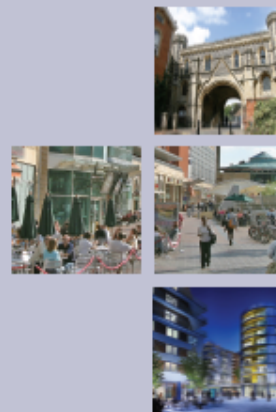




Reading Borough Local Development Framework



Annual Monitoring Report 2008/2009



December 2009

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Executive Summary

The purpose of monitoring is crucial to improve the performance of policies and ensure that planning policies are achieving the goal of sustainable development. The Annual Monitoring Report (AMR) reviews the progress made against the policies in the Reading Local Development Framework (LDF) and milestones set out within the Council's Local Development Scheme (LDS).

The continuing fast pace of development has brought a number of challenges for Reading. There continues to be a pressing need for affordable housing, as shortages and rising prices continue to make the property market inaccessible to many first time buyers. Reading also continues to comprise pockets of significant deprivation - a ready pointer that not all residents have been able to benefit from the area's growing economic prosperity.

The 2008-09 Annual Monitoring Report indicates that Reading Borough Council has made good progress in the preparation of LDF documents against the 2007 Approved Local Development Scheme. The borough has also made good progress in achieving the development targets outlined by regional and national strategies. In particular it is well on course to meet the level of housing development required by the South East Plan with almost 100 percent development on brown field land, well ahead of regional and national targets. The 2008-09 AMR has also been developed further compared to previous reports through the development of new indicators and targets monitoring of the Core Strategy.

The key findings reflected within the AMR 2008-09 include:

- The adoption of the Reading Central Area Action Plan (RCAAP) ahead of schedule.
- Significant progress has been achieved against the milestones set out in the Local Development Scheme (LDS 2007).
- Housing completions continue to be above the targets as outlined in the adopted South East Plan with 100 percent of housing development on previously developed land.
- Progress on the SHLAA and the 5 year Housing Land Availability (2010/11 - 2014/15) indicates a 7.52 years of supply for the period.
- Reading continues to enjoy good rates of accessibility, with a high percentage of new residential development enjoying good access to important local services.

The Council will continue to develop its information and monitoring systems so that it can review the targets and indicators in the evolving Local Development Framework and South East Plan.

1. Introduction

Context to AMR 2008 - 09

- 1.1** The 2004 Planning and Compensation Act requires planning authorities to produce a yearly monitoring report on the performance of the Local Development Framework (LDF).
- 1.2** The Reading Borough Annual Monitoring Report (AMR) for the monitoring year 2008-09 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and the progress on the implementation of policies contained in adopted Local Development Documents (LDDs). This is achieved through reporting on a range of indicators in line with the government's concept of 'plan, monitor and manage'.
- 1.3** The AMR 2008-09, is the fifth to be produced under the new planning system and is expected to signpost the impact of LDD policies on wider social, environmental and economic issues affecting sustainable development within Reading. This is achieved through an integrated approach of 'Monitoring Policy Progress' under Section 2 and 'Monitoring Policy Performance' under Section 3. The AMR 2008-09 includes:
- A brief overview of Reading's key characteristics
 - A description of the current planning policy framework for Reading
 - Progress made with regard to the Local Development Scheme (LDS) since April 2008 including status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
 - Monitoring through several different types of indicators:
 - a. **Contextual Indicators** present information on key social, economic and environmental changes in Reading.
 - b. **Core Output Indicators** are a set of common requirements for local authorities to monitor the LDF and Local Plan policies.
- 1.4** The housing trajectory for 2008-09 and headline indicators relating to housing monitoring are included in the AMR. Information is included relating to housing delivery, development on previously developed land, density of development, affordable housing and housing mix. The recent developments in business, retail and tourism development are also outlined through appropriate indicators.
- 1.5** The AMR for the monitoring year 2008-09 deliberates upon the status of key policies and related targets within the adopted Reading Core Strategy and the possible impact of these policies on national, regional and local

policy targets. It also assesses whether key policies have been able to achieve their intended purpose and whether adjustment/alteration is required for future scenarios.

- 1.6** The present global economic slowdown has had a significant effect on performance and growth at the local level. The impact of constrained financial resources and the consequent slump in the housing market has had a significant effect on local government income from services such as land searches, asset sales and receipts from developers that fund new investment.
- 1.7** As a result, the sudden changes in the economic sphere might present a different picture with regard to efficiency in policy performance. This might bring about future changes in the way Reading operates as a local authority or in partnership with other authorities. Hence, there is a stronger need than ever to monitor policies and review actions wherever applicable so as to respond appropriately to changing scenarios and circumstances.
- 1.8** The AMR presents substantial information regarding the Borough's corporate priorities, e.g. housing, particularly affordable housing, economic progress, improving the local environment and future policy direction on spatial issues. The data sources for compiling this report includes information from the 'Planning Commitments for Housing and Employment, 2009' compiled by the Joint Strategic Planning Unit (from planning applications granted permission, information from site visits of developments that have commenced and been completed), Office of National Statistics (ONS), Thames Valley Environmental Records Centre, Thames Valley Energy etc. Data collected has been used to respond to the newly amended Core Output Indicators.



Fig. 1 : The Reading Town Centre – A vibrant hub of activity

Background - Reading

1.9 Reading is situated at the heart of the Thames Valley in South East region of England and is an important commercial centre and a strong player in Britain's economic success. The Borough has a population of 149,548¹ in an area of 40.40 km². The population density of Reading is over 35.4 persons per hectare, much greater than the south east regional or national averages. The average household size, at the time of the 2001 census, was 2.4 persons per household, significantly lower than both the regional and national averages. A strong segment positioned within the 20-35 population age group (Census, 2001) is one of the key drivers behind Reading's economic well-being.

1.10 The South East Plan identifies the role of Reading as a 'Growth Point', 'Hub', 'Centre for Significant Change' and a 'Diamond for Growth'. These designations reflect the significance of Reading as an economic powerhouse in the region.



Fig. 2: The Abbey Mill

1.11 Reading is ethnically diverse with a large proportion of young adults (20-35 year olds) and a growing elderly population (65+). Reading has evolved and diversified into a modern and vibrant city since the days of the three B's² in the nineteenth century. The availability of a highly skilled

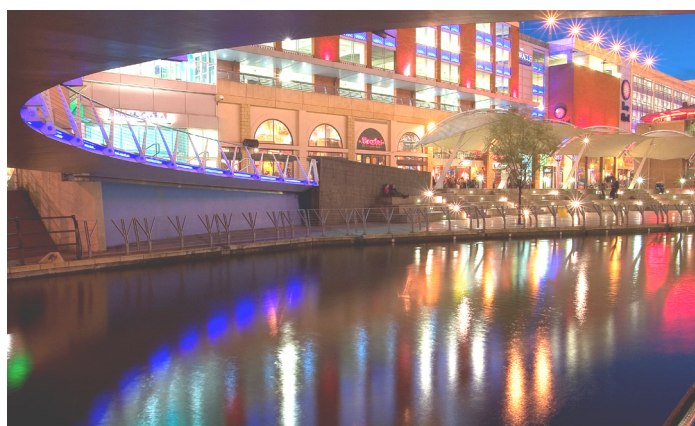


Fig. 3: The Oracle Shopping Centre – Leading the retail revolution

workforce, strategic location on the M4 corridor, proximity to London and Heathrow, bundled with relative ease of travel makes Reading an ideal location for major business (especially ICT) and retail.

¹ GLA 2006 Estimates

² Biscuits, Beer and Bulbs was the primary economic base of Reading in the nineteenth century

- 1.12** Despite the present economic downturn, Reading continues to retain its position as a major retail centre with a growing evening economy and one of the foremost insurance and business service centres within the UK. This is further reiterated by the adopted Core Strategy of Reading which states *“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 major employers within the Greater Reading area are as depicted below:

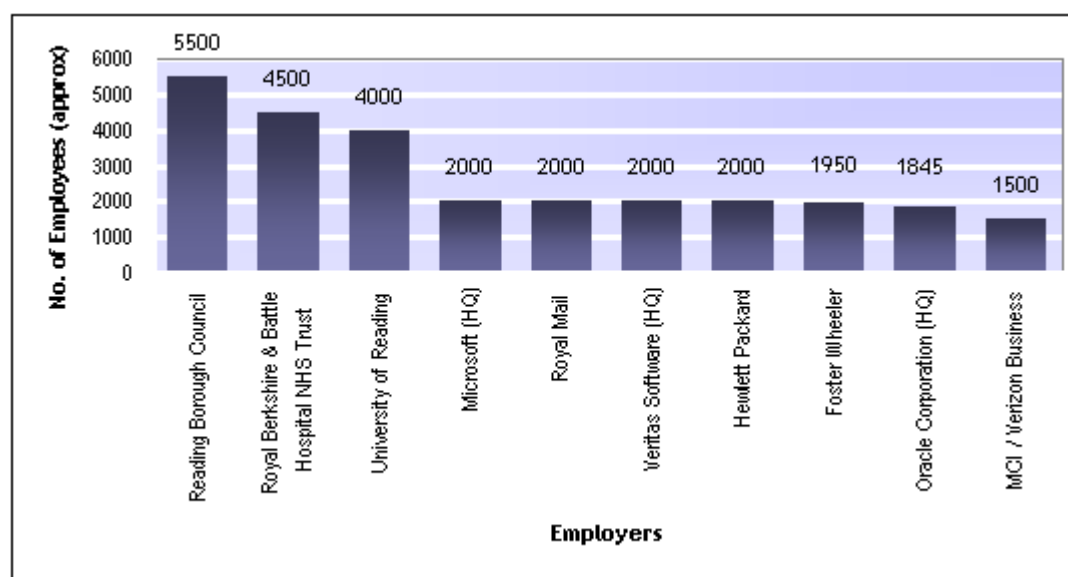


Fig. 4: Largest employers in Greater Reading area (2008)

Source: Reading Large Employers List, Reading Borough Council 2009.

