress towards meeting the timetable in the LDS. The current LDS was published by the Council in October 2022.

Progress on the Local Plan has been as follows:-

- **The Statement of Community Involvement (SCI)** - adopted in September 2014 and amended in January 2020
- **The West Berkshire Core Strategy DPD** (the Core Strategy) - adopted on 16 July 2012
- **Housing Site Allocations DPD** - adopted on 9 May 2017
- **West Berkshire Local Plan Review to 2039** - work on the Review of the Local Plan is underway. Regulation 18 consultation carried out in February/March 2018, in November/December 2018 and in December 2020 to February 2021. Regulation 19 consultation to be carried out in January to February 2023.

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

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

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

Progress on Neighbourhood Plans has been as follows:

- A Neighbourhood Area for the parish of Tilehurst was designated by the Council on 29 May 2015
- A Neighbourhood Area for the parish of Compton was designated by the Council on 11 January 2017
- A Neighbourhood Area for the parish of Burghfield was designated by the Council on 1 March 2017
- A Neighbourhood Development Plan for the parish of Stratfield Mortimer was adopted on 22 June 2017
- A Neighbourhood Area for the parish of Cold Ash was designated by the Council on 19 March 2018
- A Neighbourhood Area for the parish of Hungerford was designated by the Council on 9 April 2018
- A Neighbourhood Area for the parish of Lambourn was designated by the Council on 7 December 2018
- A Neighbourhood Area for the parish of Hermitage was designated by the Council on 26 April 2019
- A Neighbourhood Area for the parish of Newbury was designated by the Council on 5 August 2021
- A Neighbourhood Development Plan for the parish of Compton was adopted on 10 February 2022

Executive Summary

Monitoring the Key Housing Elements of the Local Plan 2021/22

This section of the AMR examines the success of Local Plan policies in meeting objectives and targets. Contextual indicators describing the wider social, environmental and economic background are presented, together with output indicators, which measure the implementation of planning policies for housing.

This report covers the period of 12 months from the end of the last Authority Monitoring Report i.e. 1 April 2021 to 31 March 2022.

Housing Delivery – There were 723 net completions of dwelling units in the year. The delivery of housing at Newbury Racecourse strategic site is well underway and delivery on allocated sites is expected to increase over the next few years as the sites allocated in the HSA DPD are developed.

Permissions were granted for 88 net dwellings on new sites, together with 37 units permitted through the prior approval process for permitted development. A five year supply of housing land can be demonstrated with a supply of 6.4 years for the period April 2022 to March 2027.

In 2021/22 63% of residential completions were on previously developed land, which is below the average of 81% over the plan period so far. Though a significant percentage of outstanding commitments are on previously developed land, development on greenfield land is expected to be higher in this second half of the plan period as local plan greenfield allocations begin to deliver housing.

Background

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

1.2 The Council produces its monitoring report on an annual basis. The Authority Monitoring Report (AMR) monitors the remaining policies of the West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007 as amended in July 2012 and May 2017) as well as the policies in the West Berkshire Core Strategy, which was adopted in July 2012 and the Housing Site Allocations DPD which was adopted in May 2017.

1.3 This report presents planning data for the period of 12 months from the end of the last AMR, i.e. 1 April 2021 to 31 March 2022. It also updates on Local Plan progress and the Duty to Cooperate. It builds on the format of previous years but is being published in separate sections. This section of the report covers monitoring of the housing policies within the Local Plan.

Planning Context

1.4 [The National Planning Policy Framework \(NPPF\)](#) was published in March 2012 and has subsequently been revised in July 2018, February 2019 and July 2021. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. The NPPF sets out that the Development Plan is the starting place for decision making.

1.5 The Local Plan for West Berkshire comprises the [West Berkshire Core Strategy](#), adopted in July 2012; the [Housing Site Allocations Development Plan Document \(HSADPD\)](#), adopted in May 2017 and the [Saved Policies of the West Berkshire District Local Plan \(WBDLP\) 1991-2006](#). The Local Plan forms an essential part of the Development Plan for West Berkshire and sits alongside the [Minerals and Waste Local Plan](#) adopted in December 2022; the [Stratfield Mortimer Neighbourhood Development Plan](#) adopted in June 2017; the [Compton Neighbourhood Development Plan](#) adopted in February 2022; and [South East Plan Natural Resource Management Policy 6](#) which deals with the Thames Basin Heaths Special Protection Area, to form the current Development Plan for West Berkshire.

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

Key Characteristics of West Berkshire

1.7 West Berkshire is a unitary authority of 704 square kilometres, located in the south east of England. About 90% of the District is rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty. Approximately 74% of West Berkshire is within the AONB. The valleys of the internationally and nationally important chalk rivers of the Lambourn and Kennet also form two distinctive landscapes threading through the District.

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

1.9 The population estimate of the District is 161,400 (Census 2021). Approximately 44% of residents live in the Newbury and Thatcham urban areas, 17% in the suburban areas adjoining Reading borough with the remainder in the rural areas. This rural population is dispersed across a large number of villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

1.10 This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture, the horseracing industry and other rural businesses, the prominence of landscape and countryside along with the small scale and dispersed nature of rural communities, are all important

1 Introduction

issues and challenges to be considered through the review of the Local Plan. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

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

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

Figure 1.1 West Berkshire



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

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

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

1.16 There are many important areas of biodiversity and geodiversity, including 3 internationally designated Special Areas of Conservation (SACs), 50 nationally important Sites of Special Scientific Interest (SSSI), 3 Local Nature Reserves and around 470 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 Registered Parks and Gardens, approximately 90 Scheduled Ancient Monuments and 1 Registered Battlefield.

Duty to Cooperate

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

Monitoring Local Plan Policies

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

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

2 Local Development Scheme Implementation

The Local Development Scheme (LDS)

2.1 The Council's first LDS was approved by Government in April 2005. The [LDS published in October 2022](#) shows that the Council now intend to produce the Local Plan Review between 2017 and 2024. The plan period has subsequently been extended to 2039.

Table 2.1 Local Development Scheme October 2022

	Formal Stages of Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)				
	Regulation 18	Regulation 19	Regulation 22	Regulation 24	Regulation 26
	Public participation in the preparation of the DPD (including sustainability appraisal & scope & content of DPD)	Publication of Proposed Submission documents	Submission to Secretary of State	Examination	Adoption
West Berkshire Local Plan Review to 2039	December 2017 to February 2023	December 2022	March 2023	July 2023	September 2024
The Policies Map spatially illustrates the policies of the Local Plan on an Ordnance Survey base					

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

Statement of Community Involvement (SCI)

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

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

West Berkshire Core Strategy DPD

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

Housing Site Allocations and Delivery DPD (HSA DPD)

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

West Berkshire Local Plan Review to 2039

2.7 The purpose of the [Local Plan Review](#) will be to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2039 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

Local Development Scheme Implementation 2

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

2.9 A Regulation 18 consultation on the scope of the Local Plan Review was carried out in February / March 2018 and a further Regulation 18 consultation took place in November/December 2018 and in December 2020/February 2021. A Regulation 19 consultation will take place in January/February 2023.

Supplementary Planning Documents

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

Neighbourhood Development Plans

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

2.11 Following a positive referendum result on the Compton NDP on 10 February 2022, West Berkshire Council adopted the Compton NDP as part of the development plan. The NDP covers the whole of the parish of Compton.

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

- Tilehurst: Neighbourhood Area designated on 29 May 2015
- Burghfield: Neighbourhood Area designated on 1 March 2017
- Cold Ash: Neighbourhood Area designated on 19 March 2018
- Hungerford: Neighbourhood Area designated on 9 April 2018
- Lambourn: Neighbourhood Area designated on 7 December 2018
- Hermitage: Neighbourhood Area designated on 26 April 2019
- Newbury: Neighbourhood Area designated on 5 August 2021

3 Housing

Housing

Context

3.1 The 2021 Census recorded a population of 161,400 for West Berkshire, an increase of 4.9% over the period 2011 - 2021. Average household size in 2021 was 2.4 compared to 2.3 for England and Wales. Data on population and household structure is presented in Appendix A. As the full dataset of 2021 Census has not been released yet, some of the below figures are based on 2011 Census data.

3.2 The 2018-based population projection (the most recent available data for local authorities available from ONS) prepared by the Office for National Statistics (ONS) shows a population of 158,537 in 2022 and projects a slight decline over the plan period to 158,344 by 2026 and 157,201 by 2039. 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 20.5% in 2022 to 22.4% by 2026 and 28.0% by 2039. The 2018-based household projections prepared by ONS project an increase in households over the plan period from 58,997 in 2006 to 67,114 in 2026, an increase of 8,117 over the current plan period, an average of 406 additional households per annum. These are trend based projections that do not take account future policy changes or local development policies.

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

3.4 House prices in West Berkshire are significantly higher than for England and slightly higher than for the South East as a whole. Land Registry statistics show the average house price in West Berkshire for the month ended March 2022 was £394,095 compared to £293,721 for England⁽¹⁾. Table A.7 in Appendix A shows the average price for different property types and highlights that affordability remains a critical issue.

3.5 The six Berkshire authorities together with the Thames Valley Berkshire Local Enterprise Partnership (LEP) commissioned a Strategic Housing Market Assessment (SHMA) at the beginning of 2015. The primary purpose of the SHMA was to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. Since publication of the SHMA the government has introduced the standard method for assessing local housing need. Updated housing needs evidence for West Berkshire was prepared in 2022 which assessed the need for different types of housing, particularly for affordable housing.

