planning

Reading Borough Local Development Framework

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Annual Monitoring Report 2007/2008

December 2008

Reading
BOROUGH COUNCIL

READING BOROUGH COUNCIL

ANNUAL MONITORING REPORT 2008

Contents

SECTION A1 – BACKGROUND TO THE ANNUAL MONITORING REPORT

The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to monitor and review the progress made with Local Development Schemes (LDS) and the extent to which policies in Local Development Documents (LDD) are being successfully implemented. The published Annual Monitoring Report (AMR) assesses progress towards meeting the timetable and milestones set out in the LDS and reports on a number of indicators, which measure the effectiveness of planning policies. This technique of measuring, reviewing and adjusting policy is part of the Governments 'plan, monitor and manage' approach to the planning system.

This AMR is the fourth to be produced under the new planning system and the first to begin to take account of the revised set of Core Output Indicators issued by the government in July 2008. It is also the first to be produced since the adoption of the Reading Borough Council Core Strategy in January 2008. Whilst most of the monitoring period reported in this AMR falls before that date, steps have been taken to move towards monitoring of the full range of policies contained in the Core Strategy, blending national core indicators with the local information required to demonstrate policy effectiveness.

Future AMRs will see more detailed monitoring systems being developed, suitable to meet the requirements of the continued implementation of the new planning system. Additional local indicators will be introduced in order to effectively monitor policies within the Reading Central Area Action Plan, due to be adopted in January 2009, along with future DPDs and SPDs.

The 2008 Reading BC Annual Monitoring Report takes the following form:

Section A provides the outline to the Report, including introduction, background and detail on the planning context.

Section B gives an overview of the Local Development Framework, and includes monitoring of the implementation of the Local Development Scheme, detail on the Statement of Community Involvement and an overview of the continuing development of the monitoring framework.

Section C reports the data returns for 1st April 2007 to 31st March 2008. The Section follows the structure of the Core Strategy, using core, contextual and local indicators to report against Core Strategy policies wherever possible. A commentary, along with an appraisal of policy effectiveness and detail of actions required, is also given where relevant.

Appendix 1 summarises the key information required for each of the Core Output Indicators identified by CLG in July 2008.

SECTION A2 – READING: CHARACTERISTICS, ISSUES & CHALLENGES

Regional Overview

Reading is situated within the South East of England. The region has a strong economy that provides 15.7% of UK GVA, the largest percentage of any UK region outside London (ONS, 2007). The South East also provides 4.24m jobs (SEEDA, 2008) and is home to 306,900 VAT registered companies (BERR, 2007). It can be described as being a high cost, high income area, with an advanced, broadly based, service orientated economy closely linked to the London economy and Europe. It has a well-educated workforce with 90.4% of the working population having a qualification and 30.8% with a higher education qualification. (NOMIS, 2007).

Reading Overview

Reading Borough has an official population of approximately 142,800 people (ONS 2007), although other estimates suggest a total of 149,671 (GLA, 2007). Results from the 2001 Census also suggest a population of 232,662 for Greater Reading and a total of 369,804 for the wider Reading / Wokingham urban area. 13.2% of the Borough population are from ethnic minority communities (Census, 2001). Figures from the last Census show that 72.5% of the population describe their health as 'good', although more recent figures from the Indices of Multiple Deprivation suggest pockets of poor health in more deprived wards. Areas of Southcote Ward are within the 20% most deprived in England for health deprivation and disability, with a further seven SOAs[1] within the 30% most deprived (Indices of Multiple Deprivation, 2007). Crime is also a significant issue within Reading; 46 of the 93 SOAs are within the 20% most deprived in England for Crime and Disorder, with 10 SOAs within the worst 5% nationally. This is a trend that has worsened over the last five years (Indices of Multiple Deprivation, 2007 & 2004).

Working in Reading & the Thames Valley

Reading lies within a geographical area known as the Thames Valley, forming a significant part of the advanced economic region of the South East. The Thames Valley area currently has one of the lowest unemployment rates in Western Europe and the area has been highly successful in attracting key investment in sectors such as computing, research and development, business and financial services, telecommunications, pharmaceuticals and the automotive industry. The area has proved a highly attractive location for inward investors and over the next five years forecasts suggest that the Thames Valley economy will still continue to grow at a faster rate than other areas, despite the wider economic downturn.

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[1] SOAs – Super Output Areas

However, continuing economic growth has resulted in pressures for more skilled employees, improved transport infrastructure and an increase in housing provision.

Linked to these wider sub-regional developments, Reading has seen a dramatic change in the structure of its economy over the past 25 years. Previously known for its 'bulb, biscuits and beer' reputation, a compact service economy specialising in business services has developed and prospered. Reading is now home to the largest concentration of ICT corporations in the UK. It is the service and financial centre of the Thames Valley region and beyond. The Borough also has 7 business parks and 5 industrial estates, with several more just outside its boundaries in adjoining Districts. The following table shows the largest employers in the Greater Reading area.

Largest employers in Greater Reading area (2006):

Employer	Approx number of employees	Activity
Reading Borough Council	5,500	Public administration
University of Reading	4,000	Higher education
Royal Berkshire & Battle Hospital NHS Trust	3,500	Health care
Verizon	2,500	Communications
Royal Mail	2,500	Postal service
Microsoft	2,500	IT software
Veritas	2,000	IT software
Foster Wheeler	1,950	Engineering
Prudential Assurance	1,500	Insurance & investments
BG Group	1,500	Production, distribution & storage of gas

Source: Reading BC Profile, Updated 2006.

Unemployment is relatively low, with a claimant count rate of 1.8% in July 2008. This is slightly above the regional average of 1.4% but below the national average of 2.3%. However, this disguises the fact that unemployment is relatively high in a number of areas within the Borough. Coronation Square SOA is, for example, within the 10% most deprived in England and Wales for employment deprivation (Reading Indices of Deprivation, 2007). A further 15 SOAs are currently within the 30% most deprived areas which, again, represents a negative downward trend against previous IMD findings.

The trend in claimant count rates for the Borough is given in the table overleaf.

Claimant Count Unemployment in Reading BC, July 2006 – July 2008:

Date	Reading BC	South East	Great Britain
July 2006	2.6	1.7	2.5
October 2006	2.4	1.6	2.5
January 2007	2.3	1.6	2.6
April 2007	2.2	1.5	2.4
July 2007	2.1	1.4	2.3
October 2007	1.9	1.3	2.1
January 2008	1.8	1.3	2.2
April 2008	1.7	1.4	2.2
July 2008	1.8	1.4	2.3

Source: NOMIS

This illustrates that there has been a prevailing downward trend in the number of claimants in Reading since 2006, mirroring (but exceeding) the improvements at a national level. However, the economic circumstances at the end of 2008 suggest that these trends are likely to change dramatically over the next 12 months and beyond.

Average salary levels are also relatively high. Statistics from the Annual Survey of Hours & Earnings 2007 show that gross average annual pay, at £26,498, is higher than the national average of £24,908, though slightly lower than the regional average of £28,430.   However, there are discrepancies between levels of pay for those who live in Reading as opposed to those who work in Reading. In addition, the gross weekly wage in Reading has been declining against the regional average in recent years, as illustrated in the following table.

Average Gross Weekly Wage, Reading and South East, 2002 – 2006:

Year	Reading avge gross weekly wage	South East avge gross weekly wage
2002	453	445.3
2003	462	457.7
2004	489.1	467.5
2005	472	479.9
2006	470	498.3

Source: Hometrack Housing Intelligence System

A mixed picture exists within the Borough when considering skills levels. As can be seen below, Reading benefits from a high level of residents qualified to NVQ equivalent level 4 and above, exceeding the national and regional averages. However, when considering the medium skills ranges, Reading does not perform so well, with NVQ equivalent level 2 rates below the comparative averages. The table overleaf illustrates the percentage of the working-age population qualified at levels 2 and 4.

	Reading BC	South East	Great Britain
NVQ Level 2	63.4%	68.2%	64.5%
NVQ Level 4	33.2%	30.8%	28.6%

Source: NOMIS, Jan 2007 – Dec 2007

This disparity in skills levels is a significant issue given that 22 SOAs in Reading are within the 20% most deprived in England and Wales in terms of education, skills and training. Again, it is apparent that Reading's economic success is not shared evenly across its communities. (Indices of Multiple Deprivation, 2007).

Development in Reading

The town centre of Reading has seen a great deal of change. The Oracle shopping and leisure centre opened in 1999 and together with other investment elsewhere in the centre, it pushed Reading up the national retail rankings from 26th in 1998 to 8th in the UK in 2001. The centre consistently maintains a place in the top ten, with Reading now the premier retail location in the Thames Valley. This change is continuing as further development and regeneration projects come forward within the centre. However, there remain areas within the Borough that have poor access to goods and services and poor living environments.

Housing in Reading

The housing market in Reading has recently seen a slight fall in average prices, reflecting the national dip in confidence in the property market. The table below gives the average overall property price over time for Reading, with a comparison for the South East. Despite the recent dip, it can be seen that the average property in Reading now costs £51,900 more than it did in December 2003, a rise of 28%. Prices continue to exceed the national average, and real affordability problems remain for large many residents.

Average house prices for Reading & South East, 2003 – 2008:

Date	Reading avge House Price	South East avge House Price
December 2003	£182,900	£214,200
June 2004	£191,100	£218,700
December 2004	£198,300	£229,900
June 2005	£202,900	£229,100
December 2005	£203,400	£237,200
June 2006	£211,400	£244,100
December 2006	£218,600	£258,400
June 2007	£228,500	£267,700
December 2007	£243,500	£279,800
June 2008 (current)	£234,800	£297,400

Source: Hometrack Housing Intelligence System

SECTION A3 – PLANNING CONTEXT

Whilst the Local Development Framework continues to evolve, the existing Development Plan for Reading Borough comprises:

- Saved Policies (as detailed in Appendix 2) from the Berkshire Structure Plan (BSP) 2001 – 2016, adopted July 2005.
- Reading Borough Council Core Strategy 2006 – 2026, adopted January 2008.
- Reading Borough Local Plan (RBLP) Saved Policies (as detailed in Appendix 2).
- Replacement Minerals Local Plan for Berkshire (RPLP), incorporating alterations adopted in December 1997 and May 2001.
- Waste Local Plan for Berkshire (WLP), adopted December 1998.

Progress with the production of the Local Development Framework is detailed in Section B. Most recently, the submission draft Reading Central Area Action Plan (RCAAP) was declared 'sound' following examination in September 2008. The RCAAP is due to be adopted in January 2009.

In developing a vision for the Core Strategy, elements of the City 2020 Vision, the Structure Plan and the Community Strategy were combined to produce the following:

"The vision is to maintain and improve the quality of life in Reading, embracing the challenges of a dynamic, inclusive urban community of the 21st century. Everyone will have the opportunity to benefit from all that Reading can offer. Everyone has a part to play in shaping its future.

Reading's communities will be sustainable and have good access to a range of local facilities, services (including healthcare), housing and employment. The quality of the environment will continue to improve, and Reading will become a clean, safe and desirable place in which to live, work and visit. Reading will continue to develop as a regional centre serving the wider Thames Valley and provide commensurate opportunities for shopping and entertainment. It will provide headquarters for a number of major national and international companies and will be an environment where new business can start up and flourish. The centre will provide a good quality environment and facilities accessible to all members of society, with good access to open space and waterspaces. The conditions to enable a high quality of life for residents in the centre will be sought as part of developments. The centre will also contribute towards maintaining and improving the quality of life for all those who live in, work in and visit Reading.