- 1.13** Regardless of Reading's impressive economic growth over the past few years, there exist 11 SOAs³ within 20 percent of the most deprived in England as compared to 8 in 2004⁴, indicating a growing inequality. The existing economic conditions are expected to intensify the levels of inequality within the deprived areas, especially with regards to income, employment and skills.
- 1.14** The claimant count unemployment in Reading stands at 3.9 percent (March 2009), which is relatively higher than the regional average of 2.9 percent. JSA claimants have more than doubled in the period April 2008 - March 2009. The comparative trends of Reading Borough in claimant count rates with regard to national and regional figures depict a steep increase of 1.1 percent from January 2009 to March 2009. This sharp increase in claimant count trends mirror the impact of the global economic downturn at its peak marked by rising job redundancies. The trend in claimant count rates for the Borough is provided in the figure below.

³ Super Output Areas (SOAs) are a new geography designed by The Office for National Statistics (ONS) for the collection and publication of small area statistics.

⁴ Index of Multiple Deprivation 2007, DCLG

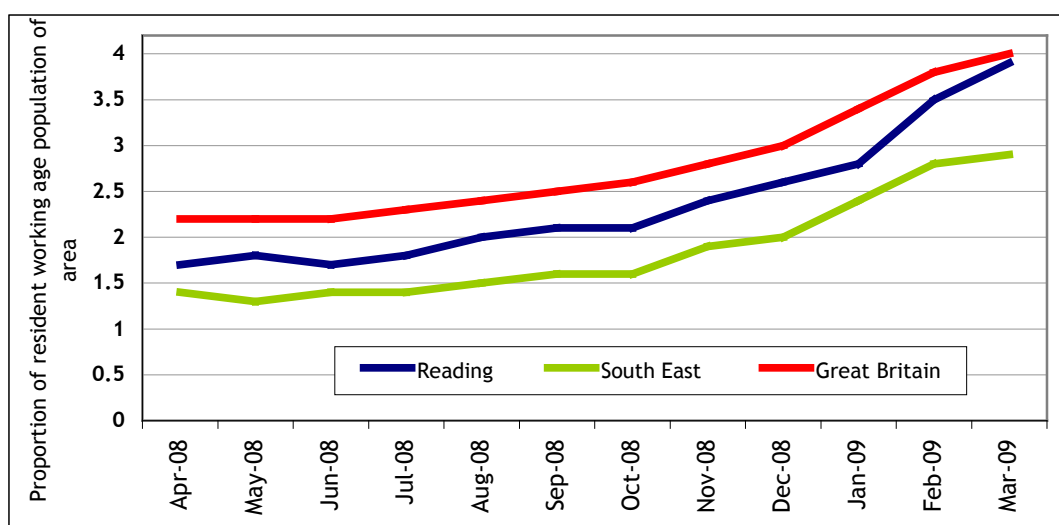


Fig. 5: Claimant Count Unemployment in Reading Borough, April 08 – March 09

Source: NOMIS

- 1.15** Statistics from the ASHE 2008⁵ reveal that despite a 3 percent increase in the gross average annual pay of £27,283, Reading's figures are slightly lower than the regional average of £29,676, but relatively higher than the national average of £26,221. Residents in Reading also receive lower gross weekly wages as opposed to those who work in Reading. The annual trend in gross weekly wages (for individual males and females) in Reading with respect to regional and national averages in recent years is illustrated through the figure below.

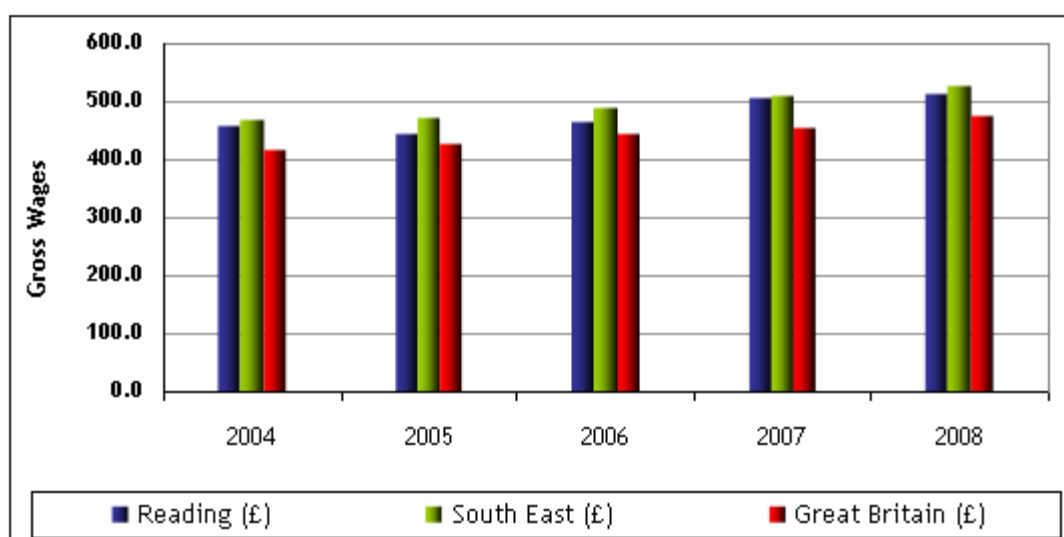


Fig. 6: Average Gross Weekly Wage, Reading, South East and UK, 2004 – 2008

Source: Annual Survey of Hours and Earnings, 2008

⁵ Annual Survey of Hours & Earnings

- 1.16** Reading has the third most diverse population in the South East, with 134⁶ languages spoken in its schools. The performance of Reading with respect to NVQ Level 2 rates is lower than comparative regional and national averages. With regards to NVQ Level 4, Reading's performance is marginally better than regional and national figures. In December 2008, 8.3 percent of all 16-18 year olds were classified to be in the category of NEET⁷. The current economic downturn has made it progressively difficult for individuals with medium and low skills to obtain employment and also carries a high risk that this section of the population might emerge unemployable in the long run. However, progress has been made to address the disparity in skill levels, with the gap reducing by nearly 2 percent from the previous year.

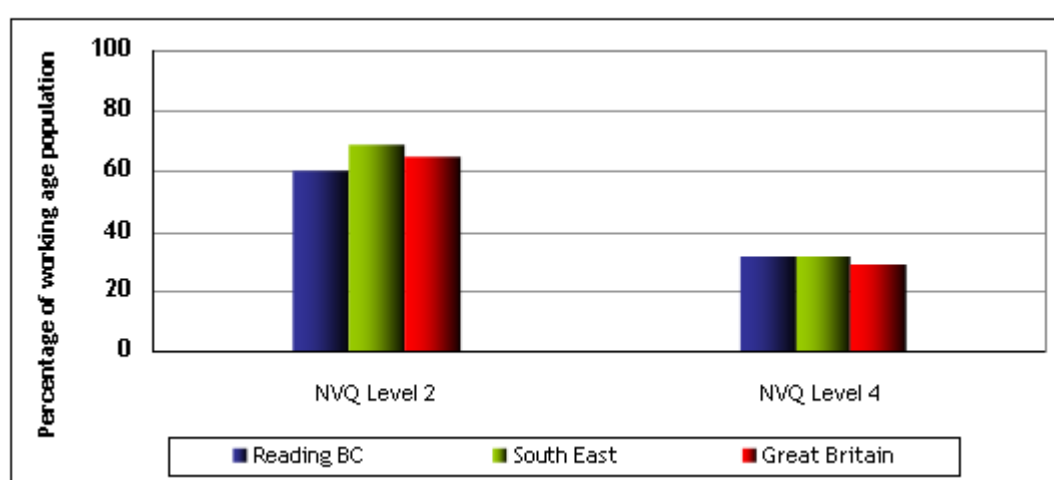


Fig. 7: Percentage of working-age population qualified at NVQ equivalent Levels 2 & 4

Source: NOMIS, Jan 2008 – Dec 2008

Housing in Reading

- 1.17** A report by the policy think-tank 'Centre for Cities' suggests that, based on employment, population growth and skills, Reading is England's top performing urban area and its economy is expected to grow by 3.4 per cent per year until 2020. This prosperity has in turn delivered a significant strain on Reading's environment, transport and housing, resulting in relatively high house prices. The recent change in the economic climate has witnessed a dramatic shift in the housing market at all levels. The average house price in Reading dipped from £220,947 in April 2008 to £182,617 in March 2009 - a steep drop of nearly 20 percent. The house price index comparison as described in the figure below reflects those for the monitoring year 2008-09.

⁶ Draft Reading Borough Council Housing Strategy, 2009-2014

⁷ Not in Employment, Education or Training

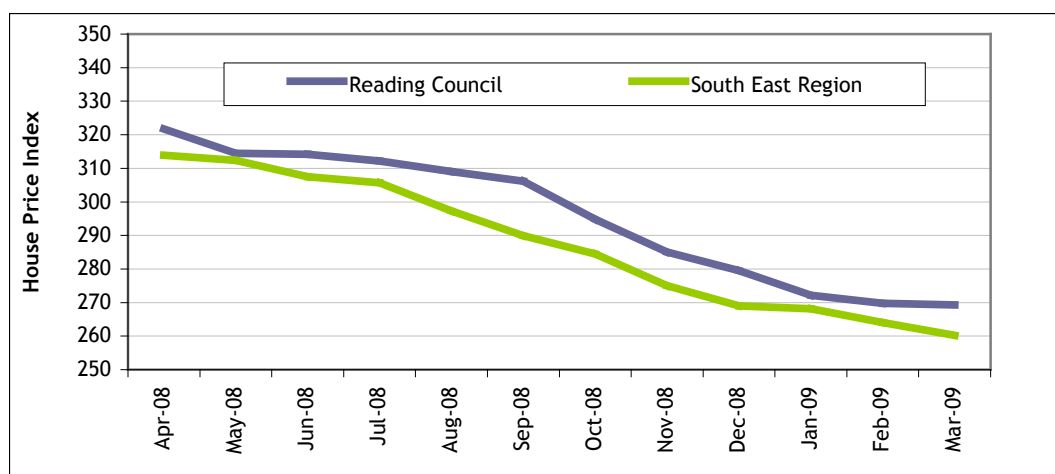


Fig. 8: House price index comparison for Reading & South East, 2008 – 2009

Source: Land Registry, UK

Reading House Prices (08-09)