Table 3.1 Housing Objectives

Core Strategy Objectives:

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

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

Table 3.2 Housing Indicators and Policies

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

3 Housing

Housing Delivery

Plan Period and Housing Targets

Table 3.3 Plan Period and Housing Targets

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

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

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

3.8 The government has since introduced a new methodology for establishing local housing need which came into effect in 2018 and was subsequently amended in February 2019. This is a simpler means of establishing the local housing need than the previous assessment of objectively assessed need through a SHMA. It is based on household projections with an uplift to reflect affordability of housing in the local area. The figure will be subject to regular change as affordability ratios change. The application of the formula resulted in an assessed housing need for West Berkshire in March 2022, of 513 dwellings per annum. This figure, unlike the Core Strategy requirement, includes units in communal accommodation.

Housing Trajectory

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

Table 3.4 Housing Trajectory to meet Core Strategy Requirement

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Net completions	1064	683	528	246	199	162	552	457	496	625	485	526	527	398	617	723	Curr	1	2	3
Projected completions																	1032	1104	528	487
Requirement	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6550	6948	7565	8288				
Managed Delivery Target	525	497	486	484	499	519	544	544	551	556	549	556	560	564	592	587	553	393	38	-452

Table 3.5 Housing Trajectory to meet Local Housing Need (LHN) : 513 dpa at 2022

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Net completions	1064	683	528	246	199	162	552	457	496	625	485	526	543*	439*	621*	723*				
Projected completions																	1043*	1150*	528*	487*
Requirement/LHN	525	525	525	525	525	525	525	525	525	525	525	525	551	513	509	513	513	513	513	513
Cumulative completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6036	6579	7018	7639	8362				
Managed Delivery Target	525	493	483	480	495	515	540	539	546	550	543	549	550	551	570	560	519	344	-59	-645

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

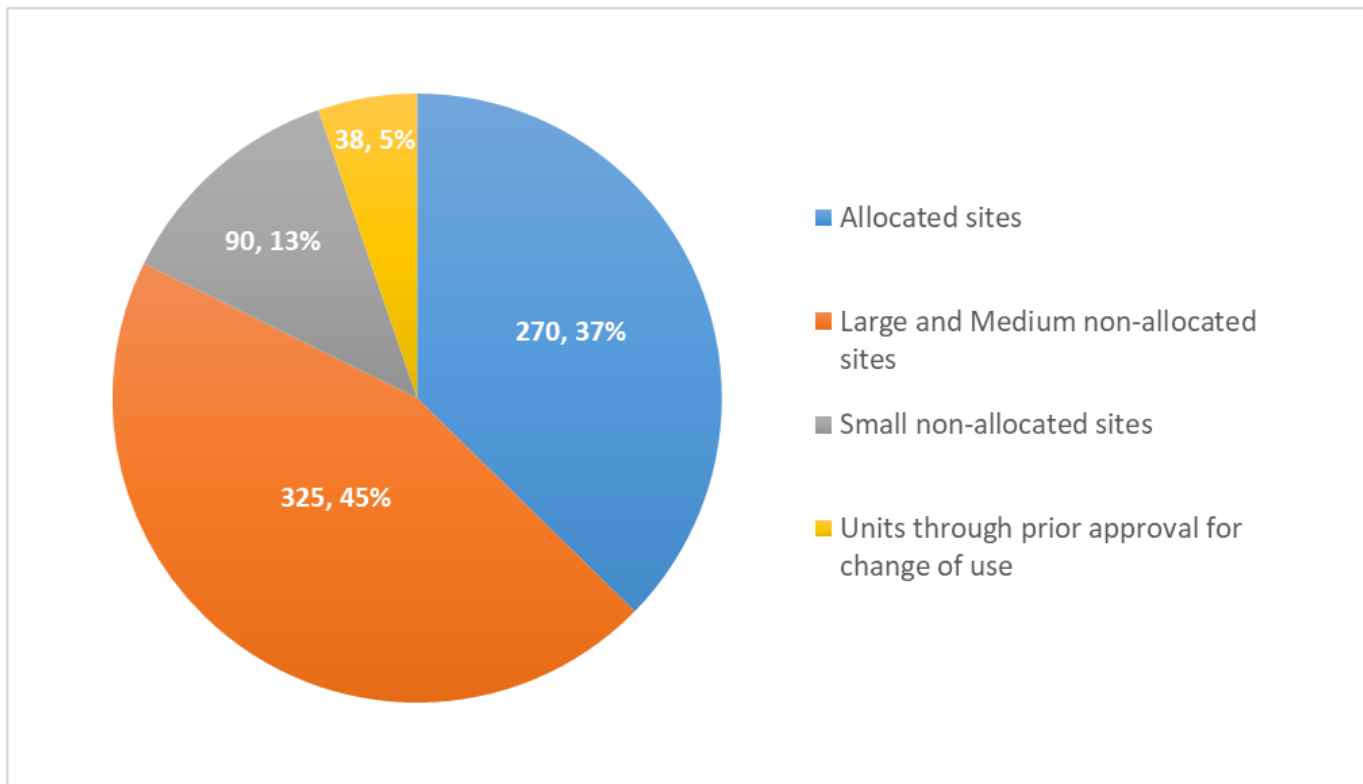
3 Housing

Commentary

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

3.10 In 2021/22 there were 723 net completions. This year's completion is the highest among the recent five years and this can be explained by the completions from several large housing sites from both allocated and unallocated sites, including 102 units at Land adj to J12 (Fairfields), Holybrook, 92 units at Regent House, Alexander House and Land to rear of The Moors (William House and Turner Place), Thatcham, 60 units at 11 -15 Bartholomew Street (Pearl House), Newbury and 57 units at Land at Hutton Close (Cherry Blossom Meadow), Newbury. The graph below illustrates the components of net dwellings delivered in the 21/22 monitoring year. Information on completions by site size can be found in Table A.9 and shows that over the plan period an average of 383 units per year were completed on windfall sites (74% of the total completions).

Picture 3.1 Components of net dwellings delivered in the 21/22 monitoring year



3.11 Data for new housing permissions, starts, and numbers under construction can be found in Table A.8. At March 2022 there were 1,156 dwellings under construction with 396 dwelling starts during 2021/22, so the indications are that delivery is likely to increase over the next few years. A total of 88 units were granted planning permission in 2021/22 with a further 37 permitted under the prior approval process for permitted development.

3.12 Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 8,288 additional units were completed in the first 16 years to March 2022. Delivery has therefore fallen below the cumulative requirement with a shortfall of 310 net units. The majority of allocated sites are anticipated to deliver housing in the second half of the plan period. Table 3.6 shows the housing land position at March 2022 and identifies the contribution that the strategic sites in the Core Strategy and the allocated sites in the Housing Site Allocations DPD make to housing supply. Sandleford Park East has an outline planning permission following the appeal decision in May 2022 and firm progress has been made towards submission of reserved matters including site assessment works and drafting of a planning performance agreement, there is clear evidence that housing completions will begin on site within 5 years, although the timing of delivery is likely to be largely in the period post 2026. Some of the HSA DPD allocations may also deliver dwellings after 2026.

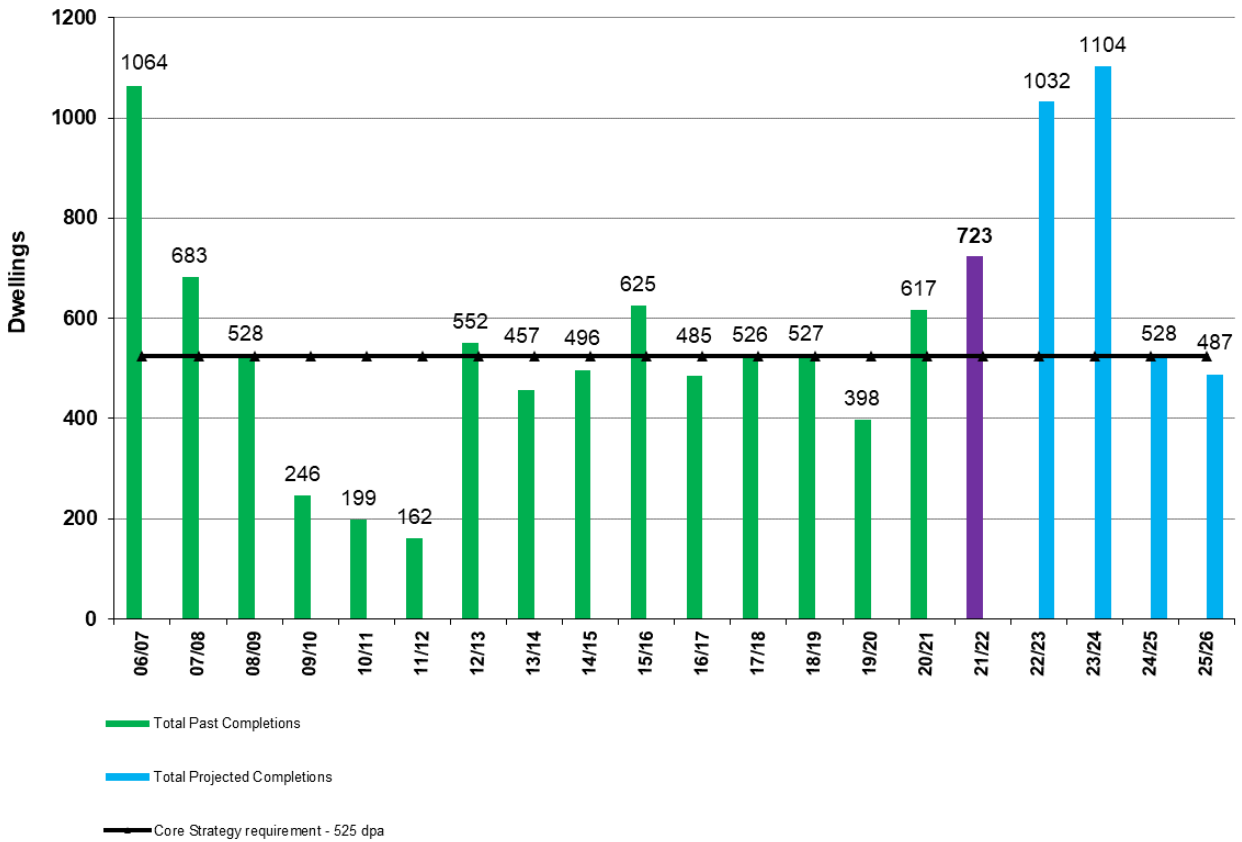
Table 3.6 Housing Land Supply at March 2022 - Net Dwellings