In the suburbs, appropriate development of housing and services in locations with good links to public transport services will continue. The district and local centres will perform an increasing role of providing services to local populations. Travel from the suburbs to the centre will for

many usually take the form of improved public transport. Green corridors along the River Thames and Kennet will be protected and enhanced as a recreational and ecological resource."

The vision will continue to guide the emphasis and ethos of future Local Development Documents.

SECTION B1 – MONITORING OF LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

This Section reviews the progress of documents evolving under the Local Development Scheme, and contains other requirements from section 35 of the Planning & Compulsory Purchase Act 2004 and Regulation 48.

The original Local Development Scheme gained approval from Government Office for the South East (GOSE) in March 2005. It set out the timetable and milestones for the production of documents within the LDF. The original LDS was replaced by an updated 2006 LDS submitted to the Secretary of State in February 2006. In February 2007, the LDS was again updated, to take account of delays occurring in the original programme and the Council's experience of actually preparing and submitting an LDD. The 2007 LDS was approved by the Government Office for the South East in September 2007. There are plans to revise the LDS in early 2009, taking account of new LDF regulations that came into force on 1st September 2008. It will also take account of changing circumstances and progress to date on DPDs, as well as new and revised programmes for the preparation of Supplementary Planning Documents.

Documents approved or adopted within the reporting period April 2007 to March 2008

The Submission Draft Core Strategy was subject to examination in September 2007, and was declared 'sound' in the Inspectors Report, received on 10th December 2007. It was subsequently adopted by the Council on 29th January 2008.

The Submission Draft Reading Central Area Action Plan was submitted to the Secretary of State in March 2008, with a subsequent period of public consultation. The RCAAP was subsequently found sound following examination (as detailed in A3) and is set to be adopted in January 2009.

Document preparation, and the preparation of Sustainability Appraisal Scoping Reports, were carried out for the Site Allocations Document and Development Management Document during the reporting period. Subsequently, community involvement commenced (in October 2008) on Issues and Options for these two documents, and is currently ongoing.

A draft SPD for the development of Dee Park was produced during the reporting year, with consultation and adoption taking place later in 2008. Pre-production has commenced on the Station Area Development Framework. Work also continues, through the Berkshire Joint Strategic Planning Unit, in preparing the Minerals & Waste Core Strategy Document for Berkshire for submission to the Secretary of State in 2009.

Detailed progress charts for all documents identified in the LDS are provided overleaf:

Progress against the Local Development Scheme (September 2007) at March 2008

Local Development Document	Timetable												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Core Document and Spatial Strategy	▮	▮	▮	▮	▮	▮	▮	▮	▯	▯	▯	▯	▯
Reading Central Area Action Plan	▮	▮	▮	▮	▮	▯	▯	▯					
Site Specific Allocations	▯	▯											
Proposals Map and Sites Schedule	▯	▯											
Development Management Document	▯	▯											
Minerals and Waste Core Strategy Document	▮	▮	▮	▯	▯								
Detailed Waste Development Control Policies and Preferred Areas for Development.	▮	▮	▮										

▯ Progress in monitoring year 2007 – 2008

▮ Position at 31st March 2007

Local Development Document Preparation Milestones	
1.	Pre-production, including commencement of document preparation.
2.	Preparation of the scoping report for the sustainability appraisal.
3.	Preparation of Issues and options and initial sustainability appraisal report, including public consultation.
4.	Public Participation on preferred options & Sustainability Appraisal report.
5.	Consider representations and discussions with community and stakeholders
6.	Preparation of submission development document and any amendments to the sustainability appraisal report.
7.	Submission of development plan document and sustainability appraisal report to Secretary of State;
8.	Public consultation period on submission development plan document and sustainability appraisal report.
9.	Pre-examination consideration of representations
10.	Pre-examination meeting
11.	Examination period including commencement of examination;
12.	Receipt of Inspectors Binding Report
13.	Adopting and publication of document & revised proposals map, publication of a statement setting out how the sustainability appraisal and consultations influenced the preparation of the plan and publication of monitoring measures.

Supplementary Planning Documents	Timetable					
	1	2	3	4	5	6
Open Space Provision[2]						
Guidance on Implementation of Design and Development Policies	■					
Review of Battle Hospital Development Brief	■	■	■	■	■	■
Dee Park Development Brief	■	■	■	■		
Station Area Development Framework	■					
Station Hill South	■	■	■	■	■	■
Sustainable Design and Construction[3]	■	■	■	■	■	
Civic Area Development Brief[4]						
Briefs for sites in East side of Central Reading						
Meadway School Development Brief[5]						

Supplementary Planning Document Preparation Milestones
1. Pre-production, including commencement of document preparation
2. Preparation of the scoping report for the sustainability appraisal.
3. Preparation of draft supplementary planning document
4. Draft supplementary planning document planning document and sustainability appraisal report issued for public participation.
5. Consideration of consultation representations
6. Adoption and publication of document, publication of a statement setting out how the sustainability appraisal and consultation influenced the preparation of the plan and publication of monitoring measures.

Statement of Community Involvement	1	2	3	4	5	6	7	8	9
Position	■	■	■	■	■	■	■	■	■

Statement of Community Involvement Preparation Milestones
1. Preparation of Draft Statement of Community involvement
2. Public Participation on draft statement
3. Preparation of submission statement
4. Submission of statement to the Secretary of State
5. Pre-examination consideration of representations.
6. Pre-examination meeting
7. Examination period, including commencements of the examinations
8. Receipt of Inspectors Binding report
9. Adoption and Publication of document.

Although the SCI will be formally reviewed at least every 5 years, it is the role of the AMR to report on any issues arising as a result of the SCI

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[2] Likely to be removed in revised LDS, to be developed in 2009
[3] Due to be revised 2009
[4] Likely to be removed in revised LDS, to be developed in 2009
[5] Likely to be removed in revised LDS, to be developed in 2009

consultation exercises. If necessary certain factors could be identified by the AMR which could trigger a review of the SCI before the five years. These could include: demographic changes, changes in the Council's consultation policy or significant changes in best practice. There have been no significant issues arising out of the operation of the SCI since its adoption in July 2006. The SCI is discussed further in section B2.

<u>Policies (including 'saved' policies) that the authority has decided it no longer wishes to include in the LDF.</u>
The authority submitted a request to save existing policies to the Secretary of State in February 2007. The Secretary of State issued a response in September 2007 indicating those policies that are saved until replaced by adopted policies in the Reading Borough LDF. This was subsequently amended following the adoption of the Core Strategy in January 2008. A list of current saved policies is given in Appendix 2.

<u>Factors affecting the achievement of LDS milestones</u>
LDS milestones have usually been met, despite the resource intensive nature of the work and issues related to staff resources. A new LDS will be developed early in 2009 to realistically plan future progress in the light of the new 2008 LDF Regulations.

SECTION B2 – STATEMENT OF COMMUNITY INVOLVEMENT

The Planning and Compulsory Purchase Act 2004 brought about substantial changes to the planning system, including an objective to achieve more effective involvement of the community in planning. As part of this, the Council was required to produce a Statement of Community Involvement (SCI). This document sets out how the authority is implementing continuous community involvement in the preparation of local development documents. The SCI also covers how people and the community will be engaged in decisions on planning applications for major development.

In addition to complying with government guidance, the SCI was developed to comply with the Council's Consultation and Participation Policy and to accord with the advice in the Council's Consultation Guidance Pack.

The SCI was subject to independent examination, as if it were a development plan document. Individuals and groups who have an interest in planning have been able to make representations on this SCI, and these representations were considered by the Planning Inspectorate during the examination.

Pre-production on the SCI commenced in 2004, with pre-submission of the SCI production in June 2005. Submission of the SCI took place in October 2005, and the SCI was officially adopted in July 2006 in accordance with the March 2005 LDS.

The SCI will be formally reviewed at least every five years. Future AMRs will report on any issues arising as a result of the SCI consultation exercises. Factors that could trigger a review of the SCI before the five year period include: demographic changes, changes in the Council's consultation policy, or significant changes in leading practice.

Since adoption, the SCI has guided the Council's approach to community involvement on the development of the Core Strategy, Reading Central Area Action Plan and, currently, the Site Allocations and Development Management Documents. All community involvement and participation undertaken on LDF documents has followed the principles and practices outlined in the adopted SCI. At this point in time, there are no issues affecting the implementation of the SCI or indicating that it should be reviewed.

SECTION B3 – DEVELOPING THE MONITORING FRAMEWORK

Annual Monitoring Reports are intended to provide a feedback loop within the process of policy making, and test whether objectives and assumptions behind policies are still relevant. Monitoring allows the actual significant effects of implementation of the Core Strategy and other DPDs to be tested against those significant effects predicted within the documents. This is an important process, as it will help to ensure that any problems that arise during implementation of the Core Strategy can be identified and future predictions made more accurately. It will also enable, at an early stage, any unforeseen impacts of implementation to be identified, and allow appropriate remedial action to be taken. In addition, monitoring will be key to updating the evidence base underpinning the Core Strategy and other LDF Documents.

The Reading Borough Council Local Development Framework continues to evolve. The reporting year upon which this AMR concentrates saw the adoption of the Core Strategy whilst, more recently, the Reading Central Area Action Plan was also declared sound. Whilst some Structure Plan and Local Plan policies remain saved, the authority is successfully managing the transition to the LDF process and, as such, needs to develop its monitoring framework accordingly. Previous AMRs have concentrated solely upon reporting the core indicators prescribed by government; future AMRs will continue to do this whilst also reporting against policies in adopted Development Plan Documents. This particular report seeks to begin this transition and, as such, is structured to follow the Core Strategy layout and sections.

In producing the Core Strategy, the Council adopted an objectives – policies – targets – indicators approach. Each of the policies contained within the Core Strategy has a corresponding section relating to targets and output indicators. These have been set to measure movements towards or away from policy objectives over time. Where possible, the core output indicators specified by the government have been incorporated into this. The indicators for each policy detail the information or data which is to be gathered and included within the AMR.

This mechanism will allow for the effective review of the performance of policies and highlight any need to adjust or revise them. Where necessary (e.g. If housing completions were falling below the required level), the Council will also use development briefs and supplementary planning documents to bring sites forward for development.

However, the mechanisms are still being developed to establish an effective strategic monitoring framework, suitable for future requirements. A detailed summary of the emerging monitoring framework, which will guide future AMR production, is given in Appendix 3. Where possible, information for these indicators is given in this years' report, despite the fact that the Core Strategy was only adopted towards the end of the reporting period. It

is intended that future AMRs will report against the indicators identified in Appendix 3 more comprehensively.

SECTION C1 – CROSS CUTTING POLICIES

C1 A: Sustainable Construction & Design

Relevant Policies: BSP EN8 Renewable Energy and Energy Conservation, CS1 Sustainable Construction & Design, Sustainable Design & Construction SPD

Context: As part of a move toward a low carbon economy, the United Kingdom is aiming to have energy from renewable resources account for 10% of total energy by 2010, a substantial increase on the base level of 3%. The renewable energy contribution is required to increase to 20% by 2020. Targets for the production of renewable energy have been agreed by all regions of England and Wales, with the South East Region aiming for a target of 5.5% of total generation capacity by 2010, rising to 8.4% by 2016 and 16% by 2026. Reading Borough Council's contribution to the Regional output amounts to generating 1,396 kWe by 2010 and, by the end of March 2007, 49.5% of this target had been achieved.