Average house price in Reading by type of property; April 08 - March 09

	Detached (£)	Semi-Detached (£)	Terraced (£)	Maisonette/Flat (£)	All (£)
Apr-08	424,693	238,684	193,402	175,594	220,947
May-08	415,138	233,314	189,050	171,644	215,976
Jun-08	414,728	233,083	188,863	171,474	215,762
Jul-08	412,086	231,598	187,660	170,382	214,388
Aug-08	407,936	229,266	185,770	168,666	212,229
Sep-08	403,155	226,579	183,593	166,689	209,742
Oct-08	388,314	218,239	176,835	160,553	202,021
Nov-08	375,144	210,837	170,837	155,108	195,169
Dec-08	367,378	206,472	167,301	151,897	191,129
Jan-09	359,084	201,810	163,524	148,467	186,814
Feb-09	356,088	200,127	162,159	147,229	185,255
Mar-09	351,016	197,276	159,850	145,132	182,617

Source: Land Registry 2009



Fig. 9: New Housing development in Kennet Island, Reading

- 1.18** Comparatively, the largest fall in house price sales in the monitoring year was for detached homes. Despite the downturn, house prices in Reading continue to be higher than the historical average of house price to earnings ratio rendering home ownership unviable. The unaffordability of the housing stock has had knock on effects throughout the Borough, such as the recruitment and retention of staff by local employers, particularly key workers in the public sector. Similarly, in line with the national trend, the number of house sales has declined significantly, which has resulted in an increase of privately rented properties. The number of dwellings in Reading is estimated to be around 64,388⁸, with 53 percent being owner occupied (35,639), 27 percent rented from private landlords (17,806), 5.8 percent rented from a RSL (3,762) and 11.1 percent rented from Reading Borough Council (7178)⁹.
- 1.19** There are an estimated two thousand empty homes in Reading. Reading's percentage housing stock that is empty (3.46% in 2007) is higher than figures for England (3.02%) and the South East (2.35%).¹⁰

⁸ Housing Statistical Appendix 2008

⁹ Draft Reading Borough Council Housing Strategy, 2009-2014

¹⁰ Empty Home Agency

Planning Context

1.20 This 2008-09 Reading AMR covers the period 1st April 2008 - 31st March 2009. The policies effective within the Borough have been monitored for this period reflecting the new Core Indicators as much as possible¹¹. In addition to earlier presented indicators, the 'Housing for life' indicator has been included for the current monitoring year.

1.21 At March 2009, the development plan for Reading Borough in the period 2008-09 comprised:

- Regional Planning Guidance Note 9 (Regional Spatial Strategy) 2001¹²
- Reading Borough Council Core Strategy 2006 - 2026, adopted January 2008.
- Reading Central Area Action Plan - adopted January 2009
- Berkshire Structure Plan (BSP, 2001 - 2016), adopted July 2005 - Saved Policies (as detailed in Appendix II)¹³
- Reading Borough Local Plan (RBLP) - Saved Policies and Proposals Map (as detailed in Appendix II).
- Replacement Minerals Local Plan for Berkshire (RMLP), incorporating alterations adopted in December 1997 and May 2001.
- Waste Local Plan for Berkshire (WLP), adopted December 1998.

1.22 Since 31st March 2009, the South East Plan (Regional Spatial Strategy) has been adopted (May 2009). This effectively replaces the Berkshire Structure Plan and its saved policies.

1.23 The Reading Borough Council Core Strategy encompasses the whole of the Borough and contains the Vision, Spatial Strategy and the Sustainability Framework supported by a set of strategic core Policies. These policies are proposed to be supplemented by comprehensive development control policies which will eventually form part of the Reading Borough Local Development Framework.

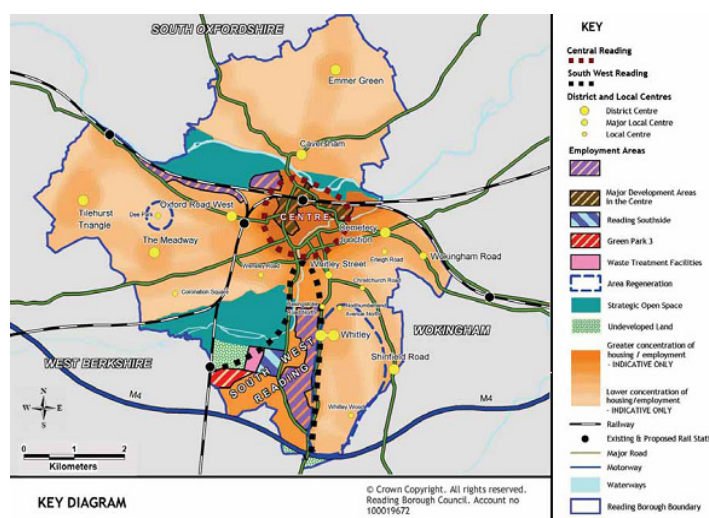


Fig. 10: Key Diagram indicating main policies and proposals of the Core Strategy

Source: Core Strategy, Reading Borough Council

¹¹ Update 2/2008' document

¹² This has subsequently been replaced by the adoption of the South East Plan in 2009

¹³ This has subsequently been replaced by the adoption of the South East Plan in 2009

2. MONITORING POLICY PROGRESS (LDS)

Local Development Scheme (LDS)

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme, and contains other requirements from section 35 of the Planning & Compulsory Purchase Act 2004 and Regulation 48. It examines the extent to which the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) have progressed in relation to the targets set out in the LDS and modifications undertaken in this regard.
- 2.2** The first Local Development Scheme (LDS) was approved in March 2005. This was replaced by an updated document which was submitted to Government Office for South East (GOSE) in September 2006. The third LDS was submitted in February 2007 and was approved by the Government Office for the South East in September 2007. A fourth LDS was submitted in March 2009, in response to the changes in the process for producing LDF documents brought about as a result of the Planning Act 2008 and the consequent revisions to the Local Development Framework Regulations. The 2009 Revised LDF contains revised programmes about upcoming (Development Plan Documents) DPDs and (Supplementary Planning Documents) SPDs. For this AMR the monitoring period is April 2008 to end March 2009. Monitoring will be in relation to Approved 2007 LDS.
- 2.3** **Reading Core Strategy:** 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.
- 2.4** **Reading Central Area Action Plan:** The Reading Central Area Action Plan was submitted to the Secretary of State on 7th March 2008, with a subsequent six week period of public consultation. The Examination into the RCAAP followed submission, with hearings taking place in September 2008, and the document was subsequently found sound in November 2008, and adopted in January 2009, three months ahead of the schedule set out in the Approved LDS 2007. The scope of the RCAAP was set out in the original LDS in 2005 (and subsequent LDS’s) as being to provide:

“a framework for continued development and change within the area to meet the policy set out in the Council’s Reading Vision 2020, published in 1999. This document will provide a framework and policies to guide development at Key Sites, the Reading Station Area, Chatham Street, the East Side and the Civic Areas, as well for other forms of development and redevelopment that might occur within the context of the core document and Central Area policies”.

The adopted RCAAP is wholly in line with this scope, providing a vision and spatial strategy for change, identifying and providing policies for key development sites, and setting out general policies for the centre on matters such as tall buildings and town centre living.

2.5 Site Allocations Document and Development Management Document:

Issues and Options on the Site Allocations Document and Development Management Document were published in October 2008. This was one month late compared to the Approved 2007 LDS, which indicated that Issues and Options would be published in September 2008. The Site Allocations Document and Development Management Document are now proposed to be merged into a single document and renamed as the 'Sites and Detailed Policies Document (SDPD)'.

This combined document will detail site-specific allocations for development, for the period up to 2026 and include policies covering detailed design and other development control policies, including standards and requirements.


Under the Draft Revised LDS 2009, it is programmed to be submitted to government during autumn 2010, which is slightly later than the date indicated in the Approved 2007 LDS. This delay takes account of the new process of publishing a Draft Submission Document and considering all representations before submitting the document to the Secretary of State.

2.6 Statement of community involvement: The Planning and Compulsory Purchase Act 2004 required the Council 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. The Reading Borough SCI was officially adopted in July 2006 in accordance with the March 2005 LDS.

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. The SCI is discussed further in section 2.8.

Progress of LDDs (as part of old LDF regulations) against the Local Development Scheme (September 2007) at March 2009

Local Development Document	Milestones												
	01	02	03	04	05	06	07	08	09	10	11	12	13
Core Document & Spatial Strategy													
Reading Central Area Action Plan													
Site Allocations Document and Development Management Document													

 Position at 31st March 2008

 Progress in monitoring year 2008 - 2009

Local Development Document Preparation Milestones	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Preparation of Issues and options and initial sustainability appraisal report, including public consultation.
04	Public Participation on preferred options & Sustainability Appraisal report.
05	Consider representations and discussions with community and stakeholders
06	Preparation of submission development document and any amendments to the sustainability appraisal report.
07	Submission of development plan document and sustainability appraisal report to Secretary of State;
08	Public consultation period on submission development plan document and sustainability appraisal report.
09	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.

Progress of LDDs (produced as part of new LDF regulations) against the Local Development Scheme (September 2007) at March 2009

Local Development Document	Milestones												
	01	02	03	04	05	06	07	08	09	10	11	12	13
Site Allocations Document and Development Management Document													
Minerals and Waste Core Strategy Document													
Detailed Waste Development Control Policies and Preferred Areas for Development. ¹⁴													



Position at 31st March 2008



Progress in monitoring year 2008 - 2009

Local Development Document Preparation Milestones	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
05	Consider representations and discussions with community and stakeholders
06	Preparation of pre-submission document and sustainability appraisal report.
07	Public participation on pre-submission document and sustainability appraisal report.
08	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
09	Submission of development plan document and sustainability appraisal report to Secretary of State;
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.

¹⁴ See Minerals & Waste AMR produced by the Joint Strategic Planning Unit

Progress of SPDs against the Local Development Scheme (September 2007) at March 2009

Supplementary Planning Documents	Milestones					
	01	02	03	04	05	06
Guidance on Implementation of Design and Development Policies						
Dee Park Development Brief						
Parking						
Section 106						
Station Area Development Framework						
Station Hill South						
Sustainable Design and Construction (Replacement) ¹⁵						
Briefs for sites in East side of Central Reading (Kenavon drive)						



Position at 31st March 2008



Progress in monitoring year 2008 - 2009

Supplementary Planning Documents Preparation Milestones	
01	Pre-production, including commencement of document preparation
02	Preparation of the scoping report for the sustainability appraisal.
03	Preparation of draft supplementary planning document
04	Draft supplementary planning document planning document and sustainability appraisal report issued for public participation.
05	Consideration of consultation representations
06	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.