Core Strategy Requirement 2006 - 2026	At least 10,500
Components of Housing Land Supply to 2025/26	
Dwellings completed April 2006 - March 2022	8,288
Dwellings with planning permission - Core Strategy allocation at Newbury Racecourse	465
Dwellings with planning permission - HSA DPD allocations plus Stratfield Mortimer NDP	726
Dwellings with planning permission - non-allocated sites	1,282
Dwellings with planning permission - sites identified through prior approval process for permitted development	358
Subtotal of dwellings completed and outstanding with planning permission at March 2022	11,119
Allocated strategic site at Sandlesford Park (anticipated housing delivery from Sandlesford Park East site to 2025/26)	100
Allocations in the HSA DPD without planning permission at March 2022	91
Small site windfall allowance (anticipated housing delivery to 2025/26)	129
Subtotal of dwellings without planning permission at March 2022	320
Total	11,439

3.13 The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments or allocations at March 2022 that have been assessed as deliverable have been phased over the remainder of the current plan period. The phasing has been assessed as part of the work on the five year housing land supply with only supply that could be demonstrated as deliverable, according to the NPPF definition, phased in the years 2022/23 to 2026/27. Sites with planning permission or allocated that are not included within the five year supply have therefore not been included in the trajectory for the remainder of the plan period, although a number are anticipated to deliver housing before 2027, and there are likely to be further windfall permissions that will contribute to supply in the current plan period. The phasing is therefore based on the most recent assessment of deliverability carried out in November 2022, but it should be noted that deliverability is not necessarily the same as delivery. The graph below illustrates the projected level of housing completions on deliverable sites and how these will meet the Core Strategy requirement. More detail is contained in Table A.11.

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Picture 3.2 Housing Trajectory at November 2022



3.14 The trajectory shows that the deliverable sites will ensure that the Core Strategy target is met over the plan period. The Council are now preparing a Local Plan Review which will show how the identified housing need over the period from 2022 to 2039 can be met. The Local Plan Review will allocate new sites which will deliver in the later stages of the current plan period and beyond.

Policy Effectiveness:

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

Actions Required:

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

Significant Sustainability Effects

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

Completions on Allocated Sites

- 3.15** Progress on allocated sites is set out in Table 3.7 below. Detailed assessment of deliverability on allocated sites in the next five years can be found in the Appendix 1 Schedule of Sites from Five Year Housing Land Supply Report.
- 3.16** 2013/14 saw the first completions on the strategic site at Newbury Racecourse, with the first phase of 421 dwellings completed by March 2016 and the second phase of 366 units completed in 2018/19. Work is well underway on the third phase of the development.
- 3.17** Progress on Sandleford Park has been slower than anticipated in the Core Strategy. A supplementary planning document for Sandleford Park, which provides guidelines for a planning application, was adopted in September 2013 and updated in March 2015 to ensure that the development and the associated infrastructure is delivered in a comprehensive manner. Applications were refused in November and December 2017, as significant objections, particularly related to highways, had not been resolved.
- 3.18** An outline application (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) on the east part of the site was refused in October 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions. Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works and drafting of a planning performance agreement, there is clear evidence that housing completions will begin on site within 5 years. The emerging plan assumes delivery of 1,500 units at Sandleford Park (east and west) within the plan period to 2039.
- 3.19** The Housing Site Allocations DPD was adopted in May 2017. Of the 27 sites allocated in the plan and in the Stratfield Mortimer NDP, 24 had been granted permission by March 2022 with a total of 1,539 dwellings permitted.

3 Housing

Table 3.7 Local Plan Housing Sites Progress

Site	Parish/ Town	No. of dwellings allocated	No. of dwellings permitted	No. of dwellings completed at 31/3/2022	Total completions at 31/3/2022	Status at March 2022 (updated position at November 2022)
Core Strategy - adopted July 2012						
Newbury Racecourse	Greenham	Up to 1,500	1,500	47	1,035	Under construction
Sandleford Park East	Greenham/ Newbury	Up to 2,000	1,080	0	0	Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) refused in Oct 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions.
Sandleford Park West	Greenham/ Newbury		0	0	0	Outline planning permission (18/00828/OUTMAJ) for 500 units awaiting decision. At the current time planning application has not been approved.
TOTAL CS Sites		Up to 3,500	2,580	47	1,035	
HSA DPD - adopted May 2017						
		Approx no				
HSA 1 Land north of Newbury College	Newbury	15	16	0	0	Outline application 19/00669/OUTMAJ for 16 dwellings approved August 2019 Reserved matters 20/00346/RESMAJ approved January 2021. Developer reports delay to commence development due to revised scheme incorporating additional land and increased number of dwellings.
HSA 2 Land at Speen	Speen	100	118	0	0	Hybrid application 17/02092/OUTMAJ comprising outline application for up to 93 dwellings and full application for 11 dwellings approved February 2020. Reserved matters application 22/01235/RESMAJ was submitted on 17 May 2022 and pending determination. Outline application 17/02093/OUTMAJ for 14 dwellings on part of the site off Lambourn Road approved February 2020.
HSA 3 Coley Farm, Stoney Lane	Cold Ash	75	75	0	0	Outline application for 75 dwellings approved Sept 2017 Full application 20/00604/FULEXT approved Jun 2021
HSA 4B Land west of New Road, North of Pyle Hill	Greenham/ Newbury	HSA4 235 - 255	36	11	11	Full application 18/00529/FULEXT for 36 dwellings approved Nov 2018. Work commenced on site in 2021 with completions anticipated in 2022/23.
HSA4C Land on North side of Pyle Hill			71	0	71	Site completed 2020/21.

Housing 3

Site	Parish/ Town	No. of dwellings allocated	No. of dwellings permitted	No. of dwellings completed at 31/3/2022	Total completions at 31/3/2022	Status at March 2022 (updated position at November 2022)
HSA4D Land to north of Pinchington Lane			157	0	0	Outline application 17/01096/OUTMAJ approved Jan 2018 for 157 dwellings. Reserved matters application 20/02546/RESMAJ approved February 2021.
HSA 5 Land at Lower Way, Thatcham	Thatcham	85	91	0	0	Full application 18/00964/FULEXT for 91 dwellings approved in committee in 26 Jan 2022, subject to resolving a highways matter with officers by attaching a condition.
HSA 6 Land at Poplar Farm, Cold Ash	Cold Ash	10 - 20	0	0	0	At the current time no planning application has been received.
HSA 7 St. Gabriel's Farm, The Ridge, Cold Ash	Cold Ash	5	5	0	0	Outline application 16/02529/OUTD for 5 dwellings approved Oct 2017. Reserved matters allowed at appeal January 2021. Site was under construction in 2022. Developer suggest build out between 2022/23 and 2023/24.
HSA 8 Land to the east of Sulham Hill, Tilehurst	Tilehurst	35	35	0	35	Site completed 2019/20.
HSA 9 Stonehams Farm, Long Lane, Tilehurst	Tilehurst	15	64 bed care home	0	0	Outline application 16/01947/OUTMAJ for 15 dwellings approved Jun 2017. Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021 and expected to be implemented. Site now included in table for communal accommodation.
HSA 10 Stonehams Farm, Long Lane	Tilehurst	60	66	16	16	Outline application 16/01223/OUTMAJ for 66 dwellings approved December 2016. Reserved matters application approved June 2019 and site works started. Work commenced on site in 2021 with completions anticipated in 2022/23.
HSA 11 72 Purley Rise	Purley-on-Thames	35	29	0	0	Outline application 18/00878/OUTMAJ for 29 dwellings approved May 2019. Reserved matters application approved February 2022. Developer indicated that due to current high build costs they intended to delay the start date on site until in 2023.
HSA 12 Land adjacent to Junction 12 of M4	Calcot	150 - 200	199	102	102	Full application 19/01544/FULEXT for 199 dwellings approved February 2020 Development commenced Aug/Sept 2020 with completions anticipated in 2023/24.