Policy CS1 of the Reading BC Core Strategy seeks to encourage achievement of these targets, with further weight coming from the Sustainable Design & Construction SPD.

Indicator 1: Renewable energy capacity installed by type (electricity):
In the monitoring year, the following capacities of renewable electricity generation were installed in the Borough:

Technology	Installed capacity (kWe)
Wind	2
Biomass	0
Solar PV	10
Hydro	0
Total	**12**

Source: TVEnergy

Indicator 2: Renewable energy capacity installed by type (heat):
The following capacities of renewable heat generation were installed during the monitoring year:

Technology	Installed capacity (kWth)
Biogas/sewage gas	0
Biomass	0
Solar thermal	133
Ground source heat	17
Total	**150**

Source: TVEnergy

Analysis: Building upon the progress of recent years, this means that a minimum of **50.5%** of the renewable energy generation capacity needed by 2010 was in place by March 2008. It must be stressed that this data is based

on the best information available, and does not wholly accurately reflect the contribution to this total made by household-installed technologies such as wind turbines and solar panels that do not require planning permission.

Actions Required: Full implementation of Core Strategy policies, which were only adopted for the last two months of this monitoring period, will ensure greater positive steps towards achieving the necessary targets. Monitoring systems are also being developed which, once fully embedded, will more comprehensively capture the full extent of new renewable energy capacity in the Borough. In addition, the wider impacts of policy CS1 will be monitored, including the increased usage of sustainable drainage systems and the percentage of major developments achieving levels 3 and above on the Code for Sustainable Homes.

C1 B: Social Inclusion, Diversity and Accessibility to Services

Relevant Policies: CS3 Social Inclusion and Diversity, CS4 Accessibility and the Intensity of Development, CS5 Inclusive Access

Context: In promoting development that creates socially inclusive communities, planning policies must address a number of elements, including the impact of development on the social fabric of communities, accessibility to services and facilities and meeting the needs of all the community.

Core Strategy Policy CS3 seeks to encourage public involvement in planning as well as ensure that developments demonstrate measures to enhance social inclusion through enhanced access to services. CS4 requires that the scale and density of development is appropriately tailored to the levels of service provision in different parts of the Borough, whilst CS5 requires new developments to demonstrate inclusive access for disabled people.

Indicator 3: Amount of new residential development within 30 minutes public transport time of: a GP, a hospital; a primary school; a secondary school; areas of employment; and a major retail centre:

GP	Hospital	Primary School	Secondary School	Employment Area	Major Retail Centre
100%	96%	100%	100%	100%	100%

Analysis: Policies continue to effectively target development to the most appropriate areas and ensure high levels of service access. The density of Reading and the 'under bounded' nature of its administrative boundary ensures that the vast majority of new developments within the Borough enjoy excellent access to services. In recent years, access levels against all six of the services identified above have typically been above 97%, with only the hospital falling below this figure.

<u>Actions Required:</u> Ensure continued implementation of relevant policies to provide further positive results and develop appropriate systems to monitor policy CS5.

<u>C1 C: Settlement Boundary</u>

<u>Relevant Policies:</u> BSP DP6 Land Outside Settlements, CS 6 Settlement Boundary, KEY 4 Areas of Development

<u>Context:</u> The Reading Borough Local Plan defined a Settlement Boundary which identifies areas outside which development will not be allowed. In the case of Reading, the Settlement Boundary defines relatively small areas adjacent to the Borough boundary that broadly accord with open space, wildlife, floodplain and major landscape designations, where it is unlikely that development would be acceptable.

Core Strategy policy CS6 aims to ensure that this boundary continues to be enforced through the LDF process, with no development being permitted outside the settlement boundary, as defined on the Proposals Map.

Indicator 4: Number of new developments permitted outside the settlement boundary

No permissions outside the settlement boundary were granted in the monitoring year

<u>Analysis & Actions Required:</u> Whilst no permissions were granted outside the settlement boundary in the monitoring period, previous and proposed employment, housing and transport development at Green Park requires that the settlement boundary be updated from that which was identified in the Local Plan. This update will be carried out through the Site Allocations process and the development of a new Proposals Map.

<u>C1 D: Waterspaces</u>

<u>Relevant Policies:</u> CS8 Waterspaces, WAT 10 Waterways – Site Specific Proposals

<u>Context:</u> Reading's waterways are a part of the fabric of the town and a significant asset. The waterways and riverbanks have several functions, including water-related recreation and leisure, biodiversity and ecology and contributions to local character.

Policy CS8 seeks to protect Reading's waterspaces, to ensure that they can continue to contribute to local and regional biodiversity and ecology, as well as leisure and visual amenity. As such, it is necessary to monitor both the biological and ecological values of the waterways, as well as the percentage of waterside areas that are accessible to the public. The former of these

will be monitored annually, whilst the latter will be monitored at five-year intervals in order to identify emerging trends.

Indicator 5: Changes in areas of BAP priority habitat on Reading's waterways

UK BAP Priority Habitat Type	Baseline Areas (ha)	Area in 2008 (ha)
Eutrophic Standing Waters	12.8	12.8
Fens	16.5	16.5
Ponds	0.1	0.1
Rivers	1.0	1.0
Total	**30.4**	**30.4**

Source: TV Environmental Records Centre

Analysis: These figures suggest that Reading's waterspaces are being effectively protected and that they continue to maintain their value as areas of biodiversity and ecology. Baseline areas have been revised slightly by Thames Valley Environmental Records Centre as monitoring procedures have evolved.

Actions Required: Develop and embed procedures to monitor levels of public access to waterspaces.

SECTION C2 – ECONOMIC DEVELOPMENT & EMPLOYMENT

C2 A: Location of Employment Development

Relevant Policies: BSP E1 Location of Employment Development, CS10 Location of Employment Development, EMP7 Major Industrial Areas

Context: The overall strategy for employment development in the Borough is captured in paragraph 5.7 of the adopted Core Strategy. This states that the broad aim is to seek additional employment provision, particularly offices, in the centre and along the A33 corridor, with other major employment uses, including industrial, storage and distribution located in both the A33 corridor and the Core Employment Areas. In addition, some areas no longer required for employment use will be released for housing, including some parts of the central area.

Indicator 6: Amount of land developed for employment by type 2007 / 8

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	487	0	0	0	0	0	0
Total for Rest of Borough	0	0	0	0	0	380	0
Reading Borough	**487**	**0**	**0**	**0**	**0**	**380**	**0**

Source: Berkshire Joint Strategic Planning Unit.
Note: Figures given here are for gross external floorspace.

Indicator 7: Amount of land developed for employment by type in development / regeneration areas 2007 / 8

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Central Reading	487	0	0	0	0	0	0
Forbury Industrial Park	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0
Total for Central Reading	**487**	**0**	**0**	**0**	**0**	**0**	**0**
Acre Road/Bennet Road	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0
Cardiff Road/Richfield Ave	0	0	0	0	0	238	0
Other Business Areas	**0**	**0**	**0**	**0**	**0**	**238**	**0**
Total for Business Areas	**487**	**0**	**0**	**0**	**0**	**238**	**0**

Source: Berkshire Joint Strategic Planning Unit.
Note: Figures given here are for gross external floorspace

Analysis: These tables demonstrate that the vast majority of employment land developed over the monitoring year was in either the central area or other employment areas. Unlike previous years, offices (B1a) make up the majority of employment development, reflecting a large reduction in the amount of completed storage and distribution (B8) development over the past year. This is perhaps reflective of the high costs of land values in the south-east becoming prohibitive for many B8 uses. It should be noted that 100% of employment development in the Borough took place on previously developed land.

Actions Required: Ensure continued implementation of Core Strategy policies and enhance monitoring function.

C2 B: Losses of Employment Land

Relevant Policies: BSP E4 Future Uses of Employment Land, CS11 Use of Employment Land for Alternative Uses

Context: Growth in employment space needs to be supported by growth in housing levels, in order to prevent increases in travel by car and the length of commuting distances. Whilst the Core Employment Areas need to be protected to ensure the balance of the Reading economy, a loss of employment land in other areas may be acceptable, depending on whether the land is still needed for employment purposes.

Core Strategy policy CS11 seeks to protect the Core Employment Areas from any loss in the overall level of employment land, whilst applying a set of criteria to judge the suitability of proposals in other areas.

Indicator 8: Losses of employment land to completed non-employment uses

GROSS SITE AREA (ha.)	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	1.02	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	0.43	0.00	0.04	0.00	0.00	0.13	0.00
Reading Borough	**1.45**	**0.00**	**0.04**	**0.00**	**0.00**	**0.13**	**0.00**

Source: Berkshire Joint Strategic Planning Unit

Analysis: The majority of employment land lost was in the centre of Reading, with none of the land lost outside the centre being in the Core Employment Areas. This demonstrates the effectiveness of policy in this area. All of the losses identified in the table above were to residential uses, reflecting the ongoing high demand for housing development in the Borough.

Whilst losses of employment land have been targeted into the correct areas, the overall scale of losses continues to increase, building upon the pattern of previous years. The net amounts of employment development in the Borough, when losses of floorspace are subtracted from new development, are represented in the following table:

Indicator 9: Total (net) amount of additional employment floorspace by type 2007 / 8:

	B1a	B1b	B1c	B2	B8	B1-B8 Mix	Total
Gross (sq m)	469	0	0	0	366	0	**834**
Net (sq m)	-10,137	0	-3,537	0	-13,593	0	**-27,268**

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Original external figures available upon request.

A great deal of permitted employment development does, however, remain outstanding, as suggested by the following indicator:

Indicator 10: Outstanding permitted employment development:

GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	4.77	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	14.08	0.00	0.35	24.75	0.00	3.58	0.00
Reading Borough	**18.85**	**0.00**	**0.35**	**24.75**	**0.00**	**3.58**	**0.00**

Source: Berkshire JSPU

Therefore, whilst there continues to be an overall loss of employment land to residential development, there remains a great deal of outstanding employment development permitted across the Borough.

Actions Required: Continued detailed monitoring of employment development and scale & location of losses.

SECTION C3 – HOUSING

C3 A – Provision of Housing

Relevant Policies: BSP H1 Overall Housing Provision, BSP H2 Housing Distribution and Phasing, CS14 Provision of Housing, HSG1 Housing Provision and Identified Sites

Context: The housing market in Reading has, until recently, been buoyant, with rapidly rising house prices being well above the national average. The average house price increased by approximately 44% between 2000 and 2005, thus making it increasingly difficult for low wage earners to find affordable accommodation (HM Land Registry, 2005). However, a slight dip in property prices between December 2007 and June 2008 was identified (see Section A2 of this report) and it is likely that next years' Annual Monitoring Report will demonstrate a further, larger fall, reflecting the national crisis of finance and confidence in the property markets.

However, whilst the financial situation has, nationally, led to a certain amount of stagnation in the housing markets, there remains a large underlying demand for new housing development in Reading Borough over the long term. The Berkshire Structure Plan 2001 – 2016 requires the provision of an average of 477 dwellings per year in the period up to 2016. The Secretary of State's Proposed Changes to the South East Plan moves beyond this, requiring an average of 611 dwellings per annum in the period up to 2026. Whilst recent levels of housing provision have been strong and, in March 2008 (when the monitoring period for this report ended), the overall level of supply appeared positive, it remains to be seen how the financial outlook will impact upon housing provision over the next couple of years. However, the long-term outlook does remain strong, with a healthy supply of sites identified to meet demand up to 2026 in the SHLAA and Site Allocations Document.