2.7 Progress on Supplementary Planning documents during 2008/9 was limited, partly as a result of the effects of the economic recession on bringing development sites forward and its impact on matters such as planning obligation contributions, and partly as a result of resource constraints. Resources were prioritised on producing local development documents (e.g. RCAAP and the Site Allocations and Development Management Documents). Nevertheless, the Dee Park Planning Brief was consulted on and amended during the year and adopted in December 2008. Various research and other work were also carried out towards progressing a number of the other SPD's listed in the Approved 2007 LDS as described above.

¹⁵ Review of SPD in context of Supplement to PPS1 and Policy CS1 in the Adopted Core Strategy

Statement of Community Involvement (SCI)	1	2	3	4	5	6	7	8	9
Status									

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.

2.8 Although the Statement of Community Involvement (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 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.

2.9 Policies (including 'saved' policies) that the authority has decided it no longer wishes to include in the LDF. 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, and again following the adoption of the RCAAP in January 2009. A list of current saved policies is provided in Appendix II.

2.10 **Conclusions:** The Reading Borough Council has demonstrated a strong commitment to delivering the LDF (Local Development Framework) within the programme agreed by the Secretary of State. This year has seen the adoption of a crucial DPD viz. 'Reading Central Area Action Plan', which forms part of the Reading Borough Local Development Framework (LDF) and will replace part of the Reading Borough Local Plan, adopted in 1998. The RCAAP sets out the development framework for the central area of Reading up to 2026, including major areas for development, general policies for the central area, and measures for implementation.

2.11 Despite the fact, that there have been some occasions when the LDS has had to be reviewed due to the resource intensive nature of the work and issues related to staff resources, the Council is on schedule regarding emerging documents and major progress has been achieved with regard to indicated milestones.

3. MONITORING POLICY PERFORMANCE

Cross Cutting Policies

3.1 Sustainable Design and Construction

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

3.3 Context: As part of a move toward a low carbon economy, the United Kingdom is expected to generate 15 percent of total energy from renewable resources by 2020¹⁶. 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 percent of total generating capacity by 2010, rising to 8.4 percent by 2016 and 16 percent by 2026. Reading Borough Council's individual contributions are being developed in light with the newly published 'Renewables Directive - 2009'.

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 (kW _e)
Biomass	0
Solar PV	10
Hydro	0
Wind	6
Total	16

Source: TV Energy, 2009

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 (kW _{th})
Biogas	0
Biomass	0
Solar Thermal	135
Ground source heat	124
Total	259

Source: TV Energy, 2009

¹⁶ The UK Renewable Energy Strategy, July 2009

- 3.4 Analysis:** It must be stressed that this data is based on the best information available, and includes an underestimate of installed domestic and micro projects.
- 3.5 Actions Required:** Full implementation of Core Strategy policies will ensure greater positive steps towards achieving the necessary targets. Internal monitoring systems are in the process of 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.
- 3.6 Settlement Boundary**
- 3.7** Relevant Policies: BSP DP6 Land Outside Settlements, CS 6 Settlement Boundary, KEY 4 Areas of Development
- 3.8** Context: The Settlement Boundary delineated by the Reading Borough Local Plan identifies areas beyond which development is not allowed. 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.

Indicator 3: Number of new developments permitted outside the settlement boundary

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

- 3.9 Analysis & Actions Required:** 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. 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. The alignment of the boundary is being reviewed as part of the upcoming 'Sites and Detailed Policies Document'.

3.10 Waterspaces

3.11 Relevant Policies:
CS8 Waterspaces,
WAT 10 Waterways
- Site Specific
Proposals

3.12 Context: Reading's waterways are a part of the fabric of the town and a significant asset. The waterways and riverbanks have



Fig. 11: Caversham Bridge

several functions, including water-related recreation and leisure, biodiversity and ecology and contributions to local character.

3.13 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 4: Areas of BAP priority habitat on Reading's waterways

UK BAP Priority Habitat Type	Area in 2008/09 (ha)
Eutrophic standing waters	12.9
Fens	16.5
Ponds	0.1
Rivers	1.0
Total	30.4

Source: Thames Valley Environmental Records Centre

3.14 **Analysis:** These figures suggest that there has been no decrease in the area of Reading's waterspaces and they are being effectively protected and continue to maintain their value as areas of biodiversity and ecology. Only 4 percent of the Local Wildlife Sites (LWS) in the Borough were found to be in positive management, an aspect which requires improvement.

3.15 **Actions Required:** The accuracy of boundaries have improved as a consequence of further habitat mapping work and new information from surveys and projects.

Economic Development & Employment

3.16 Relevant Policies: BSP E1 Location of Employment Development, CS10 Location of Employment Development, CS11 Use of Employment Land for Alternative Uses, CS12 Maintaining a Variety of Premises, CS13 Impact of Employment Development and EMP7 Major Industrial Areas

3.17 Context: The overall strategy for employment development in the Borough is outlined in paragraph 5.7 of the adopted Core Strategy, which outlines that “major employment provision, especially office development shall take place 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”.



Fig. 12: Proposed developments at Station Hill

Source: Scott Brownrigg Architects

3.18 The use class orders define employment floorspace as B1a (Office), B1b (Research & Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) categories. The gross figure measures total new floorspace gains and the net figure eliminates the losses.

Indicator 5: Amount of land developed for employment by type 2008-09

TOTAL FLOORSPACE (m ²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
gross	995	0	763	4,264	1,359	980	0	8,361
net	-6,388	0	-1,069	4,264	1,359	-2,963	-347	-5,144

Source: Berkshire Joint Strategic Planning Unit.

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Gross external area has been reduced by 3.75% to give gross internal floorspace. Original external figures available upon request.

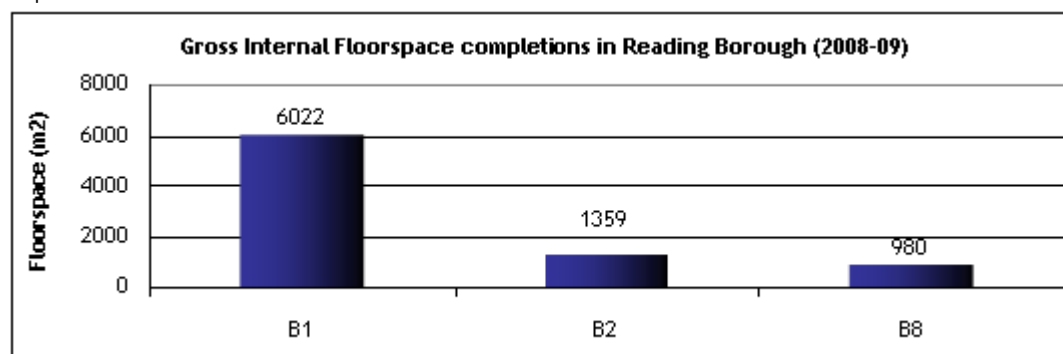


Fig. 13: Gross Internal Floorspace completions in Reading Borough (2008-09)

Source: Berkshire Joint Strategic Planning Unit.

Indicator 6: Amount of land developed for employment by type in development / regeneration areas 2008-09

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Central Reading	747	0	0	0	150	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	747	0	0	0	150	0	0
Acre Road/Bennet Road	0	0	0	0	0	0	0
Manor Farm/Gillette Way	287	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	793	0	352	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	360	0
Green Park	0	0	0	4,430	0	0	0
Cardiff Road/Richfield Ave	0	0	0	0	0	0	0
Other Business Areas	287	0	793	4,430	352	360	0
Total for Business Areas	1,034	0	793	4,430	502	360	0

Source: Berkshire Joint Strategic Planning Unit.

Note: Figures given here are for gross external floorspace.

3.19 Analysis: The total employment floorspace developed by type (B1a offices, B1b research and development & B1c light industrial, B2 general industrial and B8 warehousing) is illustrated through the figure above. These figures have been extracted from the list of planning permissions which have been completed within the year 2008-09. The total gross internal floorspace developed for employment uses was 8361 m², and the use class B1 (offices, research and development, light industry etc) had the highest share of over 70 percent. The continued investment in employment related development in a difficult economic period is indeed a major gain for the Borough.

3.20 Location of Employment: No major industrial or warehousing development was developed in 2008-09. The proportion of B1 vis-à-vis B2 & B8 developments within the core employment area is reflected in the figure below:

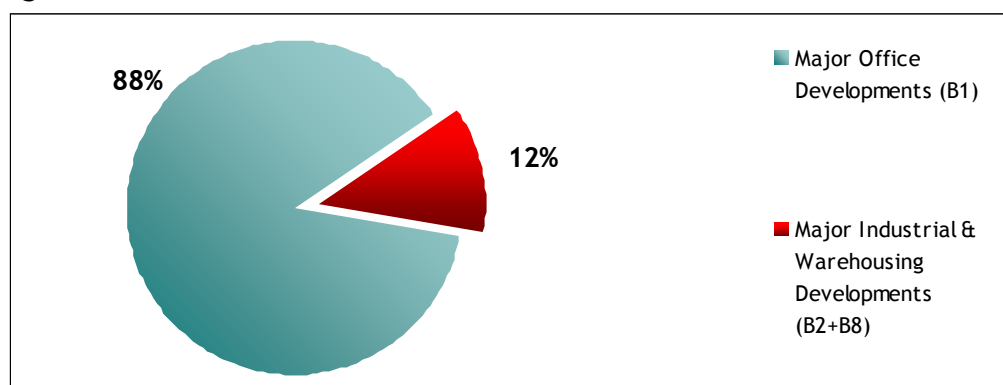


Fig. 14: Proportion of B1 vis-à-vis B2 & B8 within the Core Employment Area

Indicator 7: Location of Employment Development

100 percent of the major office development is located within the centre or in the A33 corridor

3.21 The Central Reading area continuing to act as a magnet for developers within the B1(a) category (72% of all office developments). In terms of the whole Borough, unlike last year, where B1(a) comprised the principal chunk of employment development; a significant proportion of the increase in floorspace has been within B1, B1(c) - light industry and B2 - general industry. The high figure for B1 floorspace is due to the completion of *280 South Oak Way, Green Park* for business use within the present monitoring year, although it should be noted that this is likely to be used as offices.