3 Housing

Site	Parish/ Town	No. of dwellings allocated	No. of dwellings permitted	No. of dwellings completed at 31/3/2022	Total completions at 31/3/2022	Status at March 2022 (updated position at November 2022)
HSA 13 Land adjacent to Bath Road and Dorking Way	Calcot	35	0	0	0	Hybrid application for 28 dwellings and pub - refused Jun 2018. Dismissed at appeal March 2019. Full application 22/01836/FULEXT for a 70-bed care home received 1 August 2022, pending determination. Outline planning application 22/01829/OUTD for up to 9 residential dwellings received 28 July 2022, pending determination.
HSA 14 Land between A340 and The Green	Theale	100	104	0	0	Outline application 17/02904/OUTMAJ for up to 104 dwellings approved December 2020.
HSA 15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Burghfield	100	100	0	0	Outline application 18/02485/OUTMAJ for 100 dwellings permitted Dec 2019. Reserved matters 22/00325/RESMAJ approved July 2022. Developer anticipates development could commence in 2022/23.
HSA 16 Land to the rear of The Hollies, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	Burghfield	60	28	20	28	Outline application 16/01685/OUTMAJ for 28 dwellings on part of site approved October 2018. Reserved matters application approved August 2019. Phase 1 for 28 dwellings is completed in 2021/22.
HSA 17 Land to the north of the A4, Woolhampton	Woolhampton	30	35	15	33	Outline planning application 16/01760/OUTMAJ for up to 35 dwellings approved March 2017. Reserved matters application 18/00997/RESMAJ approved Aug 2018 and 19/00053/RESMAJ approved March 2019. Work commenced on site in summer 2019 with completions anticipated in 2022/23.
HSA 18 Land east of Salisbury Road, Hungerford	Hungerford	100	100	29	34	Outline application for 100 dwellings approved Nov 2017. Reserved matters 19/01406/RESMAJ approved February 2020. Work commenced on site in 2021 with completions anticipated in 2022/23.
HSA 19 Land adjoining Lynch Lane, Lambourn	Lambourn	60	0	0	0	At the current time no planning application has been received.
HSA 20 Land at Newbury Road, Lambourn	Lambourn	5	8	0	0	Full application for 5 dwellings refused Oct 2017 due to lack of S106 agreement. Full application 20/00972/FULMAJ for 8 dwellings approved September 2021.

Housing 3

Site	Parish/ Town	No. of dwellings allocated	No. of dwellings permitted	No. of dwellings completed at 31/3/2022	Total completions at 31/3/2022	Status at March 2022 (updated position at November 2022)
						This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in Feb 2022.
HSA 21 Land north of Pangbourne Hill and west of River View Road, Pangbourne	Pangbourne	35	40	0	40	Site completed 2020/21.
HSA 22 Land off Stretton Close, Bradfield Southend	Bradfield	10	11	0	0	Outline application 17/03411/OUTMAJ for 11 dwellings allowed on appeal Feb 2019. Reserved matters 20/02410/RESMAJ approved January 2021. Work commenced on site in autumn 2021 with completions anticipated in 2023/24.
HSA 23 Pirbright Institute, High Street, Compton	Compton	140	160	0	0	Outline application 20/01336/OUTMAJ for up to 160 homes approved February 2022, subject to S106 agreement.
HSA 24 Land off Charlotte Close, Hermitage	Hermitage	15	16	0	0	Full application for 40 dwellings refused Oct 2017. Appeal dismissed - Dec 2018 Full application 20/00912/FULEXT for 16 dwellings approved in October 2021. Developer anticipates delivery of residential units in 2023/24.
HSA25 Land to the south east of the Old Farmhouse, Hermitage	Hermitage	10	21	0	0	Outline application for 21 dwellings received Nov 2017 and approved Nov 2018. Reserved matters application 21/02923/RESMAJ submitted in November 2021 and pending determination.
HSA26 Land to the east of Layland's Green, Kintbury	Kintbury	10	18	2	18	Site completed 2021/22.
Total HSA DPD Sites		1,530 - 1,610	1,539	195	388	
Statfield Mortimer NDP						
Land south of St John's School, The Street	Stratfield Mortimer	110	110	28	28	Outline Planning Application 17/03004/OUTMAJ approved in February 2019. Reserved matters application 19/01715/RESMAJ for phase 1 of 28 dwellings approved in October 2019. Reserved matters 21/02347/RESMAJ for Phase 2a for 16 dwellings approved in Feb 2022. Phase 3 to be submitted later in 2022. Phase 1 (28 units) completed in 2021/22.

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Site	Parish/ Town	No. of dwellings allocated	No. of dwellings permitted	No. of dwellings completed at 31/3/2022	Total completions at 31/3/2022	Status at March 2022 (updated position at November 2022)
						<p>Phase 2a (16 units) under construction in 2021/22.</p> <p>Phase 2b (14 units) to be commence in late 2022.</p>

Source: *Planning Commitments for Housing 2022*

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

3.20 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 358 units either under construction or not yet started at March 2022. The majority of sites are in Newbury.

Table 3.8 Residential Sites identified through Prior Approval Process

	New Sites identified		Completions		Outstanding Units
	Sites	No. Units	Sites	No. units	
2013/14	12	81	1	5	
2014/15	18	166	9	44	
2015/16	16	51	10	109	
2016/17	13	156	11	49	210
2017/18	8	171	6	35	391
2018/19	10	358	6	43	677
2019/20	7	46	4	33	722
2020/21	6	22	13	313	400
2021/22	8	37	5	38	358

3 Housing

Five Year Housing Land Supply

Five Year Supply of Deliverable Housing Sites

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

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

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

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

3.24 A buffer of 5% has been applied as there has not been a significant under supply of housing over the previous three years. The 2022 Housing Delivery Test results show a percentage delivery for the previous three year period of 134%.

3.25 The housing requirement is set out in the Table below for the five year period April 2022 to March 2027 and also for the period to March 2028.

Table 3.9 Calculation of the Housing Requirement

	Core Strategy: 525 dpa	LHN : 513 dpa
Requirement 2022 - 2027	2,625	2,565
Shortfall	112	n/a
Requirement plus shortfall	2,737	2,565
5% buffer	137	128
Requirement plus buffer 2022 - 2027	2,874	2,693
Requirement 2027/28	525	513
Requirement plus buffer 2022 - 2028	3,399	3,206

3.26 The specific deliverable sites which make up the supply to March 2028 are summarised below in Table 3.10. Identified sites were assessed for deliverability according to the criteria in the NPPF. Small sites of less than 10 units are also included in the supply. The majority of the sites allocated in the Housing Site Allocations DPD are included in the five year supply. The objective of the DPD was to allocate sites which could boost supply in the short to medium term in a plan-led manner. Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential, as well as communal accommodation. A small site windfall allowance has been included, as windfalls are expected to continue to provide a reliable source of supply.

3.27 With a base date of 31 March 2022, the Council can demonstrate a housing land supply in excess of five years when calculated against the LHN and Core Strategy requirement. For the period April 2022 to March 2027 a supply of 3,448 units is demonstrated against the requirement for 2,693 to meet the LHN of 513 dpa. **This represents a supply of 6.4 years.** The calculations to meet the LHN and the Core Strategy requirement are set out in Table 3.11

Table 3.10 Summary of Deliverable Five Year Supply

Deliverable Sites	22/23	23/24	24/25	25/26	26/27	27/28	Total 2022 to 2027	Total 2022 to 2028
Core Strategy Allocated sites	67	152	150	196	100	150	665	815
Housing Site Allocations DPD and NDP allocations	293	221	209	94	0	154	817	971
Permitted non-allocated sites of 10 or more units	367	304	156	68	0	50	895	945
Permitted non-allocated small sites	131	243	13	0	0	0	387	387
Large and medium sites identified through prior approval	161	153	0	0	0	0	314	314
Small sites with prior approval	13	31	0	0	0	0	44	44
Small site windfall allowance	0	0	0	129	140	140	269	409
Total Deliverable Supply excluding communal accommodation	1032	1104	528	487	240	494	3391	3885
Communal accommodation (dwelling equivalent)	11	46	0	0	0	0	57	57
Total Deliverable Supply including communal accommodation	1043	1150	528	487	240	494	3448	3942

Table 3.11 Five Year Housing Supply to March 2027

	525 dpa (Core Strategy)	513 dpa (LHN)
A. Requirement including buffer and Core strategy shortfall	2,874	2,693
B. Total housing supply over 5 year period	3,391 (excluding communal accommodation)	3,448
C. Total deliverable housing supply in years for April 2022 to March 2027 (B/A x 5)	5.9 years	6.4 years

3 Housing

Windfall Permissions and Completions

3.28 The definition of windfall sites changed with the publication of the revised NPPF in 2018 and has been retained in the 2021 NPPF. The new definition is "*sites not specifically identified in the development plan*". Windfalls were previously defined as sites that unexpectedly became available and the Council had therefore not included as windfall those sites that had been identified through the Strategic Housing Land Availability Assessment (SHLAA) or through a previous planning application. Windfall data set out in Table A.9 reflects the new definition and shows that over the plan period April 2006 to March 2022 completions on sites of less than 10 units, which are difficult to identify in advance and are classed as small windfall sites, have averaged 141 units a year. The Local Plan policies direct development to existing settlements where there are opportunities for development in the most sustainable locations and predominantly on brownfield land.