Indicator 11 – Site Based Housing Trajectory:

Chart overleaf, with full table of sites and figures contained in Appendix 1.

RBC Growth Point Housing Trajectory 2001/2 to 2023/24 (as at 31st March 2008)

Legend:
- Total Projected Completions
- Total Past Completions
- PLAN - Strategic Allocation (annualised)
- MANAGE - Annual requirement taking account of past / projected completions

Y-axis: Dwellings

Data values:
- 2001/2: 747
- 2002/3: 574
- 2003/4: 761
- 2004/5: 1177
- 2005/6: 656
- 2006/7: 637
- 2007/8: 837
- 2008/9: 763
- 2009/10: 752
- 2010/11: 742
- 2011/12: 725
- 2012/13: 657
- 2013/14: 754
- 2014/15: 777
- 2015/16: 755
- 2016/17: 682
- 2017/18: 635
- 2018/19: 585
- 2019/20: 565
- 2020/21: 515
- 2021/22: 515
- 2022/23: 565
- 2023/24: 465

Monitoring of Past & Projected Completions Against RSS / Structure Plan Requirements
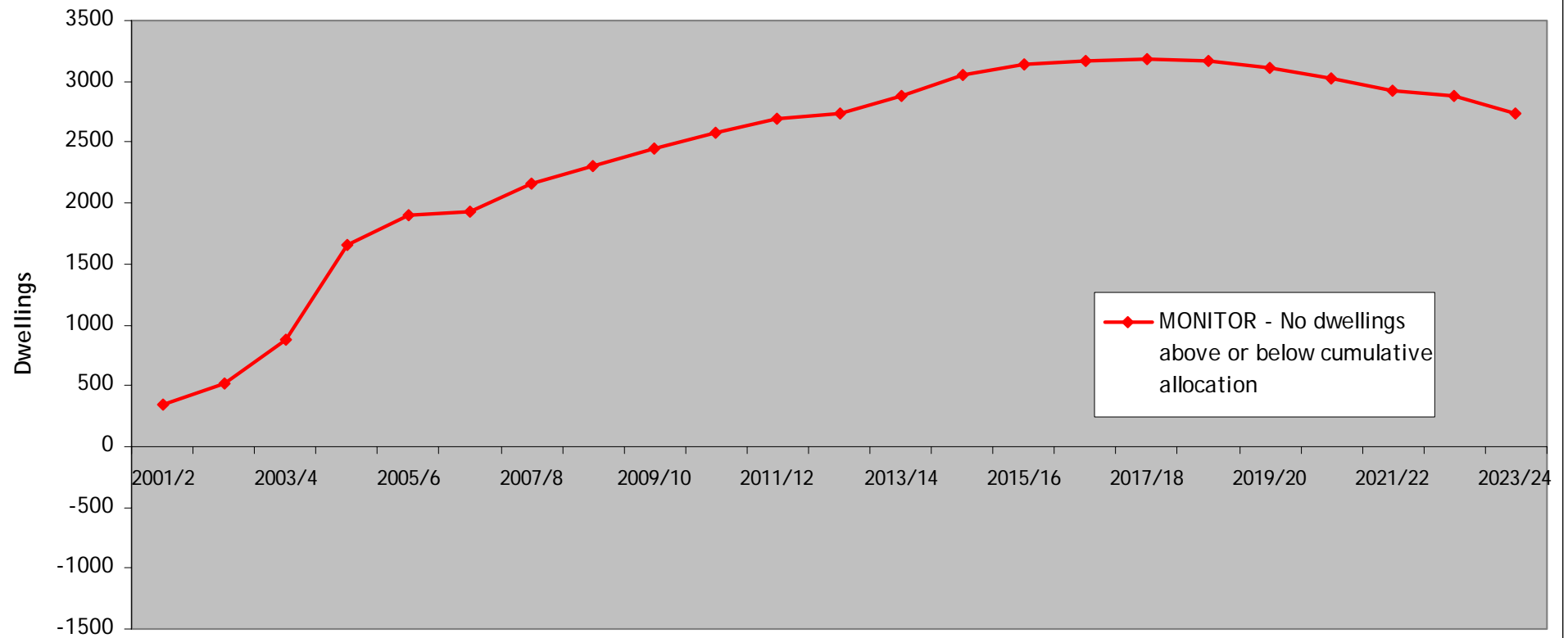
Analysis: The site-based trajectory compares past performance on housing supply to future anticipated supply. Completions for the year were very healthy, with 837 net additional dwellings provided. Local monitoring suggests in excess of 600 dwellings were also under construction at the end of March 2008 which suggests that, despite the economic downturn, completion figures should also be healthy next year.

Current commitments, allocated sites and anticipated windfall sites have been phased over the current plan period. The resultant graph illustrates the anticipated high level of housing completions over the next few years, with the large number of existing commitments suggesting a plentiful supply of housing sites. While a significant element of the total housing provision is expected to be achieved through conversions, changes of use, and redevelopment of existing buildings, Reading will also be required to consider the development of 'windfall' sites, to maintain supply moving towards the end of the plan period. The examination into the Core Strategy established that Reading Borough would be able to provide an average of 145 dwellings per annum through small scale windfalls. Further sites will be forthcoming through the Reading Central Area Action Plan, an Employment Land Study and the Site Allocations Document (SAD). A Strategic Housing Land Availability Assessment (SHLAA) has been carried out to Level 5, identifying sites which will inform the development of the SAD. Further detail on the SHLAA can be found on the Reading BC website, or is available via email.

Further detail on the Council's latest assessment of five-year housing land supply is provided in Appendix 4.

Actions Required: The Site Allocations DPD and SHLAA will need to make provision for additional allocations of housing land for completion in the period post 2016. Continued monitoring of implementation of existing commitments is also required.

Indicator 12: New and converted dwellings on previously developed land:

100% of new housing development was on previously developed land

Analysis: The Council continues to target development towards Previously Developed Land effectively, aided by the dense urban nature of the Borough.

C3 B – Affordable Housing

Relevant Policies: BSP H5 Affordable Housing, CS16 Affordable Housing

Context: There is a very high level of need for affordable housing in the Borough, as identified in the Berkshire Strategic Housing Market Assessment and a range of Council Housing Needs and Aspirations Surveys. There is a

need for all types of affordable housing but the analysis shows that between 15-20% of newly forming households will not be able to afford any of the intermediate tenures such as shared ownership of intermediate rent. In addition, national statistics indicate that social housing is across the board more expensive in Reading than the average for both the South East and the rest of England. The core requirement to address the housing need within Berkshire as a whole is for social rented accommodation and it is likely that the authorities will need to prioritise the provision of this type of housing.

In light of these factors, the Council has pursued an ambitious affordable housing policy through its Core Strategy and the existing SPG on affordable housing. Policy CS14 requires that all developments of 15 dwellings or above should provide a total of 50% of the total number of dwellings as affordable housing. A reduction in the site size threshold will be examined in the Development Management Document that is now in preparation.

Indicator 13: Gross Affordable Housing Completions

Social Rented Housing: 71 dwellings
Intermediate Housing: 198 dwellings (of which 50 were intermediate rent and 148 shared ownership).

Total: **269** dwellings

Analysis: This figure, and the split across the three categories, represents an impressive 32% of all housing completions in the Borough during the monitoring year. Council policies continue to effectively enhance affordable housing provision.

Actions Required: Continued monitoring of affordable housing provision in light of current economic climate. Policy adaptations where appropriate to take account of emerging draft Housing Strategy being produced by the Council.

C3 C – Provision for Gypsies and Travellers

Relevant Policies: BSP H8 Gypsy Sites, CS19 Provision for Gypsies and Travellers

Context: Reading Borough Council is part of a consortium of authorities in the Thames Valley that have collaborated in carrying out a needs assessment of the sub-region, in relation to the provision of accommodation for gypsies and travellers. The Council is now working collaboratively with neighbouring Berkshire authorities to actively identify, plan and bring forward suitable sites to meet the need identified in the wider area.

Indicator 14: Net additional Gypsy and traveller pitches

No new pitches were brought forward in the monitoring year

Analysis: The level of need identified within the Borough is relatively small, and there are considerable practical and cost difficulties in identifying and bringing forward a site within the tightly drawn boundaries of the Borough.

Actions Required: Work will continue with neighbouring authorities to ensure adequate provision in the wider area.

SECTION C4 – RETAIL, LEISURE AND CULTURE

C4 A – Location of Retail, Leisure and Culture Development

Relevant Policies: BSP S1 Major Retail and Leisure Development in Town Centres, BSP S2 Retail Development Outside Major Town Centres, BSP S3 Leisure Development Outside Major Town Centres, CS25 Scale and Location of Retail, Leisure and Culture Development, S26 Network and Hierarchy of Centres.

Context: Over recent years, Reading has been transformed into one of the leading retail centres in the UK, with a catchment that spreads far beyond the urban area of Reading. The opening of the Oracle in 1999 was one of the key moments in this rise to prominence. In addition to the centre Reading also has a wide range of smaller centres and shopping parades, along with six retail parks.

Policy CS25 seeks to encourage retail, leisure and cultural development to take place in existing centres, recognising that this is the most sustainable location for such uses. Major developments should usually be sited in the city centre. Such developments will only be allowed outside designated centres in exceptional circumstances, where the provisions of the existing PPS 6 are met.

The hierarchy of centres identified under Policy CS26 is as follows:

Regional Centre:	Reading centre
District Centres:	Caversham
	Cemetery Junction
	Emmer Green
	Meadway
	Oxford Road West
	Shinfield Road
	Tilehurst Triangle
	Whitley
Major Local Centres:	Whitley Street
	Wokingham Road
Local Centres:	Basingstoke Road North
	Christchurch Road
	Coronation Square
	Erleigh Road
	Dee Park
	Northumberland Avenue North
	Wensley Road
	Whitley Wood

Indicator 15: Total amount of floorspace developed for town centre uses

		A1	A2	B1a	D2	Total
Central Reading	*gross*	984	339	469	513	2,304
	net	-159	339	-8,977	513	-8,284
Rest of Reading	*gross*	8,277	200	0	468	8,945
	net	7,801	200	-1,160	468	7,309
Total	*gross*	9,260	539	469	981	11,249
	net	7,642	539	-10,137	981	-975

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Original external figures available upon request. Net tradeable floorspace not currently available.

Indicator 16: Amount of completed retail, office and leisure development in town centres

GROSS FLOORSPACE - Completed	A1	A2	B1a	D2
Central Reading	984	339	469	513
Caversham Centre	0	0	0	0
Tilehurst Centre	0	0	0	0
Oxford Road West	0	0	0	0
Total for Town Centres	984	339	469	513
Percentage of Borough Total	11%	63%	100%	52%

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Original external figures available upon request. Net tradeable floorspace not currently available.

Analysis: The large amount of A1 development outside major centres can be accounted for by a large Tesco development on the former Battle Hospital site which, whilst adjacent to the Oxford Road West centre, currently lies outside its boundary. Work to revise boundaries will be undertaken during the production of the Site Allocations DPD. In addition, monitoring systems are not yet sufficiently developed to assess the amount of development that has gone into centres smaller than the four above, which will account for a further element of the total percentage.