3.22 **Actions Required:** It is apparent that Reading continues to successfully build on its established employment potential, especially with regards to offices and light industrial sectors. Development is in conformity with policy CS10 set out in the Reading Borough Core Strategy with regards to location of employment development.

Indicator 8: Total Amount of employment floorspace on previously developed land - by type

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
gross PDL	995	0	763	0	1,359	980	0	4,097
% gross on PDL	100%	N.A.	100%	0%	0%	100%	0%	49%

Source: Berkshire Joint Strategic Planning Unit.

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.

3.23 **Analysis:** 49 percent of employment floorspace (the sum of Use Classes B1(a), B1(b), B1(c), B2 and B8) in Reading within the period April 2008 to March 2009 was developed exclusively on previously developed land. The large amount of development on greenfield land (51%) relates to a development that was committed some years ago and therefore has no relevance with current planning policy regime.



Fig. 15: Development in the Reading Central Area

3.24 Employment land available by type

3.25 The list of sites potentially available for employment uses as initially identified within the Reading Central Area Action Plan (RCAAP) are:

- RC1a, Friar Street & Station Road
- RC1b, Friars Walk & Greyfriars Road
- RC1c, Station Hill
- RC1e, North of Station
- RC1h, Napier Road Junction
- RC2e, Hosier Street
- RC4d 9-27, Greyfriars Road
- RC4s, Reading Central Library, Abbey Square

3.26 The table below highlights the amount of available employment land and floorspace, by use class, for (i) sites allocated for employment uses in the RCAAP, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i). It should be noted that other land outside the RCAAP area may be available in future, but a study to determine it is ongoing and has not yet been reported.

Indicator 9: Employment land available by type in hectares

i) Sites in LDF/RBLP/Developments accepted in principle							
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	9.26	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reading Borough	9.26	0.00	0.00	0.00	0.00	0.00	0.00

Note: All sites under B1 are for mixed uses with Business use included - all of gross site area has been counted under B1.

ii) Outstanding Permitted development							
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	5.64	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	54.15	0.00	0.95	11.64	0.55	3.04	0.04
Reading Borough	59.79	0.00	0.95	11.64	0.55	3.04	0.04

NB: Gross site areas for developments excluding extensions calculated here. These totals are not significantly different from those including net site areas for extensions - see attached data.

3.27 Analysis: There remains a great deal of outstanding employment development permitted across the Borough and a significant increase in the B1a category with respect to 2007/08 (18.85 Ha).

3.28 Actions Required: Continued detailed monitoring of employment development with regards to location and variety of uses.

Indicator 10: Net change in industrial/ warehouse units of under 150 sq m permitted.

Zero.

Indicator 11: Net change in storage and distribution floorspace in the south of Basingstoke Road

Zero.

3.29 Analysis: Indicators 9 and 10 fulfil the Core Strategy policy CS12 with regard to maintaining a variety of premises including maintaining the overall level of storage and distribution uses in the south of Basingstoke Road.

3.30 Retail, leisure and culture

3.31 Policy CS25 of the Core Strategy 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 central area. Such developments will only be allowed outside designated centres in exceptional circumstances, where the provisions of the existing PPS 6¹⁷ 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

3.32 Total amount of floorspace for ‘town centre uses’: The indicators overleaf discuss in detail the measure of completed floorspace (sq. metre) for town centre uses within the Central Reading area and within the rest of the Borough. The use classes included for defining town centre uses are A1 (Shops, retail warehouses, etc.), A2 (Banks, building societies, estate and employment agencies, Professional and financial services, betting offices), B1a (offices not within A2) and D2 (leisure). The designated Town Centre areas are considered to include the Regional, District, Major Local and Local Centres as listed in the figure above. It is to be noted that no new developments in centres other than those listed have taken place in the current year.

¹⁷ Planning Policy Statement 6 (PPS6) sets out the Government's policy on planning for the future of town centres.

Indicator 12: Amount of completed floorspace for retail, office & leisure development with the town centre areas

FLOORSPACE - Completed		A1	A2	B1a	D2
Central Reading	Gross	1306	128	719	0
	Net	771	-287	-5,215	-2,296
Tilehurst Centre	Gross	0	167	0	0
	Net	-167	167	0	0
Oxford Road West	Gross	3631	0	0	163
	Net	2312	0	0	163
Total for Town Centres	Gross	4937	295	719	163
	Net	2916	-120	-5215	-2133
Percentage of Borough Total	Gross	88%	100%	72%	3%
	Net	81%	100%	82%	-

Source: Berkshire Joint Strategic Planning Unit.

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 tradable floorspace not currently available.

Indicator 13: Amount of completed floorspace for retail, office & leisure development within the Borough

FLOORSPACE	Completed	A1	A2	B1a	D2	Total
Central Reading	Gross	1,306	128	719	0	2,153
	Net	771	-287	-5,215	-2,296	-7,026
Rest of Reading	Gross	4,307	167	276	5,961	10,711
	Net	2,822	167	-1,173	5,747	7,562
Total	Gross	5,613	295	995	5,961	12,864
	Net	3,593	-120	-6,388	3,452	536

Source: Berkshire Joint Strategic Planning Unit.

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 tradable floorspace not currently available.

3.33 The major 'town centre uses' beyond Central Reading are reflected in the completed developments of 'Battle Hospital' and the 'Reading Retail Park' sites. A high percentage of leisure uses is reflected in developments within the 'Reading Football Club' and the 'Go Carting Track' at *Portman Road/Deacon Way*, none of which are permitted town centre uses. There was an overall increase of town centre uses within the Borough in 2008/09 and a decrease for town centre uses within Central Reading. However, the total floorspace for town centre uses rose by 13 percent in the entire Borough as compared to the last monitoring year. In assessing the overall performance of the three sectors, the most significant growth has continued to be in the leisure sector (D2) with modest growth in the office sector (B1a).

3.34 **Actions Required:** Develop monitoring systems further, to fully assess the use proportions within district and local centres and current levels of vacancies with the town centres.

Housing (includes SHLAA and 5 Year Land Supply)

- 3.35** Relevant Policies: BSP H1 Overall Housing Provision, BSP H2 Housing Distribution and Phasing, CS14 Provision of Housing, CS15 Location, Accessibility, Density and Housing Mix, CS17 Protecting the Existing Housing Stock, CS18 Residential Conversions and HSG1 Housing Provision and Identified Sites.
- 3.36** Context: The housing market in Reading has experienced a fall in prices (estimated 20% drop in the HPI¹⁸ within the monitoring year) in line with regional and national trends. However, the period from January - March 2009 has seen a stabilisation of prices. Whilst the financial situation has led to a certain amount of stagnation in the housing markets, there remains a large underlying demand for new housing development in the Borough.
- 3.37** The South East Plan requires the Borough to provide an average of 611 dwellings per annum in the period 2006-2026. The levels of housing provision over the last couple of years have been relatively strong whereby annual supply has constantly exceeded the target in the Regional Spatial Strategy (RSS).

Indicator 14: Plan period and housing targets

	Plan	Targets	On target?
Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target)	South East Plan (1/4/2006 to 31/3/2026)	611 dwellings per year	√ √

Source: Berkshire Joint Strategic Planning Unit

- 3.38** Net additional dwellings - in previous years and the reporting year: Net additional dwellings include new build completions, minus demolitions, plus any gains or losses through change of use and conversions.

Monitoring Year	Net completed additional dwellings
2002/03	574
2003/04	761
2004/05	1177
2005/06	656
2006/07	637
2007/08	837
2008/09	782