Table 3.12 Windfall Permissions and Completions 2021/22

	Units Permitted	Units Completed
Large windfall sites >1Ha	0	122
Medium windfall sites >10 units <1Ha	0	203
Small windfall sites	64	90
Units through Prior Approval for change of use	37	38
TOTAL	101	453

Policy Effectiveness:

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

Actions Required:

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

Significant Sustainability Effects

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

Location of Development

Housing Development on Previously Developed Land

New and converted dwellings - on previously developed land

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

Table 3.13 New and Converted Dwellings on Previously Developed Land

Year	Gross Completions	Percentage on PDL
2006/07	1,158	70
2007/08	807	82
2008/09	592	88
2009/10	290	89
2010/11	275	88
2011/12	240	64
2012/13	588	94
2013/14	516	89
2014/15	597	89
2015/16	648	96
2016/17	537	87
2017/18	557	88
2018/19	578	83
2019/20	475	57
2020/21	634	73
2021/22	728	63
TOTAL	9,220	81

Source: Planning Commitments for Housing at March 2022 and planning application information

Commentary

3.29 The indicator relates to gross completions, that is the percentage of new build on previously developed land plus conversion and change of use gains as a percentage of gross completions. The percentage of housing completions on previously developed land has been consistently above the Core Strategy target of 60% until 2019/20, when a number of greenfield allocated sites and other greenfield permissions at Tull Way, Thatcham and Firlands Farm, Burghfield Common began to deliver housing. Over the period April 2006 to March 2022, 81% of gross completions have been on previously developed land.

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

3 Housing

Percentage of Outstanding Commitments on Previously Developed Land

Table 3.14 Outstanding Commitments on Previously Developed Land at March 2022

	Total Commitments	Commitments on PDL	% Commitments on PDL
Hard Commitments	3,047	1,344	44.1%
Sites identified through prior approval process	358	354	98.9%
Soft Commitments - strategic site at Sandford Park with delivery extending beyond current plan period	1,580	0	0%
Soft Commitments - allocations in Housing Site Allocations DPD	346	160	46.2%
Total	5,331	1,858	34.9%

Source: Planning Commitments for Housing at March 2022

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

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

3.32 The change in the definition of previously developed land, in June 2010, to exclude residential gardens has not had a significant impact on the level of previously developed land coming forward, but this will continue to be monitored. The table below shows the level of development on garden sites. At March 2022 there were outstanding commitments for 37 units on residential gardens.

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

	Units Permitted	Units Completed
2010/11	16	N/A
2011/12	28	55
2012/13	27	7
2013/14	10	21
2014/15	19	25
2015/16	21	1
2016/17	22	45
2017/18	22	25
2018/19	12	25
2019/20	14	10
2020/21	7	11
2021/22	13	4

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

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

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

Housing Development Within Settlement Boundaries

Percentage of completed residential development inside settlement boundaries

Table 3.16 Percentage of Net Completions within settlement boundaries

Year	Net residential completions	Percentage within settlement boundaries
2006/07	1064	88.2
2007/08	687	88.8
2008/09	528	91.0
2009/10	246	86.0
2010/11	199	88.4
2011/12	162	57.4
2012/13	552	96.9
2013/14	457	87.5
2014/15	496	82.3
2015/16	625	90.2
2016/17	485	85.6
2017/18	526	92.6
2018/19	527	92.0
2019/20	398	84.4
2020/21	617	86.7
2021/22	723	94.5

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Completions in Settlements within the District Settlement Hierarchy

Table 3.17 Net Completions in Settlements within the District Settlement Hierarchy (2008/09 - 2021/22)

Settlements	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Outstanding at March 2022
Newbury	182	76	48	69	361	169	254	448	230	313	322	143	397	272	2,140
Thatcham	132	42	4	15	75	32	42	7	37	69	26	101	42	131	26
Eastern Urban Area (Tilehurst, Calcot and Purley on Thames)	10	9	13	23	39	1	24	13	32	49	46	24	9	122	217
Total Urban Areas	324	127	65	107	475	202	320	468	299	431	394	268	448	525	2,383
Burghfield Common	6	3	18	5	10	2	2	1	30	18	8	26	74	24	106
Hungerford	3	2	25	-33	4	95	-9	25	5	2	2	22	8	34	84
Lambourn	22	4	2	0	1	25	2	-1	2	5	2	0	3	1	27
Mortimer	7	-1	9	10	-1	9	14	7	3	5	25	3	2	30	87
Pangbourne	-1	3	18	-4	10	-7	17	19	13	3	5	38	13	1	22
Theale	31	1	5	0	14	2	13	32	28	4	30	0	0	27	467
Total Rural Service Centres	68	12	77	-22	38	126	39	83	81	37	72	89	100	117	793
Aldermaston	1	0	1	0	0	29	0	0	0	0	0	0	0	1	1
Bradfield Southend	-1	4	4	1	0	0	0	-1	0	0	0	0	0	0	13
Chieveley	-18	-5	7	1	0	0	0	0	0	0	1	0	0	1	1
Cold Ash	5	4	0	3	5	0	2	3	-1	7	0	-1	0	0	7
Compton	4	31	0	0	4	10	5	0	18	8	2	0	0	2	2
Great Shefford	-1	4	0	0	0	0	1	0	1	0	0	0	0	3	0
Hermitage	2	2	0	1	0	28	3	3	5	2	-2	5	0	9	45
Kintbury	2	1	2	0	0	0	1	0	0	2	4	0	17	0	4
Woolhampton	1	0	0	0	2	0	0	4	0	1	1	-1	20	19	4
Total Service Villages	-5	41	14	6	11	67	12	9	23	20	6	3	37	35	77
Other villages with boundary	120	41	20	43	14	5	52	26	17	12	24	0	7	6	39
Rural Area	21	25	23	28	14	57	73	39	65	26	31	38	25	40	113
Total	528	246	199	162	552	457	496	625	485	526	527	398	617	723	3,405

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

Commentary

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

3.34 The Core Strategy sets out a District Settlement Hierarchy. This identifies the most sustainable locations for growth and identifies settlements which contain a range of facilities which can provide services to a wider area. Table 3.17 shows the distribution of completions at the different levels of the hierarchy: the majority of homes completed in 2021/22 were in the main urban areas of the District.

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

Actions Required: To continue to monitor location of developments.

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

Completions in Core Strategy Spatial Areas

Table 3.18 Housing Completions and Commitments: Spatial Areas (March 2022)

Spatial Area	Completions 2021/22	Completions 2006 - 2022	Hard Commitments (including prior approval sites) at March 2022
Newbury/Thatcham	415	5,022	2,191
Eastern Area	149	739	684
East Kennet Valley	83	859	238
AONB	76	1,668	292
Total West Berkshire	723	8,288	3,405

Table 3.19 Housing Completions and Commitments in Newbury and Thatcham (March 2022)

Newbury/ Thatcham Spatial Area	Completions 2021/22	Completions 2006 - 2022	Hard Commitments (including prior approval sites) at March 2022
Newbury area	275	3,839	2,072
Thatcham area	140	1,183	119
Total Newbury/Thatcham	415	5,022	2,191

3 Housing

Commentary

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

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

Table 3.20 Housing Commitments and Completions within the AWE Consultation Zones/DEPZ 2011/12 to 2021/22

	Net Completions											Outstanding Commitments at March 2022
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Aldermaston Consultation Zones / DEPZ												
Inner	0	3	29	3	0	0	-3	3	1	N/A	N/A	N/A
Middle	0	10	7	24	17	3	9	26	3	N/A	N/A	N/A
Outer	9	-1	16	2	18	-4	9	6	4	N/A	N/A	N/A
DEPZ										0	1	2
Burghfield Consultation Zones / DEPZ												
Inner	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A
Middle	0	0	0	0	1	1	0	0	3	N/A	N/A	N/A
Outer	11	41	8	1	6	7	25	25	0	N/A	N/A	N/A
DEPZ										74	24	114
Overlapping Aldermaston and Burghfield Consultation Zones												
Aldermaston Outer/ Burghfield Outer	0	8	10	10	8	30	19	7	27	N/A	N/A	N/A
Aldermaston Outer/ Burghfield Middle	-1	2	1	1	0	0	0	0	0	N/A	N/A	N/A

Commentary

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

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

3 Housing

Housing Mix

Gross and Net Affordable Housing Completions

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

Table 3.21 Affordable Housing Completions

Year	Gross Affordable Housing Completions	Net Affordable Housing Completions
2004/05	248	248
2005/06	142	142
2006/07	289	259
2007/08	135	135
2008/09	231	209
2009/10	75	66
2010/11	31	-8
2011/12	7	-26
2012/13	182	182
2013/14	146	146
2014/15	70	-15
2015/16	158	158
2016/17	96	78
2017/18	125	125
2018/19	85	75
2019/20	103	54
2020/21	69	69
2021/22	169	169

Commentary

3.38 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 and 30% sought on previously developed land of 15 or more dwellings (or 0.5 ha or more). In exceptional cases a financial contribution is acceptable in lieu of on site affordable housing.

3.39 Affordable housing is measured in gross terms i.e the number of dwellings completed through new build, acquisitions and conversions. It does not take account of losses through demolitions before a site is redeveloped. Net completions are also shown in Table 3.21. Details of affordable housing sites completed in 2021/22 are presented in Table A.13.

3.40 At March 2022 there were approximately 790 outstanding commitments for affordable housing, including around 135 at Newbury Racecourse. The HSA DPD sites will deliver approximately 627 affordable units, of which 77 were completed in 2021/22 and a further 550 had been permitted and were outstanding at March 2022.

Applications including contribution to affordable housing

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

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

Year	Permissions for 15 or more units		Permissions for 10-14 units		Permissions for 5 - 9 units	
	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution	No. of applications	No. with affordable housing contribution
2012/13	5	5	0	0	3	1
2013/14	3	3	3	3	3	2
2014/15	10	9	4	4	2	1
2015/16	5	5	1	1	1	1
2016/17	10	9	1	1	6	2
2017/18	11	10	2	2	9	4
2018/19	7	7	2	2	6	3
2019/20	5	5	1	1	0	0
2020/21	2	1	2	2	1	1
2021/22	2	2	0	0	1	1

Commentary

3.41 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 2021/22 there were only 3 applications permitted on new sites which were above the threshold and all included affordable housing either on site or in the form of a financial contribution.