Actions Required: Bring boundaries of local centres up to date through the Site Allocations process. Develop monitoring systems further to fully assess the scale of development going into smaller centres.

SECTION C5 – BUILT AND NATURAL ENVIRONMENT

C5 A – Protection & Enhancement of the Historic Environment

Relevant Policies: CS33 Protection & Enhancement of the Historic Environment, CUD1 Works Affecting Listed Buildings, CUD2 Change of Use of Listed Buildings, CUD3 Maintenance of Listed Buildings, CUD4 Setting of Listed Buildings, CUD6 Demolition of Unlisted Buildings in Conservation Areas, CUD10 Historic Parks and Gardens, CUD11 Ancient Monuments and other Important Archaeological Remains, CUD12 Development Impact on Archaeological Remains, CUD13 Preservation of Archaeological Sites.

Context: Reading Borough contains over 850 Listed Buildings, two Scheduled Ancient Monuments and fifteen Conservation Areas of varying character. It is essential that planning policy reconciles the need for development with the need to protect the natural and historic environment.

Core Strategy policy CS33 provides a high-level policy approach that seeks to ensure preservation and enhancement of historic features and areas of historic importance. Planning permission will only be granted where developments have no adverse impact on historic assets and their settings. The condition and character of Conservation Areas within the Borough is monitored through regular Conservation Area Appraisals.

Indicator 17: Quality & Integrity of Conservation Areas

3 Conservation Area Appraisals were completed during the monitoring year. These took place in the Saint Mary's Butts / Castle Street, Redlands and South Park Conservation Areas. Further appraisals of the Downshire Square, Routh Lane and St Peter's Conservation Areas have been commissioned for the current year.

Analysis: The appraisals identified a number of common issues including:
- The design of new development within and adjoining conservation areas.
- Traffic noise and pollution.
- Street clutter – traffic management signs and other street furniture.
- Quality of roadways and footways.
- Loss of original architectural details

Consideration is being given to how these issues are addressed within future DPDs.

Actions Required: Take forward issues identified for consideration in future DPDs and SPDs. Complete Conservation Area Appraisals currently underway. Develop monitoring systems for listed buildings applications.

C5 B – Flooding, Pollution & Water Resources

Relevant Policies: BSP EN5 Air Pollution & Nuisance, BSP EN7 Development & Water Resources, CS34 Pollution & Water Resources, CS35 Flooding, NE10 Surface Water Run-off and Development

Context: The objectives of the Core Strategy will see a high level of development within Reading. This necessitates particular consideration of the issues of potential associated pollution, to ensure that there is no detrimental impact to the quality of the environment, that development mitigates its impacts and the development is sustainable.

Core Strategy policy CS34 seeks to ensure that development is only permitted where it is not damaging to the environment through air, land, noise or light pollution, where it preserves or enhances ground and surface water quality and where existing water resources, sewerage and wastewater treatment infrastructure are adequate.

In addition, significant parts of the Borough are at risk of flooding. The flood plain plays an important role in protecting the built up area of Reading as it accommodates floodwater and reduces the risk of rising water levels. Core Strategy policy CS35 seeks to ensure that this capacity is not reduced by development and that the movement of water across the flood plain is not impeded.

Indicator 18: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds:

During the monitoring period no planning permissions were granted by the Council contrary to the advice of the Environment Agency on these grounds.

Analysis: Policies continue to effectively protect the floodplain from development.

Actions Required: Continue to ensure effective implementation of policy. Develop and implement appropriate monitoring systems for air quality and wider pollution issues.

C5 C – Biodiversity & Geology

Relevant Policies: CS36 Biodiversity & Geology, NE6 Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites, NE7 Creative Nature Conservation

Context: There are many factors that have the potential to impact on biodiversity, including habitat destruction and degradation, pollution, climate change and introduced species. Within Reading key issues are

largely attributable to the town's considerable growth and continuing development. Whilst development has the potential to harm biodiversity, it also has the potential to assist habitats and species through the incorporation of nature conservation measures and improvements. The Reading Biodiversity Action Plan (BAP), informed by the national BAP, is particularly important in determining biodiversity priorities at the local level.

Core Strategy policy CS36 seeks to protect the biodiversity assets of the Borough. Developments should retain, protect and incorporate features of biodiversity or geological interest, whilst local nature reserves and wildlife heritage sites should be safeguarded.

Indicator 19: Area of BAP priority habitats within Reading BC:

UK BAP Priority Habitat Type	Baseline Areas (ha)	Area in 2008 (ha)
Eutrophic Standing Waters	12.8	12.8
Lowland mixed deciduous woodland	149.0	151.2
Fens	16.5	16.5
Ponds	0.1	0.1
Rivers	1.0	1.0
Wet Woodland	6.0	6.0
Total	**185.4**	**187.6**

Source: TV Environmental Records Centre

Indicator 20: Changes in numbers of BAP priority species:

	2004-05	2005-06	2006-07	2007-08
Numbers of BAP priority species	63	43	43	48

Source: TV Environmental Records Centre

Analysis: Both of these indicators register a slight improvement on last year's position. In the first case, the area of priority habitats within the Borough, this is due to the planting of black poplar and other native tree species on previously improved grassland.   In the latter case, however, there is an increase in the number of BAP priority species within Reading due to a revision of the national UK list, which has led to many more species being prioritised, rather than any real 'on the ground' increase.

APPENDIX ONE – CORE OUTPUT INDICATORS

The following section provides a summary of returns for each of the core output indicators, without the policy references and commentary found in the main document.

Business Development & Town Centres

BD1: Total amount of additional employment floorspace – by type

	B1a	B1b	B1c	B2	B8	B1-B8 Mix	Total
Gross (sq m)	469	0	0	0	366	0	**834**
Net (sq m)	-10,137	0	-3,537	0	-13,593	0	**-27,268**

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Original external figures available upon request.

BD2: Total amount of employment floorspace on previously developed land – by type

	B1a	B1b	B1c	B2	B8	B1-B8 Mix	Total
Gross (sq m)	469	0	0	0	366	0	**834**
% Gross on PDL	100%	N/a	N/a	N/a	100%	N/a	**100%**

BD3: Employment land available – by type

	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
(I) Soft commitments (ha)	1.60	0.00	0.00	2.20	0.00	0.00	0.00	**3.80**
(ii) Outstanding hard commitments (ha)	18.85	0.00	0.35	24.75	0.00	3.58	0.00	**47.53**

BD4: Total amount of floorspace for 'town centre uses'

		A1	A2	B1a	D2	Total
Central Reading	*gross*	984	339	469	513	2,304
	net	-159	339	-8,977	513	-8,284
Rest of Reading	*gross*	8,277	200	0	468	8,945
	net	7,801	200	-1,160	468	7,309
Total	*gross*	9,260	539	469	981	11,249
	net	7,642	539	-10,137	981	-975

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Original external figures available upon request. Net tradeable floorspace not currently available.

Housing

H1: Plan period and housing targets

2001/2 – 2005/6:   402 dwellings per annum (Berkshire Structure Plan)
2006/7 – 2023/4:   611 dwellings per annum (South East Plan – Secretary of State Proposed Changes).

H2: Housing Trajectory

Charts are provided in the main body of the text. Table overleaf & also available in excel format via email:

RBC Growth Point Housing Trajectory, 31st March 2008

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	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	TOTAL
Small Scale unidentified windfalls	161	202	140	141	152	157	177	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	3450
Large Scale unidentified windfalls	509	186	470	459	396	207	269	0	0	0	0	0	0	0	0	0								2496
Allowance for SHLAA Sites / Large Windfalls										30	30	30	50	50	50	70	120	120	120	120	120	120	120	1150
Employment Land Study Potential													100	100	100	100	100	100	100	100	100	100		1000
Reading Central Area Action Plan Sites													30	30	50	50	100	100	100	150	150	200	200	1160
STRATEGIC SITES																								
Napier Road			79	129	38																			246
Kenavon Drive								100	100	100	100	50	50	42										542
Battle Hospital							44	100	100	100	100	50												494
Amersham Road			11	49	60	53																		173
Southampton Street			24	94	12																			130
Parkside Road				66	3	8																		77
707 Oxford Road				165																				165
Reading College / Green Road								37	56															93
Henley Road			25	62																				87
Manor Farm						6	105	192	100	100	100	100	100	100	100	100	47							1150
Carmelite Monastery			8	50																				58
Wensley Road / Coley Park	47	25																						72
Shipnells Farm	3	27	13																					43
Elm Park	12																							12
Gas Works Site		134																						134
Dellwood Park	15		2																					17
Chatham Street							96	110	50	44			50	50	50									450
Friars Walk									71															71
Friar Street						100		14																114
Dee Park														70	70	70	70	20						300
5 - 9 Berkeley Avenue											30	30	52											112
66 - 68 Berkeley Avenue							6	34																40
Queens Road								41	40															81
The Meadway											30	30												60
Commercial House								32																32
Kings Road											50	60												110
Station Road											23	40	40											103
Central Swimming Pool													50	39										89
Station Hill															100	100	100	100	100	100	100			700
Green Park 3 (N)								50	90	90	90	90	90	90	90	50								730
Total Past Completions	747	574	761	1177	656	637	837																	5389
Total Projected Completions								763	752	742	725	657	754	777	705	632	635	585	565	515	515	565	465	10352
Cumulative Completions	747	1321	2082	3259	3915	4552	5389	6152	6904	7646	8371	9028	9782	10559	11264	11896	12531	13116	13681	14196	14711	15276	15741	15741
PLAN - Strategic Allocation (annualised)	402	402	402	402	402	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	13008
MONITOR - No dwellings above or below cumulative allocation	345	517	876	1651	1905	1931	2157	2309	2450	2581	2695	2741	2884	3050	3144	3165	3189	3163	3117	3021	2925	2879	2733	2733
MANAGE - Annual requirement taking account of past / projected completions	566	557	557	546	513	505	497	476	457	436	412	386	362	323	272	218	159	80	-22	-168	-396	-852	-2268	-2268

Size (in hectares) of sites identified for future housing supply in trajectory:

Site	Size (ha)
Kenavon Drive	2.35
Battle Hospital	8.36
Reading College / Green Road	1.82
Manor Farm	26.57
Chatham Street	2.06
Friars Walk	1.32
Friar Street	1.32
Dee Park	36.50
5 – 9 Berkeley Avenue	0.67
66 – 68 Berkeley Avenue	0.68
Queens Road	0.63
The Meadway	1.10
Commercial House	0.20
Kings Road	0.82
Station Road	0.05
Central Swimming Pool	0.06
Station Hill	1.94
Green Park (N)	4.65

Source: Berkshire JSPU / Planweb / Dee Park Draft Planning Brief

H3: New and converted dwellings – on previously developed land

100%: All 837 completions were on PDL

H4: Net additional pitches (Gypsy & Traveller)

No additions in the monitoring year.

H5: Gross affordable housing completions

Social Rented Housing: 71 dwellings
Intermediate Housing: 198 dwellings (of which 50 were intermediate rent and 148 shared ownership).

Total: **269** dwellings

H6: Housing Quality – Building for Life Assessments

Monitoring procedures not yet in place – will be established in line with CABE training programme.

Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

0

E2: Changes in areas of biodiversity importance

Reading BC does not contain any Sites of Special Scientific Interest or Sites of Importance for Nature Conservation. However, there are **28 Wildlife Heritage Sites**, or parts of Wildlife Heritage Sites within the Borough – an increase of 2 from last years figure.