Source: Berkshire Joint Strategic Planning Unit

¹⁸ House price index

Indicator 15: Site based housing trajectory

The full table of sites and figures is contained in Appendix V

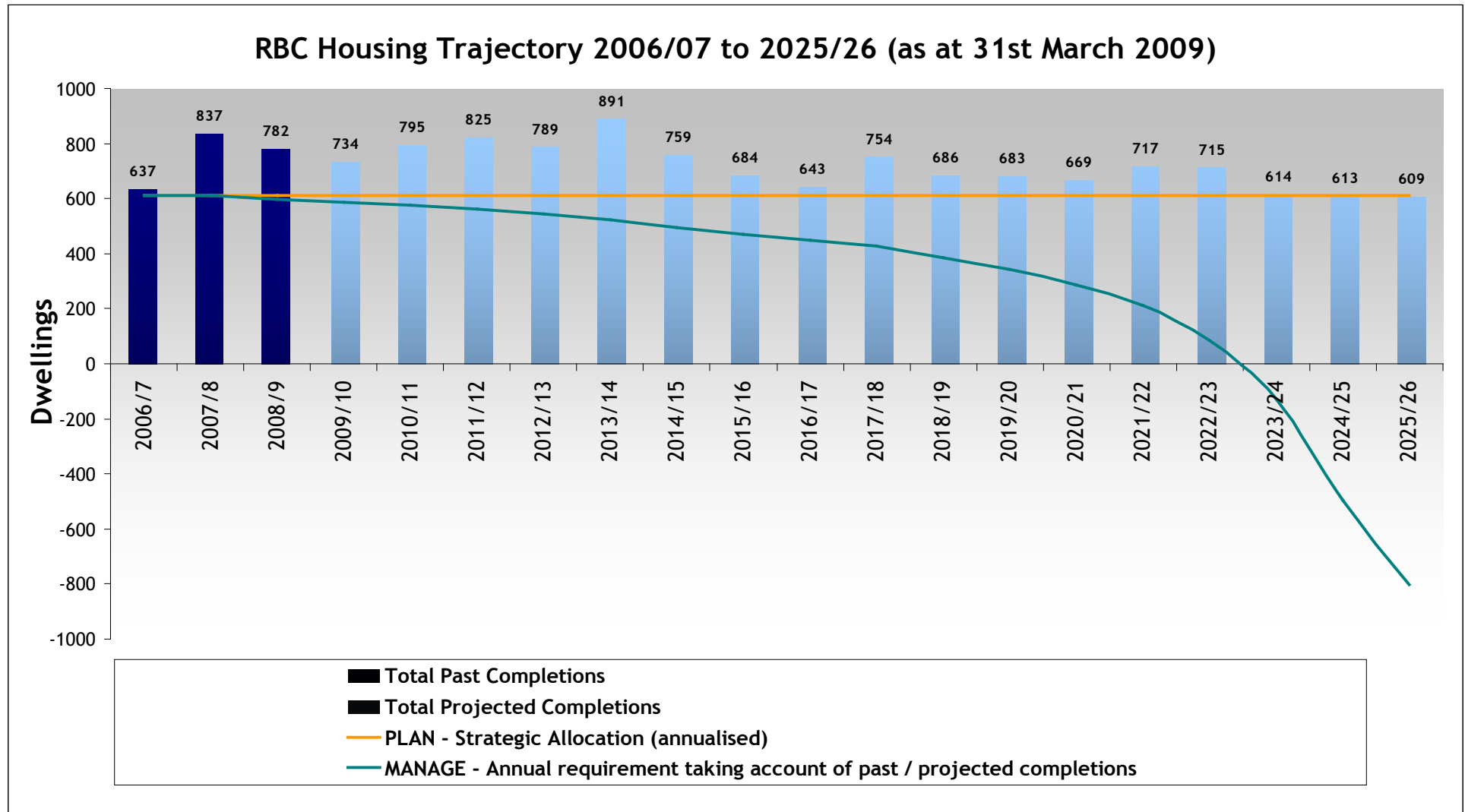


Fig. 16: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2009

Source: Planning Department, Reading Borough Council

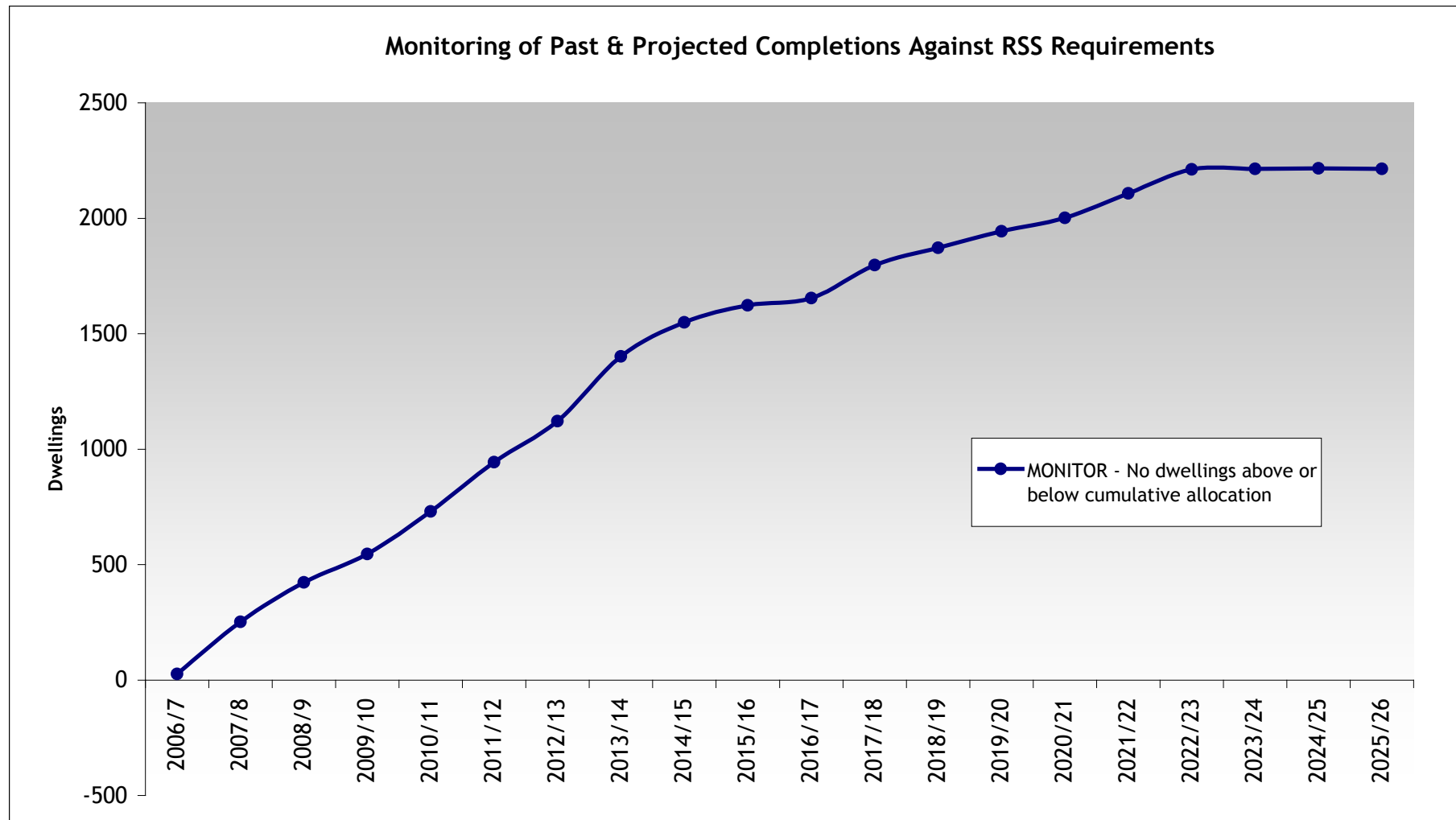


Fig. 17: Monitoring of Past & Projected Completions against RSS requirements

Source: Planning Department, Reading Borough Council

- 3.39 Analysis:** The site-based trajectory evaluates past performance on housing supply to future anticipated supply. Housing completions for the current monitoring year were very healthy, with 782 net additional dwellings provided. Local monitoring suggests in excess of 480 dwellings were also under construction at the end of March 2009 which suggests that, despite the economic downturn, completion figures should also be competitive for the next monitoring year.
- 3.40** The resultant graph (Fig. 16) illustrates the anticipated level of housing completions over the period, with the large number of existing commitments suggesting a plentiful supply of housing sites. Current commitments, allocated sites and anticipated windfall sites have been phased over the current plan period. Some of the larger sites have been subjected to a lapse rate of 10 or 20 percent depending upon present deliverable potential. A significant element of the total housing provision is expected to be achieved through conversions, changes of use, and redevelopment of existing buildings. 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 (sites of less than 10 dwellings).
- 3.41** Strategic Housing Land Availability Assessment (SHLAA) has been carried out to Level 7 - 'assessing when and whether sites are likely to be developed'. The SHLAA will identify 'deliverable' and 'developable' sites for housing within the borough which will inform the development of the SDPD¹⁹.
- 3.42 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.

Indicator 16: New and converted dwellings - on previously developed land:

- 3.43** This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 100 percent of completions were developed on previously developed land.

Total	
Gross Completions	782
% gross on PDL	100

Source: Berkshire Joint Strategic Planning Unit

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

¹⁹ Sites and Detailed Policies Document

3.45 Five year housing land supply

3.46 The Annual Monitoring Report (2008-09) sets out a five year housing land supply for the period 2010/11 to 2014/15 as required by the Planning Policy Statement 3 (PPS 3). The Five Year Land Supply target is based on the requirements set out in the adopted South East Plan and identifies 'deliverable' sites within the period.

3.47 Details of the Borough's latest assessment of five-year housing land supply (2010/11 - 2014/15) are provided in Appendix III. This shows a reasonably healthy supply of land against requirement of 5 year duration within the period as provided in Fig. 18 below:

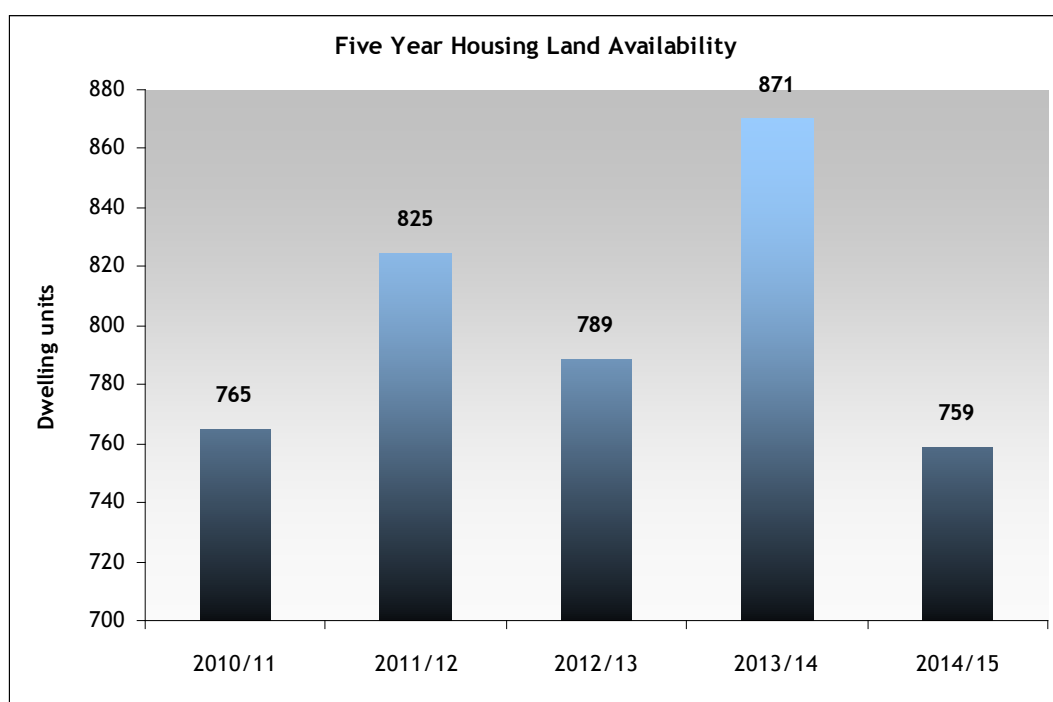


Fig. 18: Five year housing land availability (2010/11 – 2014/15)

Source: Planning Department, Reading Borough Council

3.48 Strategic Housing Land Availability Assessment (SHLAA)

3.49 Reading Borough Council's first draft SHLAA was published in October 2008 along with the publication of the Council's Site Allocations Document (SAD): Issues and Options Draft. This included an assessment of sites up to and including *Stage 5* of the SHLAA methodology, i.e. carrying out the survey, as set out in national practice guidance, and in line with the Council's own SHLAA methodology²⁰. The SHLAA methodology is provided as part of Appendix III.