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

3 Housing

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

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

Self and Custom Build Housing

3.42 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 1st April 2016)
- Housing and Planning Act 2016

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

Number of individuals and associations on the self-build register

Table 3.23 Applications to be included on Self-build Register

Base period	Number on the individuals register	Number on the associations register
1 (9 May 2016 to 30 October 2016)	54	0
2 (31 October 2016 to 30 October 2017)	103	2
3 (31 October 2017 to 30 October 2018)	55	0
4 (31 October 2018 to 30 October 2019)	80	0
5 (31 October 2019 to 30 October 2020)	64	0
6 (31 October 2020 to 30 October 2021)	115	0
7 (31 October 2021 to 30 October 2022)	70	0

Commentary

3.44 As at October 2022 the number of entries on the register was 541 individuals and 2 groups. A total of 128 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings between 9 May 2016 and 30 October 2021.

Table 3.24 Self-build exemptions granted planning permission

Base Period	Number of self-build exemptions granted planning permission
1 (9 May 2016 to 30 October 2016)	26
2 (31 October 2016 to 30 October 2017)	29
3 (31 October 2017 to 30 October 2018)	18
4 (31 October 2018 to 30 October 2019)	36
5 (31 October 2019 to 30 October 2020)	19
6 (31 October 2020 to 30 October 2021)	29
7 (31 October 2021 to 30 October 2022)	19

3 Housing

Accommodation for Older People in Residential Institutions

Completions of accommodation for elderly in residential institutions

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

Table 3.25 Completions of rooms in care homes for the elderly

Year	Number of rooms	Parish
2013/14	11	Thatcham
2014/15	80	Newbury
2015/16	0	
2016/17	60	Newbury
2017/18	0	
2018/19	12	Beenham
2019/20	64	Newbury
2020/21	0	
2021/22	0	
Total 2013/14- 2021/22	227	

Commentary

3.45 The PPG (ID 68-035-20190722) is clear that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. The housing requirement in the Core Strategy did not include an assessment of the requirement for residential institutions, but the Local Housing Need figure derived using the standard method does include rooms in residential institutions. In the monitoring year 2021/22 there is no completion on C2 residential institutions for the elderly. It is worth noting that there are two C3 housing schemes for the elderly completed in 2021/22, includes 92 units at Regent House, Alexander House and Land to rear of The Moors (William House and Turner Place), Thatcham, and 60 units at 11 -15 Bartholomew Street (Pearl House), Newbury.

Provision for Gypsies, Travellers and Travelling Showpeople

Net additional pitches (Gypsies, Travellers and Travelling Showpeople)

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

	Permanent	Transit	Total
2010/11	1*	0	1
2011/12	0	0	0
2012/13	0	0	0
2013/14	1	0	1
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	0	0
2018/19	0	0	0
2019/20	2	0	2
2020/21	0	0	0
2021/22	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 (2018) addresses the national issue of unauthorised encampments which are likely to remain an issue while there are insufficient spaces to accommodate the Travelling community on authorised sites.

3.47 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, though 2 of these pitches are unusable. Refurbishment of the site is planned and as a result residents have been re-housed from the site and pitches vacated. There is also a privately-owned site at Paices Hill in Aldermaston, which has planning permission for 24 permanent pitches and 8 transit pitches. Planning permission was granted for the conversion of 8 transit pitches to 8 permanent pitches (22/00120/FUL) in September 2022. In August 2022 planning permission was granted on appeal for a private one-pitch site on land at Ermin Street, Lambourn Woodlands (21/02045/FUL).

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

3.49 The Council's Gypsy and Traveller Accommodation Assessment (GTAA: May 2019) provides an assessment of need for Gypsy, Traveller and Travelling Showpeople accommodation in West Berkshire over the 15 year period to 2036. The Council has subsequently published the 2021 update on the assessment as to provide the latest available evidence to identify the accommodation needs of Gypsies, Travellers and Travelling Showpeople across the district to 2038.

3 Housing

3.50 The Housing Site Allocations DPD was adopted in May 2017. Within the HSA DPD, sites for the travelling community are allocated in the short and medium term, for more permanent pitches and less transit pitches at Paices's Hill. Changes to the definition of 'traveller' within the Planning Policy for Traveller Sites (PPTS) published in August 2015 and the GTAA 2019 and refresh 2021 takes into account the definition, identifying a cultural need, which is then filtered using the definition of 'traveller' in the PPTS.

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

Policy Effectiveness: No indication that policies are not effective.

Actions Required: Identify new sites where necessary through the Local Plan Review and Gypsy and Traveller's Accommodation Development Plan Document.

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

Sustainable Construction and Energy Efficiency

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

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

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

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

Contextual Indicators

As the full dataset of 2021 Census has not been released yet, this appendix use 2011 census data and contains some limited contextual Census information. The Berkshire SHMA, published in February 2016 contains detailed information on demographics and housing need relating to the District and the wider housing market area.

Table A.1 Population Structure 2001 and 2011: Percentage

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

Source 2001 and 2011 Census

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

The table below shows recent population projections including the latest 2018- based sub national population projection⁽²⁾. 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⁽³⁾ taking account of anticipated housing growth over the period, project a population of 166,500 in West Berkshire in 2026.

Table A.2 Recent Population Projections for West Berkshire

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

Source: ONS website and GLA Berkshire Demographic Projections 2011

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

3 Berkshire Demographic Projections: 2010, GLA Intelligence Unit

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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.

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Table A.5 Household Tenure 2001 and 2011

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

Source: 2001 and 2011 Census

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

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

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

Source: 2011 Census

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

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

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Table A.7 Land Registry Property Prices : Average price by property type: month ended March 2022

Property Type	England Average Price	South East Average Price	West Berkshire Average Price
Flat/Maisonette	£242,633	£218,946	£208,233
Terraced House	£238,516	£318,479	£310,799
Semi-detached House	£280,874	£412,104	£395,091
Detached House	£464,517	£679,662	£666,536
All	£293,721	£379,314	£394,095

Source: UK House Price Index, Land Registry

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

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Table A.8 Housing Permissions, Starts and Completions 2000/01 – 2021/22

Year	Net New Permissions (including prior approvals)	Starts	Under Construction at Year End	Berkshire Structure Plan/ South East Plan / Core Strategy Target –Annual Average	Net Completions
2000/01	398	519	370	650	421
2001/02	924	234	326	780	278
2002/03	692	745	573	780	496
2003/04	1269	753	675	780	637
2004/05	966	1323	1025	780	967
2005/06	517	986	932	780	1071
2006/07	684	801	727	525	1064
2007/08	876	670	608	525	683
2008/09	394	248	298	525	528
2009/10	399	322	369	525	246
2010/11	1801	379	534	525	199
2011/12	273	538	820	525	162
2012/13	152	314	539	525	552
2013/14	231	567	541	525	457
2014/15	604	742	690	525	496
2015/16	429	323	480	525	625
2016/17	887	689	707	525	485
2017/18	1257	383	575	525	526
2018/19	754	696	662	525	527
2019/20	584	925	1,128	525	398
2020/21	253	673	1,119	525	617
2021/22	125	396	1,156	525	723

Source: *Planning Commitments for Housing 2022*

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Table A.9 Net Housing Completions by Site Size 2000/01 - 2021/22

Year	Net Completions				
	Allocated Sites	Large non-allocated sites >1Ha	Medium non-allocated sites >10 units	Small sites <10 units	Total
2000/01	93	60	229	68	450
2001/02	82	-45	124	117	278
2002/03	91	198	81	126	496
2003/04	112	289	142	94	637
2004/05	262	351	176	178	967
2005/06	311	369	210	181	1071
2006/07	390	313	159	202	1064
2007/08	236	216	33	198	683
2008/09	50	100	217	161	528
2009/10	7	25	99	115	246
2010/11	0	40	46	113	199
2011/12	0	5	31	126	162
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
2016/17	83	122	117	163	485
2017/18	213	40	139	134	526
2018/19	205	25	158	139	527
2019/20	149	27	113	109	398
2020/21	112	347	71	87	617
2021/22	270	122	236	95	723
Average over plan period 2006/07 -2021/22	135	108	134	141	518

Source: *Planning Commitments for Housing 2022*

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Table A.10 Housing Completions and Commitments by Parish 2006/07 to 2021/22

Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)																Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Aldermaston	2	0	-1	1	1	0	-1	29	3	0	0	3	3	1	0	1	2
Aldworth	2	0	2	0	0	0	0	1	0	0	0	0	0	1	0	0	0
Ashampstead	0	0	0	0	0	-1	0	0	1	0	0	0	-1	1	0	0	1
Basildon	22	3	12	0	3	7	0	2	16	1	2	0	4	2	1	2	3
Beech Hill	0	0	0	0	0	0	-1	2	-1	1	2	0	0	0	0	0	1
Beedon	3	0	2	1	0	0	0	1	-1	0	1	-1	1	0	1	4	4
Beenham	1	1	0	1	2	1	0	0	0	10	1	3	-1	0	11	2	2
Boxford	0	-1	1	2	0	2	1	-1	0	8	0	0	0	0	0	0	2
Bradfield	-1	2	2	3	6	2	8	-1	11	2	5	1	1	1	-1	0	22
Brightwalton	2	0	9	1	1	0	1	0	0	1	0	0	0	0	0	2	0
Brimpton	2	4	0	2	0	0	0	1	7	0	0	1	0	1	2	1	6
Bucklebury	38	0	1	1	-3	8	3	1	3	6	1	2	3	0	2	3	8
Burghfield	6	1	7	5	27	5	9	3	6	0	31	14	-2	3	18	24	104
Catmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chaddleworth	0	0	0	1	0	6	0	0	0	1	3	-1	0	0	0	0	3
Chieveley	12	-7	-18	-2	7	1	-1	-2	-8	3	7	1	3	-2	1	2	2
Cold Ash	36	3	6	4	2	7	5	3	2	3	1	8	1	0	4	2	86
Combe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compton	0	5	4	31	5	0	5	11	5	-3	18	9	2	1	0	3	2
East Garston	3	2	0	0	0	0	0	2	2	1	4	0	0	1	0	0	0
East Ilsley	3	6	1	0	2	2	0	0	0	1	1	0	2	8	1	1	1
Enborne	5	1	-4	3	0	0	0	1	1	1	0	0	-1	1	0	0	2
Englefield	-1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Farnborough	0	0	0	-1	-1	2	0	0	1	0	1	0	0	0	0	0	0
Fawley	2	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	2
Frilsham	1	0	0	0	0	-1	0	0	1	0	1	1	0	-2	1	1	1
Great Shefford	3	0	0	4	-1	2	0	0	2	0	1	0	1	0	0	4	4
Greenham	148	15	1	2	35	28	-1	101	140	202	123	221	187	122	181	58	502
Hampstead Norreys	1	0	11	0	-2	19	-1	0	6	1	0	1	0	0	0	0	0
Hamstead Marshall	0	0	0	1	0	0	0	0	0	1	2	1	0	0	3	1	3
Hermitage	94	151	10	3	0	4	0	28	3	3	4	3	-2	5	0	9	45
Holybrook	-1	4	0	0	0	0	39	1	11	6	1	22	25	0	2	104	123
Hungerford	11	2	4	1	25	-30	4	95	-9	25	7	2	1	24	9	35	88
Inkpen	-1	0	2	-3	3	1	2	-1	1	0	1	0	0	0	0	1	0
Kintbury	4	42	3	3	8	2	0	30	31	1	33	2	3	0	15	0	15
Lambourn	35	8	23	6	4	-2	3	26	7	-1	4	16	14	3	3	1	38
Leckhampstead	-1	2	1	11	1	2	0	0	2	0	0	0	1	2	1	0	1

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Parish/Ward	Net Completions: (New Build Completions & Demolitions/Conversions/Changes of Use)																Total hard commitments (incl prior approvals) outstanding
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Midgham	0	2	5	1	1	0	0	2	2	0	0	0	0	0	0	4	2
Newbury	275	78	169	72	13	40	358	70	167	208	86	92	123	19	216	186	1073
Padworth	12	37	78	14	0	0	6	2	18	15	2	3	26	0	0	1	13
Pangbourne	6	17	-1	4	20	-5	9	-8	23	19	14	4	6	37	13	2	23
Peasemore	5	-1	0	1	1	2	0	0	0	0	1	1	0	0	0	1	3
Purley	76	51	0	5	1	2	-2	-2	5	2	29	20	1	3	6	1	31
Shaw cum Donnington	3	-4	10	1	0	3	2	9	0	0	0	3	0	2	2	28	376
Speen	0	1	2	2	2	1	6	2	-53	37	22	0	9	1	0	3	121
Stanford Dingley	0	0	-1	1	0	2	1	0	1	0	1	2	0	0	0	2	0
Stratfield Mortimer	61	17	8	5	9	10	2	9	16	7	3	5	25	3	2	31	89
Streatley	2	2	1	0	4	0	-1	1	1	0	0	1	0	1	2	0	1
Sulham	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0
Sulhamstead	-2	11	1	1	2	1	1	34	-1	2	0	5	10	24	56	0	8
Thatcham	135	200	132	48	4	15	75	2	43	7	35	71	26	103	39	138	33
Theale	-21	0	31	1	5	0	14	2	13	32	28	4	30	0	0	27	467
Tidmarsh	0	15	3	1	0	0	0	0	0	2	-1	3	1	0	0	0	6
Tilehurst	16	0	10	3	12	21	2	2	8	5	3	7	19	21	2	17	63
Ufton Nervet	0	0	0	0	2	0	0	0	0	0	0	-1	3	0	0	-1	4
Wasing	0	0	0	-1	-4	0	0	0	0	0	0	-1	1	0	0	0	0
Welford	0	1	1	-5	0	1	0	0	0	10	0	-6	0	1	1	0	9
West Ilsley	1	0	0	2	0	0	0	0	0	0	0	2	0	1	0	0	0
West Woodhay	0	2	0	2	0	0	0	-1	0	1	1	0	0	0	1	0	0
Winterbourne	0	-2	-2	1	0	0	0	1	0	0	5	0	1	0	0	0	1
Wokefield	0	0	0	0	0	0	0	1	1	0	0	0	0	6	1	0	1
Woolhampton	64	9	0	0	0	0	4	0	8	4	0	2	1	2	21	22	8
Yattendon	0	0	0	0	0	1	0	-1	1	0	1	0	0	0	0	0	0
West Berkshire Total	1064	683	528	246	199	162	552	457	496	625	485	526	527	398	617	723	3405

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

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183	83	213	205	149	112	270				
Completions- Unallocated Sites	674	447	478	239	199	162	552	330	356	442	402	313	322	249	505	453				
Allocated Core Strategy Strategic Sites																	67	152	150	196
Housing Site Allocations DPD and Moritmer NDP Sites																	293	221	209	94
Committed sites of 10 or more units at March 2021																	367	304	156	68
Committed small sites at March 2021																	131	243	13	0
Permitted development through Prior Approval Process																	174	184	0	0
Windfall allowance in five year supply																	0	0	0	129
Past Completions	1064	683	528	246	199	162	552	457	496	625	485	526	527	398	617	723				
Projected Completions																	1032	1104	528	487
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5497	6023	6550	6948	7565	8288	9320	10424	10952	11439
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-238	-278	-277	-275	-402	-310	-112	395	974	977	939
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	556	560	564	592	587	553	393	38	-452

A Population and Housing

Table A.12 Large and Medium Housing Sites Completed in 2021/22

Parish	Address	GF/PDL	Gross Units	Net Units
Burghfield	Land Adjacent To Primrose Croft, Reading Road, Burghfield Common	GF	28	28
Compton	Greens Yard, High Street	PDL	25	25
Kintbury	Land East Of Laylands Green and South Of Craven Close, Laylands Green, Kintbury	GF	18	18
Newbury	11-15 Bartholomew Street	PDL	60	60
Newbury	31-34 Bartholomew Street	PDL	14	12
Newbury	Land at Hutton Close	PDL	80	27
Newbury	Griffins Court, 24 - 32 London Road	PDL	12	12
Thatcham	Crown Yard and 171, 181 and 183 Station Road, Thatcham	PDL	33	33
Thatcham	Regent House, Alexander House and Land to rear of The Moors	PDL	92	90

Source: *Planning Applications data*

Population and Housing A

Table A.13 Affordable Housing Completions 2021/22

Parish	Address	Total Completions 2021/22	Affordable Rent	Social Rent	Shared Ownership
Burghfield	Land at Firlands Farm, Hollybush Lane, Burghfield Common	2	0	2	0
Burghfield	Land adj Primrose Croft, Reading Road	11	0	8	3
Greenham	Newbury Racecourse Phase 2 Area A	24	0	20	4
Greenham	Land West of New Road, North of Pyle Hill, Newbury	8	0	4	4
Holybrook	Land West of Dorking Way, Calcot, Reading	28	0	24	4
Hungerford	Land South of Salisbury Road, Hungerford	9	0	5	4
Kintbury	Land East of Laylands Green, Kintbury	7	0	4	3
Newbury	Land at Hutton Close	29	0	17	12
Shaw cum Donnington	Land adjacent to Hilltop, Donnington (eastern parcel)	4	0	0	4
Thatcham	Crown Yard and 171, 181 and 183 Station road	33	18	0	15
Tilehurst	Land adj Stonehams Farm	10	0	2	8
Woolhampton	Land Adj To Telephone Exchange, Woolhampton	4	0	0	4
		169	18	86	65

Source: Housing Service and planning data

B Duty to Cooperate

Duty to Cooperate

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

Basingstoke and Deane Borough Council

We primarily work with the Borough Council at both an officer and member level on dealing with specific issues, such as any cross boundary concerns relating to transport and traffic on the A339 or regarding AWE Aldermaston and AWE Burghfield. We coordinate the officer level off site planning group for AWE Aldermaston and AWE Burghfield. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)

We are committed at both an officer and member level to our partnership working with BBOWT.

Berkshire Local Nature Partnership (BLNP)

Please go to <http://berkshirelnp.org/index.php/homepage/the-partners> for further details. We have been fully engaged with the BLNP at both a member and officer level. The Council's Executive Portfolio Holder for Countryside sits on the BLNP Executive Board and the Council's Ecologist sits on the BLNP Steering Group. The Partnership includes representatives from Natural England, Thames Water, Environment Agency, BBOWT and the AONB.

Berkshire Local Transport Body (BLTB)

The Berkshire Local Transport Body (BLTB) is a partnership of the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership which has been established to prioritise funding for local major transport schemes devolved from the Department for Transport. Slough Borough Council is the Accountable Body for the BLTB. The Council's Executive Portfolio Holder for Transport sits on the Body. For full details of membership, agendas and meeting minutes please go to <http://www.slough.gov.uk/moderngov/mgCommitteeDetails.aspx?ID=601>

Berkshire Strategic Transport Forum (BSTF)

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

Bracknell Forest Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group has been set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond.