E3: Renewable Energy Generation

a) Renewable energy developments / installations granted planning permission:

Current monitoring has not identified any new renewable energy installations granted planning permission in the monitoring year.

b) Completed renewable energy developments / installations:

Technology	Installed capacity (kWe)
Wind	2
Biomass	0
Solar PV	10
Hydro	0
Total	**12**

Minerals & Waste

A separate Minerals and Waste Annual Monitoring Report is currently being prepared by the Berkshire Joint Strategic Planning Unit, who have responsibility for producing the Minerals and Waste Core Strategy for the six Berkshire Unitary authorities. This will be submitted separately and will include reports for the core output indicators.

APPENDIX TWO – SAVED POLICIES FROM THE BERKSHIRE STRUCTURE PLAN, READING BC LOCAL PLAN AND LIST OF CORE STRATEGY POLICIES

POLICIES CONTAINED IN THE BERKSHIRE STRUCTURE PLAN 2001-2016

Policy Number	Policy Title/Purpose
DP1	Spatial strategy
DP2	Major development other than employment, housing, retail or leisure
DP3	Green Belt
DP4	Provision of infrastructure, services and amenities
DP5	Quality of urban and suburban areas
DP6	Land outside settlements
DP7	Strategic gaps and wedges
DP8	Rural communities
DP9	Blackwater Valley
EN1	Landscape
EN5	Air pollution and nuisance
EN7	Development and water resources
EN8	Renewable energy and energy conservation
H1	Overall housing provision
H2	Housing distribution and phasing
H3	Location of housing development
H5	Affordable housing
H7	Loss of housing
H8	Gypsy sites
E1	Location of employment development
E2	Acceptability of employment development
E3	Diversity of employment
E4	Future uses for employment land
S1	Major retail and leisure development in town centres
S2	Retail development outside major town centres

Policy Number	Policy Title/Purpose
S3	Leisure development outside major town centres
S4	Other sport, recreation, tourism and leisure uses
T1	Transport strategy
T2	Strategic transport network
T3	Facilitating the development of the strategic transport network
T4	Travel impacts
T5	Car parking
T6	Park and ride
M2	Areas for future working
W2	Locations for new facilities

RELEVANT OPERATIVE PLANNING POLICIES

CROSS CUTTING POLICIES	
SUSTAINABLE CONSTRUCTION & DESIGN	• CS1: Sustainable Construction and Design
WASTE MINIMISATION	• CS2: Waste Minimisation
SOCIAL INCLUSION	• CS3: Social Inclusion and Diversity
ACCESSIBILITY	• CS4: Accessibility and the Intensity of Development
INCLUSIVE ACCESS	• CS5: Inclusive Access
SETTLEMENT BOUNDARY	• CS6: Settlement Boundary • KEY 4: Areas of Development
DESIGN & THE PUBLIC REALM	• CS7: Design and the Public Realm • CUD 14: Standards of Design in Development • CUD 15: Advertisements • CUD 16: Shop Fronts
WATERSPACES	• CS8: Waterspaces • WAT 4: Long Distance Waterways Routes • WAT 5: Facilities for People with Disabilities • WAT 6: Waterways Cycling Policy • WAT 8: Water Based Leisure and Recreational Facilities • WAT 10: Waterways – Site Specific Proposals
INFRASTRUCTURE, SERVICES, RESOURCES & AMENITIES	• CS9: Infrastructure, Services, Resources and Amenities
TOPIC-BASED POLICIES	
ECONOMIC DEVELOPMENT & EMPLOYMENT	• CS10: Location of Employment Development • CS11: Use of Employment Land for Alternative Uses • CS12: Maintaining a Variety of Premises • CS13: Impact of Employment Development • EMP 3: Acceptability of Employment Development • EMP 7: Major Industrial Areas • EMP 9: Implementation of Mixed-Use development
HOUSING	• CS14: Provision of Housing • CS15: Location, Accessibility, Density and Housing Mix • CS16: Affordable Housing • CS17: Protecting the Existing Housing Stock • CS18: Residential Conversions • CS19: Provision for Gypsies and Travellers • HSG 1: Housing Provision and Identified Sites • HSG 5: Residential Design Standards • HSG 6: Residential Conversions • HSG 7: Residential Use of Vacant Upper Floors

	• HSG 8: House Extensions • HSG 9: Location of Residential Development
TRANSPORT	• CS20: Implementation of the Reading Transport Strategy • CS21: Major Transport Projects • CS22: Transport Assessments • CS23: Sustainable Travel and Travel Plans • CS24: Car/ Cycle Parking • TRN 6: Pedestrians • TRN 8: Major Highways Schemes and Associated Works • TRN 9: Local Highway Improvements • TRN 10: Provision of Public Car Parking • TRN 11B: Development and Traffic • TRN 13: Off- Street Parking • TRN 14: Car Parking in District Centres • TRN 15: Parking for people with Disabilities • TRN 17: On-Street Parking for Residential Conversions
RETAIL & LEISURE	• CS25: Scale and Location of Retail, Leisure and Culture Development • CS26: Network and Hierarchy of Centres • CS27: Maintaining the Retail Character of Centres • RET 2: Food Superstores and Retail Warehouse • RET 3A: District and Major Local Shopping Centres • RET 3B: Other Local Shopping Centres • RET 5: Retail and Catering Uses in Residential Areas • RET 7: Petrol Filling Stations and Other Vehicle Related Uses • LEI 6: New Leisure Facilities • LEI 7: Protection of Existing Facilities
OPEN SPACE & RECREATION	• CS28: Loss of Open Space • CS29: Provision of Open Space • CS30: Access to Open Space • LEI 2: Major Areas of Open Space • LEI 4: Neighbourhood Recreation Areas
COMMUNITY FACILITIES	• CS31: Additional and Existing Community Facilities • CS32: Impacts on Community Facilities • COM 2: Health Care Facilities • COM 6: Reading University • COM 7: Community Meeting Places – Priority Areas • COM 8: Day Care for Children

BUILT & NATURAL ENVIRONMENT	
HISTORIC ENVIRONMENT	• CS33: Protection and Enhancement of the Historic Environment • CUD 1: Works affecting Listed Buildings • CUD 2: Change of Use of Listed Buildings • CUD 3: Maintenance of Listed Buildings • CUD 4: Setting of Listed Buildings • CUD 6: Demolition of Unlisted Buildings in Conservation Areas • CUD 7: New Development in Conservation Areas • CUD 10: Historic Parks and Gardens • CUD 11: Ancient Monuments and other Important Archaeological Remains • CUD 12: Development Impact on Archaeological Remains • CUD 13: Preservation of Archaeological Sites
ENVIRONMENTAL PROTECTION	• CS34: Pollution and Water Resources • CS35: Flooding • NE 10: Surface Water run-off and Development
NATURAL ENVIRONMENT	• CS36: Biodiversity and Geology • CS37: Major Landscape Features and Strategic Open Space • CS38: Trees, Hedges and Woodland • NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites • NE 7: Creative Nature Conservation
THE TOWN CENTRE	• CEN 2: Housing in the Town Centre • CEN 4: Town Centre Shopping Area • CEN 5: Small Retail Units • CEN 8: Public Open Space • CEN 9: Children's Play Facilities • CEN 10: Recreation, Entertainment and Leisure Facilities • CEN 11: Town Centre Hotels and Visitor Accommodation • CEN 12: Business Developments in Residential Areas • CEN 13: Major Development in Residential Areas
MISCELLANEOUS	• CUD 17: Telecommunications

The following policies also apply:
• All policies in the Berkshire Structure Plan 2001-2016;
• The following policies in the Replacement Minerals Local Plan for Berkshire: 1, 2, 2A, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26, 28, 29; and

- The following policies in the Waste Local Plan for Berkshire: WLP1, 3, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34.

APPENDIX THREE – DRAFT READING BC LDF MONITORING
FRAMEWORK

CORE STRATEGY INDICATORS

Policy		Indicator	Target			Data		Match
			Target	Date	Source	Frequency		
CS1	Sustainable Construction & Design	Renewable energy capacity installed by type	100% (major apps)	2012	TV Energy / Planning Apps	Annually		CO9
		Percentage of major developments achieving Eco-Homes & BREEAM 'V. Good' & 'Excellent' ratings	100%	2012	Planning Apps	Biennially		
		Number of planning applications that include sustainable drainage systems	50%	Ongoing	Planning Apps	Annually		
CS2	Waste Minimisation	Construction & Demolition waste reused	33% 36% 28%	2010 2015 2020	Planning Apps	Five-yearly		
		Construction & Demolition waste recycled	50% 50% 60%	2010 2015 2020	Planning Apps	Five-yearly		
		Construction & Demolition waste land-filled	17% 14% 12%	2010 2015 2020	Planning Apps	Five-yearly		
CS3	Social Inclusion & Diversity	Percentage of new development that is accessible to housing, employment, services, community facilities, leisure and education	Improvement in level of relative accessibility	Over plan period	Accession software / Planning application records	Annually		CO3 (b)
		Participation levels in planning decisions	Improvement over plan period	Over plan period	Records of community involvement exercises	Five-yearly		
CS4	Accessibility & the intensity of development	Changes in levels of accessibility over time	Improved accessibility to a range of local services and facilities	Over plan period	Accession software / Planning Apps	Annually		CO3 (b)
		Value of works and contributions towards transport and accessibility improvements	Improved levels of contribution	Over plan period	Records of Section 106 agreements	Biennially		
CS5	Inclusive Access	Number of major & minor planning apps approved which demonstrate suitable access for disabled people	100%	Ongoing	Planning Apps, Building Control records	Annually		

Policy		Indicator	Target		Source	Data Frequency	Match
			Target	Target Date			
CS6	Settlement Boundary	New development permitted outside settlement boundary	Zero	Ongoing	Planning Apps	Annually	
CS7	Design and the Public Realm	Percentage of applications accompanied by Design and Access statements	100%	Ongoing	Planning Apps	Annually	
		Perception of the quality of new development	Improved perception	Over plan period	Market Research records	Five-yearly	RC5
CS8	Waterspaces	Surveys of the condition and quality of waterspace, including changes in biodiversity / ecological values	Maintenance and enhancement of quality	Ongoing	Planning applications / TV ERC / Market research	Annually Five-yearly	CO8 (ii)
		Percentage of waterside areas accessible to the public	Net increase	Over plan period	Planning applications	Five-yearly	
CS9	Infrastructure, Services, Resources & Amenities	Section 106 agreements and contributions	Achieve levels of investment commensurate with level of development	Over plan period	Section 106 agreements	Biennially	
CS10	Location of employment	Proportion of major office development permitted which is in the centre or A33 corridor	All office development in specified area	Ongoing	JSPU	Annual	CO1(b)
		Proportion of major industrial and warehousing development permitted which is in a Core Employment Area or the A33 corridor	All major industrial and warehousing development in specified areas	Ongoing	JSPU	Annual	CO1(b)
CS11	Use of Employment Land for Alternative Uses	Losses of employment land in core employment areas	No net loss	Ongoing	JSPU	Annual	CO1 (e)
		Proportion of this change that is a loss to residential use			JSPU	Annual	CO1 (f)
CS12	Maintaining a Variety of Premises	Net change in industrial / warehouse units of under 150 sqm permitted	Net gain	Over plan period	JSPU	Annual	
		Net change in storage and distribution floorspace in the south of Basingstoke Road	No net loss	Over plan period	JSPU	Annual	