²⁰ Based on SHLAA Practice Guidance, CLG, July 2007 & RBC SHLAA Methodology, May 2008

- 3.50** In preparing this initial draft the following took place. Under Stages 2-4 of the SHLAA a number of potential sources of housing sites were set out, a review of these sources undertaken, which identified over 300 sites, and relevant exclusions as defined²¹ applied. Initially such exclusions were not applied to those sites proposed to the Council as part of a pre-consultation exercise (Feb/ March 2008).
- 3.51** As a result of this initial assessment 59 sites were identified to be taken forward for further assessment under *Stage 5: Carrying out the Survey*, and *Stage 6: Assessing the housing potential*. This included Local Plan sites, sites identified through an '*Urban Capacity Study*', and sites proposed to the Council. At this stage there was no assessment, through the SHLAA process, of sites allocated through the Reading Central Area Action Plan (RCAAP), or committed sites, i.e. those sites with planning permission, not yet started. This was because the Council considered that an assessment of their suitability for housing had already been undertaken through either securing planning permission or being assessed through stages of the RCAAP.
- 3.52** The 59 sites (referred to above) were assessed through a desktop exercise; entered onto a database and assessed against a range of site suitability criteria under the headings of policy, physical, contribution to sustainable communities; Impacts on landscape, conservation, etc and environmental conditions²². In addition they were subject to an initial sustainability appraisal against the Council's agreed sustainability objectives²³.
- 3.53** Following the consultation on the SAD Issues and Options October-December 2008, there was further detailed assessment of the sites, including additional proposed sites resulting from the consultation period. This assessment involved a site visit and in some cases further discussions with the owner or developer. A site proforma was completed for each one and included additional detail regarding potential housing capacity, site suitability, and availability and achievability. A detailed sustainability appraisal was undertaken for each site.
- 3.54** As a result of this work, an updated draft of the SHLAA was produced in March 2009, as background to the SAD, which included just over 70 sites.
- 3.55** Further work is ongoing to refine the assessment of these sites as well as the RCAAP and committed sites (not yet started), which are included as part of overall supply. This will be to identify those sites which are deliverable (i.e. to meet 5 year housing land supply) and developable (up to 15 year supply) as required under stage 7 of SHLAA and in accordance with the requirements of national planning policy on housing - PPS3. So far discussions have taken place with owners/ agents of committed sites

²¹ Refer to paras 2.5-2.6 of RBC SHLAA Methodology May 2008

²² Refer to Table 3 of RBC SHLAA Methodology, March 2008, and results in Appendix 3 of RBC Draft SHLAA October 2008).

²³ Revised Sustainability Appraisal Scoping Report, RBC, October 2008

(not yet started) with regard to availability and achievability and in particular issues of ownership, viability and phasing. Common across all the sites is the issue of the current economic climate which is having some affect on viability. Work will continue on completing the SHLAA due to be finalised and published in February 2010 as background evidence to the SDPD.

3.56 The original SHLAA methodology was consulted on widely with a range of housing professionals, in particular those organisations that were part of the Berkshire Strategic Housing Group and Strategic Housing Market Assessment Group, as well as a number of statutory consultees.

3.57 There has been ongoing liaison with development professionals in undertaking the assessment thus far. The Council is in the process of setting up a specific Partnership Group who can provide further advice, which can feed into determining the deliverability and developability of sites. In particular to provide a professional market view on viability of sites, including the specific housing yield which may be achievable.

3.58 Provision for Gypsies and Travellers

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

3.60 Context: There is a Government requirement for all local authorities in England and Wales to increase the number of Gypsy and Traveller sites in appropriate locations with planning permission by 2011. This policy and legislative framework is set down in *ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites*. This circular requires regional spatial strategies (RSS), based on Gypsy and Traveller Accommodation Assessments, to identify the number of pitches required for each local planning authority and for local authorities to allocate suitable sites to meet the need as identified in the RSS.

3.61 In June 2009 the government published a Partial Review of the South East Plan concerning accommodation provision for Gypsies, Travellers and Travelling Showpeople. The proposed policy sets out an overall Berkshire wide requirement of 77 additional pitches. The six Berkshire authorities have responded to the consultation. The consultation ended in September 2009 and an Examination in Public is due to take place in February 2010.

3.62 As of 2009/10, the Homes and Communities Agency (HCA) has responsibility for the Gypsy and Traveller Sites Grant, which includes funds for new social rented sites. The former Berkshire authorities will be investigating potential funding for such sites through the HCA.

Indicator 17: Net additional Gypsy and traveller pitches

No new pitches were brought forward in the monitoring year

- 3.63 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. RBC will continue to work with the neighbouring councils within Berkshire to identify suitable sites to meet RBC's identified provision (note that the final requirement is subject to the adoption of the Partial Review of the South East Plan).

3.64 Affordable housing

- 3.65 Relevant Policies:** BSP H5 Affordable Housing, CS16 Affordable Housing

- 3.66 Context:** The Berkshire Strategic Housing Market Assessment (SHMA) and a range of Council Housing Needs and Aspirations Surveys identify a very high level of need for affordable housing in the Borough. 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 percent of the total number of dwellings as affordable housing.

Indicator 18: Gross Affordable Housing Completions

	Social rented dwellings (gross)	Intermediate rent	Shared ownership (gross)	Total (gross)
Monitoring Year (2008-09)	58	72	101	231

Source: Housing Department, Reading Borough Council – 2008/09

- 3.67 Analysis:** Affordable housing completions represent approximately 30 percent of all housing completions in the Borough during the monitoring year. The proportions of the three categories of affordable housing in the current monitoring year as compared to previous years are provided in the figure below.

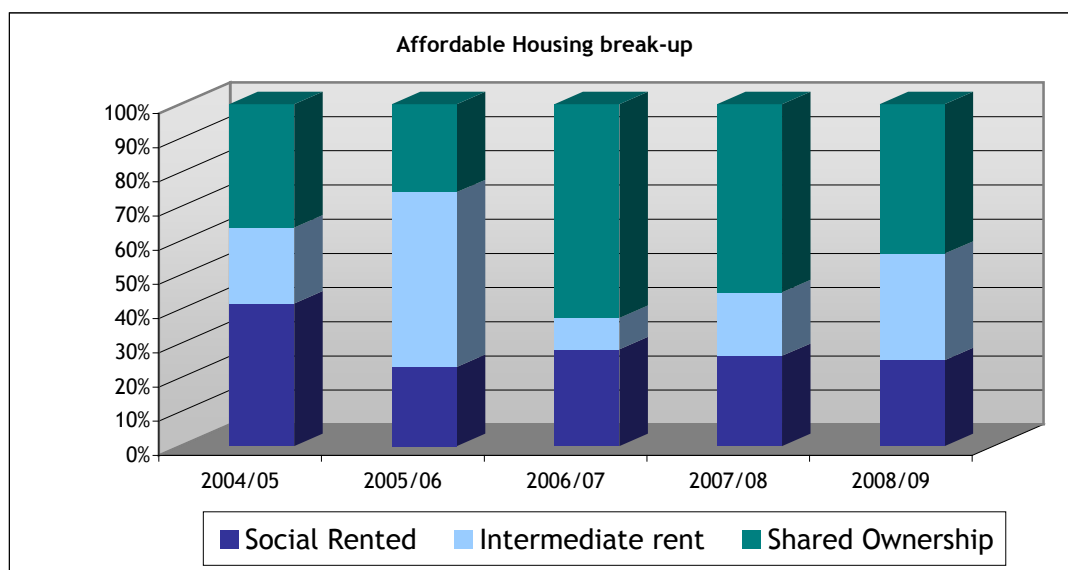


Fig. 19: Five yearly break-up of Affordable Housing

Source: Housing Department, Reading Borough Council – 2008/09

3.68 Actions Required: Continued monitoring of affordable housing provision in light of current economic climate. Align housing policies with the *Housing Strategy* adopted by the Council to rebalance supply with a targeted split of 70 percent social rented housing and 30 percent intermediate tenures. This is in accordance with the split in policies in the South East Plan and also reflects the advice of the Berkshire Strategic Housing Market Assessment.

3.69 Housing Quality - Building for Life Assessments

3.70 Relevant Policies: CS1: Sustainable Construction, CS7: Design and the Public Realm

3.71 The Building for Life (BfL) assessments are devised to help meet the housing aspirations set out in the Government's guidance statement, *Planning Policy Statement (PPS) 3*. The BfL assessments evaluate the quality of planned or completed residential developments (schemes over 10 dwellings) with a series of 20 questions based on the following themes:

- Environment and Community
- Character
- Streets, parking and pedestrianisation
- Design and construction

3.72 The sites subject to BfL assessments are then scored out of 20 points with respect to the 20 criteria, with scores categorised as:

- Very good : 16 points or more
- Good : 14-15 points
- Average : 10-14 points
- Poor : 10 points or less

3.73 A total of 12 sites within the current monitoring year satisfy the criteria for the purpose of BfL assessments. Due to the relatively recent requirement for the BfL Assessment to be monitored, the Council is not able to report against all the 12, but have chosen a sample of 2 sites on the basis of *a*) number of units (sites with more than 50 dwellings and sites less than 50 dwellings) and *b*) size of site (sites of 1 hectare or over and sites less than 1 hectare).

Indicator 19: Building for life assessments

Based on detailed assessments by the Council's accredited assessor, the larger site achieved a 'Good' rating (14 points), whereas the smaller site achieved an 'Average' rating (12 points). The detailed assessments of the sites assessed are provided in Annex 5.

3.74 **Actions Required:** Include BfL assessment criteria within the Design & Access Statement as part of planning applications involving 10 or more dwellings.

Built & Natural Environment

3.75 Flood Protection and Water Quality

- 3.76** 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



Fig. 20: Reading's water resources

- 3.77** 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.
- 3.78** 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.
- 3.79** 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 20: 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.