Environment Agency

The Environment Agency has responsibility for water quality and resources and we primarily work with it at an officer rather than member level. The Agency have been working with the councils on flood risk environmental matters in their remit, including green and blue infrastructure and responding to Reg 18 consultations on the LPR. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

Hampshire County Council

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

Hart District Council

We continue to work with the District Council at an officer level, although a memorandum of understanding was prepared by Hart District Council in 2013 which made clear there were no strategic issues that needed to be considered between us. They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements and nutrient neutrality.

Highways England

As the government agency charged with managing motorways and A roads, we have worked with the Highways England at an officer level to provide comments on potential housing and employment sites in advance of any formal public consultation and the organisation has also been involved at all formal stages of the process to date. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

Natural England

Natural England is the government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. We have worked with Natural England at an officer level to provide comments on potential sites in advance of any formal public consultation and it has also been involved at all formal stages of the process to date. They have been involved in considering the impact of proposed allocations on the North Wessex Downs AONB. Consultations on Habitats Regulation matters are undertaken particularly recently in relation to nutrient neutrality, they have responded to WBC's initial screening of the Habitats Regulation Assessment for the LPR. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR. We also work together as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

North Wessex Downs AONB Council of Partners (NWD AONB)

The Council of Partners includes member representatives (with officer support) of the nine local authorities which have the administrative responsibilities for the area covered by the North Wessex Downs. It also includes representatives of Natural England, community and parish councils, farming and rural businesses, nature conservation, historic environment, rural recreation and tourism. All have signed a Charter which sets out how we work together for the long term benefit of the AONB and all who live and work in it. The current list of members can be found here - <http://www.northwessexdowns.org.uk/About-Us/minutes-of-meetings.html>

The Council of Partners has no independent executive powers. Its work is carried out with the prior approval of its constituent local authorities and DEFRA (the funding partners). Minutes of its meetings can be found here - <http://www.northwessexdowns.org.uk/About-Us/minutes-of-meetings.html>

The Partnership is underpinned by a small AONB delivery team.

Preparation of a Management Plan for the North Wessex Downs AONB (AONB) is a statutory requirement placed upon the constituent local authorities by the Countryside and Rights of Way (CROW) Act 2000. The review, production and publication of the Management Plan, together with the coordination of its delivery, has been delegated by the Council to the Council of Partners. The delivery of the AONB Management Plan is monitored by the Partnership through an annual review of the delivery of the AONB Business Plan, and achievements are reported through the AONB's Annual Report.

B Duty to Cooperate

Office for Nuclear Regulation (ONR)

The ONR is responsible for regulation of nuclear safety and security across the UK and is responsible for advising on land use planning (LUP) applications in the vicinity of licensed nuclear installations. The aim is to ensure that developments around nuclear installations do not result in populations rising to unacceptable levels.

The ONR administers the government's policy on the control of development and provides advice to the Council, who take this into account in considering whether or not to approve planning applications. Please go to - <http://www.onr.org.uk/land-use-planning.htm> for further details.

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

Oxfordshire County Council

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

Reading Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues).

Reading has also been a signatory to the statement of common ground in 2021 in relation to strategic planning matters. They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

Royal Borough of Windsor and Maidenhead

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

Slough Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). They have recently been engaged on duty to co-operate work associated with the unmet employment land requirements.

Buckinghamshire Unitary Authority and part predecessor South Buckinghamshire District Council

We have primarily worked with the new unitary council district council at both an officer and member level during the preparation of the Berkshire SHMA once it was identified as part of the area covered. South Bucks later indicated that it did not want to be actively involved in the Berkshire SHMA but was pursuing alternative options which were linked to it taking forward a joint local plan with Chiltern District Council. It also declined to take part in the jointly commissioned work on the Functional Economic Market Area (FEMA). More recently we have been working with them on meeting our unmet employment land provision as well as strategic cross boundary planning matters.

South Oxfordshire District Council

As part of the work on our Local Plan Review we work with the District Council on transport and economic related issues at both an officer and member level. We also set up individual meetings with the District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth or employment matters particularly recently WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Swindon Borough Council

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

Test Valley Borough Council

We will set up individual meetings with the Borough Council to discuss specific issues when appropriate and recently have engaged with them on the LPR particularly in relation to unmet employment need requirements and nutrient neutrality, although issues relating to other local plan topics have been discussed. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Thames Valley Berkshire Local Economic Partnership (TVB LEP)

We are engaged at both an officer and member level with the TVB LEP. Joint working has been focused on the production of a Strategic Housing Market Assessment (SHMA) and the analysis of our Functional Economic Market Area (FEMA).

B Duty to Cooperate

Thames Valley Environmental Records Centre (TVERC)

TVERC is a 'not for profit' organisation covering Berkshire and Oxfordshire. It is run by a partnership and is one of a national network of local records centres. Its funding partners include all the local authorities in Oxfordshire & Berkshire plus Natural England and the Environment Agency. It also works closely with the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust. TVERC provides the following services for the Council –

- Provision of sites, species and habitat data
- Data collection and management
- Data analysis and presentation
- Supporting recorders and volunteers
- Local Wildlife Sites surveys
- Review of Ancient Woodland inventory
- Roadside nature reserves surveys

All this information has informed the SA/SEA work as part of the site selection process. It also forms part of the regular data collected and monitored as part of the Council's Authority Monitoring Report.

Thames Water

As the statutory water and waste water provider we have worked with Thames Water at an officer level to provide comments on potential housing sites in advance of any formal public consultation and the organisation has also been involved at all formal stages of the process to date. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

Vale of White Horse District Council

As part of the work on our wider Local Plan we work with the District Council on transport and economic related issues at both an officer and member level. We also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth more recently on meeting WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Wiltshire Council

As part of the work on our wider Local Plan we work with Wiltshire Council particularly on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network more recently on meeting WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

Wokingham Borough Council

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19th December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. To date, together with the Thames Valley Berkshire Local Economic Partnership, the Group has been instrumental in coordinating the work of the Strategic Housing Market Assessment (SHMA) and the identification of a Functional Economic Market Area. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group has been set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond. They have recently been engaged on duty to co-operate meetings associated with the unmet employment land requirements.

Glossary

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

Glossary

Acronym	Term	Explanation
	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"> • Core Strategy DPD • Housing Site Allocations DPD • West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) • Replacement Minerals Local Plan for Berkshire (Saved Policies) • Waste Local Plan for Berkshire (Saved Policies) • The South East Plan (May 2009), only insofar as Policy NRM6 applies
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 24 of the NPPF states that local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
	Evidence Base	Background information on the District, including its needs and predictions of what might be needed in the future.
5YHLS	Five Year Housing Land Supply	This is a requirement for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.
GF	Greenfield Land	Land which does not fall within the definition of previously developed land.
	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"> whether they previously led a nomadic habit of life the reasons for ceasing their nomadic habit of life whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances. <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p>

Glossary

Acronym	Term	Explanation
		<i>"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."</i>
	Gypsy and Traveller Accommodation Assessment	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.
	Housing Trajectory	Diagram or table showing housing delivery and expected trends of development.
	Housing Market Area	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.
LDS	Local Development Scheme	A public statement of the Council's programme for the production of development plan documents.
LEP	Local Enterprise Partnership	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
LHN	Local Housing Need	An unconstrained assessment of the number of homes needed in an area, and the first step in the process of deciding how many homes should be planned for. The standard method of assessing LHN is set out in the Planning Practice Guidance in a formula which takes account of household growth projections and affordability in the local area.
LP	Local Plan	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.
MHCLG	Ministry of Housing, Communities and Local Government	The Ministry of Housing, Communities and Local Government is the UK Government department for housing, communities and local government in England. It sets policy on supporting local government, communities and neighbourhoods, regeneration, housing, planning and the environment.
NPPF	National Planning Policy Framework	The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
	Permitted Development	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. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings.
	Pitch	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.
	Planning and Compulsory Purchase Act 2004	Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land.

Glossary

Acronym	Term	Explanation
PPTS	Planning Policy for Traveller Sites	Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.
PPG	Planning Practice Guidance	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	Previously Developed Land	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).
	Prior Notification	<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>
	Regulations	Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans.
	Rural Exception Sites	Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .
	Rural Service Centres	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.
	Saved Policies/Saved Plans	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	Section 106 Agreement	Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.

Glossary

Acronym	Term	Explanation
	Service Villages	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.
	Settlement Boundary	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.
	Settlement Hierarchy	Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development.
SAC	Special Areas of Conservation	Designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
SCI	Statement of Community Involvement	Adopted document setting out how the Council will involve the community in the planning process.
SPA	Special Protection Areas	Designated to protect rare and vulnerable birds under EC Directive 79/409.
SHLAA	Strategic Housing Land Availability Assessment	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).
SHMA	Strategic Housing Market Assessment	Evidence document that provides detailed information about existing and future housing need in the local authority area and the wider housing market area.
	Statutory	Required by law (statute), usually through an Act of Parliament.
	Submission	Stage at which a prepared DPD is presented to Secretary of State.
	Sustainable Development	<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"> • social progress which recognises the needs of everybody • effective protection of the environment • prudent use of natural resources • the maintenance of high and stable levels of economic growth and employment <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>
SPD	Supplementary Planning Documents	A document which provides more detailed advice or guidance on the policies in the Local Plan.
	Thames Valley Berkshire Local Enterprise Partnership	The Local Enterprise Partnership (see LEP).

Glossary

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

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