Policy		Indicator	Target		Source	Data Frequency	Match
			Target	Target Date			
CS13	Impact of Employment Development	Level of Section 106 contributions or value of directly provided works arising from employment development	Adverse impacts of employment development fully mitigated	Over plan period	Section 106 agreements	Biennially	
CS14	Provision of Housing	Housing completions & commitments	Annual average provision in accordance with SE Plan & NGP	Ongoing	JSPU	Annually	CO2 (a)
CS15	Location, Accessibility, Density & Housing Mix	Percentage of new dwellings completed at recommended densities	Meet PPS3 density guidelines	Ongoing	JSPU	Annually	CO2 (c)
CS16	Affordable Housing	Affordable housing completions	50% provision on sites of 15+ dwellings	Ongoing	Planning application records, Section 106	Annually	CO2 (d)
CS17	Protecting the Existing Housing Stock	Housing completions & commitments	No net loss of residential units or gross floor area in any proposal	Ongoing	JSPU, planning apps	Annually	
CS18	Residential Conversions	Residential conversions in identified areas	Awaiting study of flat conversions		Planning apps	Biennially	
CS19	Provision for Gypsies and Travellers	Details of appropriate provision for gypsies and travellers to meet agreed identified needs	Appropriate provisions for gypsies & travellers to meet needs	Over plan period			
CS20	Implementation of the LTP 2006 - 2011	Local Transport Plan monitoring & Section 106 agreements	Appropriate provision or contribution to transport works by all relevant permissions	Over plan period	Section 106 agreements, planning applications	Five-yearly	

Policy		Indicator	Target		Source	Data Frequency	Match
			Target	Target Date			
CS21	Major Transport Projects	Available information will be set out and identified in the Site Allocations document	Identification & safeguarding of land through the planning system	Over plan period	Planning Applications	Five-yearly	
CS22	Transport Assessments	Relevant permissions will be required to make appropriate direct provision in carrying out works or paying for public transport services, or contributing through section 106 agreements			Planning Applications / Section 106	Five-yearly	
CS23	Sustainable Travel and Travel Plans	Number of major planning applications which implement measures to promote & improve sustainable transport facilities	100%	Ongoing	Planning Apps, Section 106 agreements	Biennially	
CS24	Car / Cycle Parking	Work to begin production of a car parking SPD is scheduled for later in 2008.			Planning Applications	Annually	CO3 (a)
CS25	Scale and Location of Retail, Leisure and Culture Development	Proportion of major retail, leisure and culture development permitted which is within, or adjoining, Reading centre.	100%	Ongoing	JSPU	Annually	CO4 (a) (b)
CS26	Network & Hierarchy of Centres	Proportion of retail units in each centre which are vacant.	Less than 10%	Ongoing	Reading UK CIC, Surveys	Annually	RCAAP (context)
		Proportion of retail, leisure & culture development in each centre which is within following scale limits: - District centres: 2,500 sq m - Maj local centres: 1,000 sq m - Local centres: 500 sq m	100% at an appropriate scale	Ongoing	JSPU	Annually	
CS27	Maintaining the Retail Character of Centres	Proportion of A1, A2, A3, A4, A5 & sui generis units within each centre that are in A1 use.	50%	Ongoing	(CIC ?)	Annually	
CS28	Loss of Open Space	Overall amount & quality of open space	Net increase	Over plan period	Open Space audits	Five-yearly	
CS29	Provision of Open Space	Satisfaction with open space provision	Improvement on 2005/6 level	Over plan period	Open Space audits, market research	Five-yearly	
		Number and amount of open spaces, children's play areas & neighbourhood recreation areas, in accordance with targets set out in Open Space Strategy	Net addition	Over plan period	Open Space Audits	Five-yearly	

Policy		Indicator	Target		Data		Match
			Target	Date	Source	Frequency	
CS30	Access to Open Space	Barrier-free access to public open space on new developments	100%	Ongoing	Planning applications, Open Space Strategy	Biennially	
		Access to open space	Improved access	Over plan period	Planning applications, Open Space Strategy, Rights of way audits	Five-yearly	
CS31	Additional and Existing Community Facilities	Floorspace in use for health, education & youth / community activities	Net increase	Over plan period	JSPU, Planning applications	Biennially	
CS32	Impacts on Community Facilities	Level of Section 106 contributions or value of directly provided works relating to community facilities	Adverse impacts of development fully mitigated	Ongoing	Planning Applications, Section 106 agreements	Biennially	
CS33	Protection and Enhancement of the Historic Environment	Quality & Integrity of Conservation Areas	Protection & enhancement of historic environment	Ongoing	Conservation Area appraisals	Five-yearly	
CS34	Pollution & Water Resources	Air & Water quality monitoring	Improvement	Over plan period	Environmental Protection Team, Environment Agency	Annually	
		Water Framework Directive monitoring	Good	2015	Environment Agency	2009, 2013	
		Number / percentage of planning applications dealt with where air quality was a material consideration	Improvement in air quality (?)	Ongoing	Planning Applications	Annually	
		Number of planning permissions granted contrary to the advice of the EA on water quality & pollution grounds	No reduction in quantity or quality of water resources	Ongoing	Planning Applications, EA	Annually	CO7
		Number of planning permissions granted contrary to the advice of EP team on noise / pollution grounds	Improvement in air / water quality	Ongoing	Planning Apps	Annually	

	Policy	Indicator	Target		Source	Data Frequency	Match
			Target	Target Date			
CS34	Pollution & Water Resources (cont.)	Number of planning permissions granted contrary to the advice of the EA on ground contamination.	Reduction in amount of contaminated land	Over plan period	EA, Planning Applications	Biennially	
CS35	Flooding	Number of planning permissions granted contrary to the advice of the EA on flood risk grounds	0	Ongoing	EA, Planning Applications	Annually	CO7
		Number of planning permissions granted for development within flood zones 2 and 3	Prevent inappropriate development	Ongoing	EA, Planning Applications	Annually	
CS36	Biodiversity & Geology	Changes in the area and populations of biodiversity importance, including changes in local output indicators for Reading	Tangible increases in the quality and integrity of the Borough's biodiversity features.	Over plan period	TVERC	Annually	CO8 (i)
		Quality of life indicators pertaining to biodiversity (used in measuring the delivery of the Community Strategy)	Community Strategy being developed at present		RBC Residents surveys, market research	Three-yearly	
		Measures secured to implement biodiversity improvement, including application of conditions or planning obligations	Incorporate beneficial biodiversity or nature conservation measures into the design & planning of new development	Ongoing	Planning Applications	Annually	
		Surveys of quality and condition of existing LNRs and WHSs to validate their status	Retention & enhancement of LNRs	Ongoing	TVERC	As produced	
		Changes in the area of existing sites designated for their intrinsic environmental value	Retain & enhance	Over plan period	TVERC	Annually	CO8 (ii)

Policy		Indicator	Target		Source	Data Frequency	Match
			Target	Date			
CS36	Biodiversity & Geology	Changes in the number of & total area of designated WHSs across Reading Borough	Retain & enhance	Over plan period	TVERC	Annually	
		Surveys of the condition of green networks	Consolidate & strengthen existing networks	Over plan period	TVERC	As prepared	
		Borough-wide maps showing extent of wildlife links	Improve condition of wildlife links	Over plan period	TVERC	As prepared	
CS37	Major Landscape Features and Strategic Open Space	Results of landscape character assessments	Protection & enhancement of major landscape features	Over plan period	RBC	As required	
		Monitoring on Biodiversity features, as above					CS36
CS38	Trees, Hedges & Woodlands	Changes in the number of designated TPOs over time	Retain trees	Over plan period	TPOs	Annually	
		Reported results of TPO-related enforcement cases / enquiries	Retain trees	Over plan period	TPO enforcement records	Annually	
		Compliance with objectives of Councils Woodlands Plan	Retain hedgerows & woodlands, increase woodland cover	Over plan period		Five-yearly	

RCAAP MONITORING FRAMEWORK

Policy		Indicator	Target		Data		Match
			Target	Date	Source	Date	
RC1	Development in the Station/ River Major Opportunity Area	Amount of net additional retail floorspace developed in Station/River MOA	60,000 sq m	2026	JSPU	Five-yearly	
		Number of net additional residential units developed in Station/River MOA	1000	2016	JSPU	Annual	
			1500	2026			
		Amount of net additional office floorspace developed in Station/River MOA	40,000 sq m	2016	JSPU	Five-yearly	
		Amount of floorspace within use classes A3 and D2 developed in West Side MOA	10,000 sq m	2016	JSPU	Five-yearly	
RC2	Development in the West Side Major Opportunity Area	Number of additional residential units developed in West Side MOA	800	2016	JSPU	Annual	
			1500	2026			
		Amount of floorspace within use classes A3 and D2 developed in West Side MOA	10,000 sq m	2016	JSPU	Five-yearly	
RC3	Development in the East Side Major Opportunity	Number of additional residential units developed in East Side MOA	800	2016	JSPU	Annual	
			1500	2026			
RC4	Other Opportunity Sites	Number of additional residential units developed on other opportunity sites	200	2016	JSPU	Annual	
			450	2026			
		Amount of additional A1 retail floorspace developed on other opportunity sites	10,000 sq m	2016	JSPU	Five-yearly	
		Amount of floorspace within use classes A3 and D2 developed on other opportunity sites.	5000 sq m	2016	JSPU	Five-yearly	
RC5	Design in the Centre	Proportion of population satisfied with quality of new developments	Majority	2011 and then five-yearly	RBC Market Research	Five-yearly	CS7

Policy		Indicator	Target		Data		Match
			Target	Date	Source	Date	
RC6	Definition of the Centre	Proportion of permitted A1 retail floorspace which is within the Primary Shopping Area	80%	Annual	JSPU	Annual	
		Proportion of permitted B1 office floorspace (over 1,000 sq m) which is within the Office Core	100%	Annual	JSPU	Annual	
		Proportion of permitted A2, A3, A4, A5, C1, D1, D2 floorspace which is within the Central Core	100%	Annual	JSPU	Annual	
RC7	Leisure, Culture and Tourism in the Centre	Net change in use classes A3 and D2 within the central area	+25,000 sq m	2016	JSPU	Five-yearly	
RC8	Drinking Establishments	Proportion of permitted A4 uses, or nightclubs (sui generis) which is within the Central Core	100%	Annual	JSPU	Annual	
RC9	Living in the Centre	Proportion of completed residential units that are 1-bed	<30%	Annual	JSPU and RBC	Annual	
		Proportion of completed residential units that are 3-bed or more	>5%	Annual	JSPU and RBC	Annual	
		Proportion of permitted residential development which is affordable	50%	Annual	RBC	Five-yearly	
RC10	Active Frontages	Proportion of ground floor developments on active frontages that are in use class A1, A2, A3, A4, A5, C1, D1, D2 or sui generis	100%	Annual	JSPU	Annual	
RC11	Small Retail Units	Net change in number of retail units under 75 sq m (gross floorspace) in Primary Shopping Area	No net loss	2016	RBC	Five-yearly	
			+20	2026			
RC12	Terraced Housing in the Centre	Number of residential units in areas designated under RC12 lost to redevelopment	0	Annual	JSPU	Annual	
RC13	Tall Buildings	Number of buildings over 10 storeys permitted outside designated areas	0	Annual	RBC	Annual	
RC14	Public Realm	Amount of open space designated under RC14 lost to development (sq m)	0	Annual	JSPU	Annual	
		Amount of new open space created in RCAAP area (sq m)	20,000 sq m	2026	RBC	Five-yearly	

CONTEXTUAL INDICATORS

Reading Central Area Action Plan

Indicator	Current figure	Target		Data		
		Target	Date	Source	Date	Match
Percentage vacancy of A class units	8%	7%	Ongoing	Reading UK CIC	Annual	CS26
Number of inhabitants of Reading Central Area	4,000 (2001)	8,000	2011	Census	2014	
		12,000	2021	Census	2024	
Percentage of inhabitants of Reading Central Area who are between 20 and 44	64% (2001)	55%	2011	Census	2014	

DATA / INDICATORS TO BE SUPPLIED BY RBC PLANNING DEPT.

Planning Applications

	Policy	Indicator
E1	Annual Monitoring Report	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
CS1	Sustainable Construction & Design	Renewable energy capacity installed by type
		Percentage of major developments achieving Eco-Homes & BREEAM 'V. Good' & 'Excellent' ratings
		Number of planning applications that include sustainable drainage systems
CS2	Waste Minimisation	Construction & Demolition waste reused
		Construction & Demolition waste recycled
		Construction & Demolition waste land-filled
CS5	Inclusive Access	Number of major & minor planning apps approved which demonstrate suitable access for disabled people
CS6	Settlement Boundary	New development permitted outside settlement boundary
CS7	Design and the Public Realm	Percentage of applications accompanied by Design and Access statements
CS8	Waterspaces	Percentage of waterside areas accessible to the public
CS16	Affordable Housing	Affordable housing completions
CS23	Sustainable Travel and Travel Plans	Number of major planning applications which implement measures to promote & improve sustainable transport facilities
CS26	Network & Hierarchy of Centres	Proportion of retail units in each centre which are vacant.
CS27	Maintaining the Retail Character of Centres	Proportion of A1, A2, A3, A4, A5 & sui generis units within each centre that are in A1 use.
CS30	Access to Open Space	Barrier-free access to public open space on new developments
CS31	Additional and Existing Community Facilities	Amount of floorspace in use for health, education & youth / community activities
CS34	Pollution & Water Resources	Number / percentage of planning applications dealt with where air quality was a material consideration
		Number of planning permissions granted contrary to the advice of the EA on water quality & **pollution** grounds
		Number of planning permissions granted contrary to the advice of EP team on noise / pollution grounds
		Number of planning permissions granted contrary to the advice of the EA on ground contamination.
CS35	Flooding	Number of planning permissions granted for development within flood zones 2 and 3
CS36	Biodiversity & Geology	Measures secured to implement biodiversity improvement, including application of conditions or planning obligations
CS37	Major Landscape Features and Strategic Open Space	Results of landscape character assessments
CS38	Trees, Hedges & Woodlands	Changes in the number of designated TPOs over time
		Reported results of TPO-related enforcement cases / enquiries
RC9	Living in the Centre	Proportion of completed residential units that are 1-bed (in central area)
		Proportion of completed residential units that are 3-bed or more (in central area)
		Proportion of permitted residential development which is affordable (in the central area)

	Policy	Indicator
RC11	Small Retail Units	Net change in number of retail units under 75 sq m (gross floorspace) in Primary Shopping Area
RC13	Tall Buildings	Number of buildings over 10 storeys permitted outside designated areas
RC14	Public Realm	Amount of new open space created in RCAAP area (sq m)

Section 106 agreements

	Policy	Indicator
CS4	Accessibility & the intensity of development	Value of works and contributions towards transport and accessibility improvements
CS9	Infrastructure, Services, Resources & Amenities	Section 106 agreements and contributions (Achieve levels of investment commensurate with level of development)
CS13	Impact of Employment Development	Level of Section 106 contributions or value of directly provided works arising from employment development
CS20	Implementation of the LTP 2006 - 2011	Local Transport Plan monitoring & Section 106 agreements – Section 106 agreements which contribute to LTP implementation
CS23	Sustainable Travel and Travel Plans	Number of major planning applications which implement measures to promote & improve sustainable transport facilities
CS32	Impacts on Community Facilities	Level of Section 106 contributions or value of directly provided works relating to community facilities

APPENDIX FOUR – FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AS AT 31/3/08

(Estimate based on information available on 31/03/08)

REQUIREMENT

Based on Berkshire Structure Plan allocation 2001-2016	**7150**
Net Completions 2001-2007	4,552
Net Completions 2007-2008 est (incl windfalls 07/08 145)	645
Residual requirement 2008-2016	1,953
Annual requirement for remaining 8 years, i.e. 1953/8	245
Total requirement for 5 years 2008/9-2012/13, i.e. 245x5	**1225**

SUPPLY

Gross outstanding new build hard commitments	
Under Construction	627
Not Started (based on anticipated build out rates to 2012/13)	2317
Comprising total of: 1ha and over	
Under 1ha >10 units	
Net oustanding new build soft commitments[1]	750
(development rate within 5 years)	
Net outstanding demolitions / conversions / change of use	
Under Construction	11
Not Started	114
TOTAL OUTSTANDING SUPPLY	4185
A) Assume 90% completions of supply to 2012/13 (lapse rate applied against not started and soft commitments	3501
B) Net completions on unidentified and uncommitted small sites 2008-2012/13 (average 145 per yr [2] - includes for conversions / demolitions / change of use)	725
C) Net outstanding Local Plan commitments[3] (including lapse rate of 90% against total 130)	117
TOTAL SUPPLY 2008-2013 (i.e. A+B+C)	4343
This represents a 17.7 years supply (i.e. 4343/245)	

Other potential sites are excluded from this calculation as the supply is significantly higher than the 5 year requirement

1 Green Park and Station Hill – Committee approval

*2 As identified within the adopted Reading Borough Council Core Strategy, Jan 2008*

3 Reading Borough Local Plan oustanding housing allocations, Oct 1998

HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/08

Over 10 units

Build out rates
5 YEAR

Site address	Area (ha)	No of proposed dwellings	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012 /13
EXISTING COMMITMENTS NEW BUILD NOT STARTED							
42 Kenavon Drive	2.35	535		90	150	100	100
173-175 Friar Street	1.32	14	14				
Battle Hospital	8.36	368	100	100	100	68	
Reading College, Green Road/ Wokingham Road	7.76	93	93				
Manor Farm	24.87	732	100	100	100	100	100
Central Swimming Pool, Battle Street	0.06	89				20	30
10-14 Carey Street	0.21	16			16		
29-35 Station Road	0.05	103			40	40	23
120 Kings Road	?	108			40	40	28
129 Queens Road	0.01	11		11			
16A Alpine Street	0.32	14		14			
74-76 London Street	0.11	5		5			
1025-1027 Oxford Road	?	12	12				
66-68 Berkeley Avenue	0.68	20		20			
112 Crescent Road	0.17	7			7		
Land to R/O 88-96 Lower Henley Road	?	14					14
270-272 & r/o 268 & 274-280 Henley Road	?	14	14				
34 Eldon Terrace and 79 London Road	0.12	6		6			
3-17 Newcastle Road	0.3	13				13	
110-118 Kidmore Road	0.4	13	13				
Meadway Comprehensive School, The Meadway	?	59			20	39	
1-7 Heathway & 79 Chapel Hill	0.44	14			14		
563-577 Basingstoke Road	0.89	12		12			
Engineers Arms, Whitley Wood Lane	0.2	17	17				
The Old School, Southampton Street		11	11				
Talisman House, 181-183 Kings Road		11	11				
17 and part of site 13-15 St Peters Hill, Caversham		10		10			

Site address	Area (ha)	No of proposed dwellings	2008/09	2009/10	2010/11	2011/12	2012/13
Sunlife House, 85-103, 85 Queens Road		81		20	61		
56-64 and land r/o 66 Northumberland avenue		13	13				
Land at Green Road		93	20	50	23		
103 Dee Road		42		15	27		
The Old British School		11		11			
Lok 'n' Store, 5-9 Berkeley Avenue		112			30	50	32
213-217 Southampton Street		10					
TOTALS	48.62	2683	418	464	628	470	327
EXISTING SOFT COMMITMENTS NEW BUILD NOT STARTED							
Station Hill		624		300		100	
Green Park		730		50	100	100	100
TOTALS		1354	0	350	100	200	100
EXISTING COMMITMENTS NEW BUILD UNDER CONSTRUCTION							
Battle Hospital	8.36	98	98				
Electricity Board Depot, Amersham Road	2.37	6	6				
Manor Farm	24.87	128	128				
St Lawrence Hall/ Abbey Mill House, Abbey Square	0.21	32	32				
Former Prudential Warehouse site, Patrick Road	0.28	11	11				
66-68 Berkeley Avenue	0.68	20	20				
58-64 & Land R/O 56-66 Northumberland Avenue	0.31	13					13
Land to R/O Severn Way	0.29	12	12				
Chatham Street Car Park Complex	4.05	307	307				
TOTALS	41.42	627	614	0	0	0	13

EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - NOT STARTED							
The Old School, Southampton Street		1	1				
Talisman House, 181-183 Kings Road		1	1				
Napier Road	2.05	2					
Friars Walk 47 Friar Street	1.32	71					
139-141 Oxford Road	0.04	10					
10-14 Carey Street	0.21	-2					
17-23 Queen Victoria Street		13					
9-15 Blagrave Street		14					
129 Queens Road	0.01	-1					
16A Alpine Street	0.32	-1					
58-64 & Land R/O 56-66 Northumberland Avenue	0.31	-1					
74-76 London Street	0.11	9					
1025-1027 Oxford Road		-2					
112 Crescent Road	0.17	6					
270-272 & r/o 268 & 274-280 Henley Road		-2					
34 Eldon Terrace and 79 London Road	0.12	4					
3-17 Newcastle Road	0.3	-2					
110-118 Kidmore Road	0.4	-2					
1-7 Heathway & 79 Chapel Hill	0.44	-4					
TOTALS	5.8	114	2	0	0	0	0
EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - UNDER CONSTRUCTION							
20-24 Vachel Road	0.03	11	11				
TOTALS	0.03	11	11	0	0	0	0
ALLOCATED BROWNFIELD SITES WITHOUT PLANNING PERMISSION							
Avenue School, Basingstoke Road	1	50			20	20	10
Thames Water Reservoir, Bath Road	2.2	80			20	30	30
TOTALS	2.2	80	0	0	20	30	30
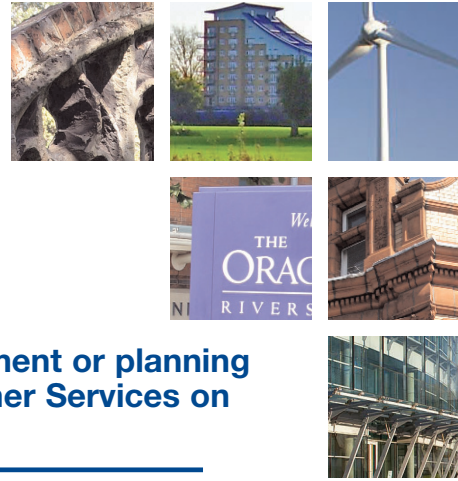
If you need help to fill in or understand this planning document or planning application form, please call 0118 937 3337 or visit Customer Services on the Ground Floor of the Civic Offices.

This leaflet is also available in large print or audio format.

For general information about planning call us on **0118 937 3337** or
E-mail: **ldf@reading.gov.uk**