- 3.80** The Reading Borough Council carefully considers advice provided by the Environment Agency concerning flooding and water quality with regard to planning permissions projecting possible risks or which could potentially aggravate flooding concerns. This has been further strengthened by the SFRA (Strategic Flood Risk Assessment), a study undertaken to inform the evidence base of the Reading LDF.

3.81 Change in areas of biodiversity importance

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

3.83 The significant pressure for development with urban Reading is a key issue concerned with impact on biodiversity, including habitat destruction and degradation, pollution, climate change and introduced species. Although Reading is largely urban in nature, the town contains a number of green areas which are important for informal recreation and wildlife. 4 percent of the Local Wildlife Sites (LWS) in RBC were found to be in positive management.

3.84 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 21: Area of BAP priority habitats within Reading Borough

UK BAP Priority Habitat Type	Baseline Areas (ha)	Area in 2009 (ha)
Eutrophic Standing Waters	12.8	12.9
Lowland mixed deciduous woodland	151.2	154.9
Fens	16.5	16.5
Ponds	0.1	0.1
Rivers	1.0	1.0
Wet Woodland	6.0	6.0
Total	187.6	191.4

Source: TV Environmental Records Centre

3.85 **Analysis:** The above table reflects a slight improvement on last year's position due to introduction of detailed digital mapping techniques. However, efforts for positive conservation management of LWS need to be prioritised.

APPENDIX I - 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

TOTAL FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross</i>	995	0	763	4,264	1,359	980	0	8,361
<i>net</i>	-6,388	0	-1,069	4,264	1,359	-2,963	-347	-5,144

Source: Berkshire Joint Strategic Planning Unit.

NB: Figures are for internal floorspace, as per formula given in the 'Core Output Indicators – Update 2/2008' document. Gross external area has been reduced by 3.75% to give gross internal floorspace. Original external figures available upon request.

BD2: Total Amount of employment floorspace on previously developed land - by type

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross PDL</i>	995	0	763	0	1,359	980	0	4,097
<i>% gross on PDL</i>	100%	0%	100%	0%	0%	100%	0%	49%

Source: Berkshire Joint Strategic Planning Unit.

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.

BD3: Employment land available - by type

i) Sites in LDF/RBLP/S106 Applications								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	9.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reading Borough	9.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00

N.B: All sites under B1 are for mixed uses with Business use included - all of gross site area has been counted under B1.

ii) Outstanding Permitted development								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	5.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	54.15	0.00	0.95	11.64	0.55	3.04	0.04	
Reading Borough	59.79	0.00	0.95	11.64	0.55	3.04	0.04	
NB: Gross site areas for developments excluding extensions calculated here. These totals are not significantly different from those including net site areas for extensions - see attached data.								

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

FLOORSPACE - Completed		A1	A2	B1a	D2
Central Reading	<i>Gross</i>	1306	128	719	0
	<i>Net</i>	771	-287	-5,215	-2,296
Caversham Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	0	0
Tilehurst Centre	<i>Gross</i>	0	167	0	0
	<i>Net</i>	-167	167	0	0
Oxford Road West	<i>Gross</i>	3631	0	0	163
	<i>Net</i>	2312	0	0	163
Total for Town Centres	<i>Gross</i>	4937	295	719	163
	<i>Net</i>	2916	-120	-5215	-2133
Percentage of Borough Total	<i>Gross</i>	88%	100%	72%	3%
	<i>Net</i>	81%	100%	82%	-

Source: Berkshire Joint Strategic Planning Unit.

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 tradable floorspace not currently available.

Housing

H1: Plan period and housing targets

2006/7 - 2025/26: 611 dwellings per annum (Adopted South East Plan).

H2: Housing Trajectory

Charts are provided in the main body of the text (Fig.16 and 17). Summary Table is provided below.

	2003 /4	2004 /5	2005 /6	2006 /7	2007 /8	2008 /9 Rep	2009 /10 Cur	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26
H2a	761	1177	656	637	837	782																	
H2b							734																
H2c																							
a) Net additions								795	825	789	891	759	684	643	754	686	683	669	717	715	614	613	609
b) Hectares																							
c) Target - South East Plan								611	611	611	611	611											
H2d						597	586	577	562	544	525	494	470	449	427	386	344	287	211	84	-126	-496	-803

Source: Planning, Reading Borough Council

H3: New and converted dwellings - on previously developed land

Total	
Gross Completions	782
% gross on PDL	100

Source: Berkshire Joint Strategic Planning Unit

H4: Net additional pitches (Gypsy & Traveller)

No additions in the monitoring year.

H5: Gross affordable housing completions

Monitoring Year (2008-09)	Social rented dwellings (gross)	Intermediate Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	
	58	72	101	231

Source: Housing Department, Reading Borough Council - 2008/09

H6: Housing Quality - Building for Life Assessments

Total Sites for assessment	Sample Assessed	Scores Achieved
12	2	Good (14) and Average (12)

Environmental Quality

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

Zero.

E2: Changes in areas of biodiversity importance

No significant change as compared to last year.

E3: Renewable Energy Generation

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 (kW _e)
Biomass	0
Solar PV	10
Hydro	0
Wind	6
Total	16

Source: TV Energy, 2009

Renewable energy capacity installed by type (heat):

The following capacities of renewable heat generation were installed during the monitoring year:

Technology	Installed Capacity (kW _{th})
Biogas	0
Biomass	0
Solar Thermal	135
Ground source heat	124
Total	259

Source: TV Energy, 2009

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 II - SAVED POLICIES

THE BERKSHIRE STRUCTURE PLAN *, READING BOROUGH LOCAL PLAN AND LIST OF CORE STRATEGY POLICIES

* The Berkshire Structure Plan will no longer be relevant for the next monitoring year as it has been replaced by the South East plan from 31st March 2009. Applicable policies from the South East Plan are provided overleaf.

Relevant Operative Planning Policies covering the Reading Borough

CROSS CUTTING POLICIES	
SUSTAINABLE CONSTRUCTION & DESIGN	<ul style="list-style-type: none"> • CS1: Sustainable Construction and Design (CS) • CC2: Climate Change (SEP) • CC3: Resource Use (SEP) • CC4: Sustainable Design and Construction (SEP) • NRM11: Development Design for Energy Efficiency and Renewable Energy (SEP) • NRM12: Combined Heat and Power (SEP) • M1: Sustainable Construction (SEP)
WASTE MINIMISATION	<ul style="list-style-type: none"> • CS2: Waste Minimisation (CS) • W1: Waste Reduction (SEP) • W2: Sustainable Design, Construction and Demolition (SEP)
SOCIAL INCLUSION	<ul style="list-style-type: none"> • CS3: Social Inclusion and Diversity (CS) • SP4: Regeneration and Social Inclusion (SEP) • CC5: Supporting an Ageing Population (SEP)
ACCESSIBILITY	<ul style="list-style-type: none"> • CS4: Accessibility and the Intensity of Development (CS)
INCLUSIVE ACCESS	<ul style="list-style-type: none"> • CS5: Inclusive Access (CS)
SETTLEMENT BOUNDARY	<ul style="list-style-type: none"> • CS6: Settlement Boundary (CS) • KEY 4: Areas of Development (LP)
DESIGN & THE PUBLIC REALM	<ul style="list-style-type: none"> • CS7: Design and the Public Realm (CS) • CUD 14: Standards of Design in Development (LP) • CUD 15: Advertisements (LP) • CUD 16: Shop Fronts (LP)
WATERSPACES	<ul style="list-style-type: none"> • CS8: Waterspaces (CS) • WAT 4: Long Distance Waterways Routes (LP) • WAT 5: Facilities for People with Disabilities (LP) • WAT 6: Waterways Cycling Policy (LP) • WAT 8: Water Based Leisure and Recreational Facilities (LP) • WAT 10: Waterways - Site Specific Proposals (LP)
INFRASTRUCTURE, SERVICES, RESOURCES & AMENITIES	<ul style="list-style-type: none"> • CS9: Infrastructure, Services, Resources and Amenities (CS) • CC7: Infrastructure and Implementation (SEP) • NRM3: Strategic Water Resources Development (SEP)
GENERAL DEVELOPMENT LOCATION & PRINCIPLES	<ul style="list-style-type: none"> • SP1: Sub-Regions in the South East (SEP) • SP2: Regional Hubs (SEP) • SP3: Urban Focus and Urban Renaissance (SEP) • CC1: Sustainable Development (SEP) • CC6: Sustainable Communities and the Character of the Environment (SEP) • CC9: Use of Public Land (SEP) • BE1: Management for an Urban Renaissance (SEP) • S1: Supporting Healthy Communities (SEP) • WCBV1: Core Strategy (SEP) (for the Western Corridor & Blackwater Valley)

TOPIC-BASED POLICIES	
ECONOMIC DEVELOPMENT & EMPLOYMENT	<ul style="list-style-type: none"> • CS10: Location of Employment Development (CS) • CS11: Use of Employment Land for Alternative Uses (CS) • CS12: Maintaining a Variety of Premises (CS) • CS13: Impact of Employment Development (CS) • EMP 3: Acceptability of Employment Development (LP) • EMP 7: Major Industrial Areas (LP) • EMP 9: Implementation of Mixed-Use development (LP) • RE1: Contributing to the UK's Long Term Competitiveness (SEP) • RE2: Supporting Nationally and Regionally Important Sectors and Clusters (SEP) • RE3: Employment and Land Provision (SEP) • RE4: Human Resource Development (SEP) • RE5: Smart Growth (SEP) • RE6: Competitiveness and Addressing Structural Economic Weakness (SEP) • WCBV2: Employment Land (SEP)
HOUSING	<ul style="list-style-type: none"> • CS14: Provision of Housing (CS) • CS15: Location, Accessibility, Density and Housing Mix (CS) • CS16: Affordable Housing (CS) • CS17: Protecting the Existing Housing Stock (CS) • CS18: Residential Conversions (CS) • CS19: Provision for Gypsies and Travellers (CS) • HSG 1: Housing Provision and Identified Sites (LP) • HSG 5: Residential Design Standards (LP) • HSG 6: Residential Conversions (LP) • HSG 7: Residential Use of Vacant Upper Floors (LP) • HSG 8: House Extensions (LP) • HSG 9: Location of Residential Development (LP) • H1: Regional Housing Provision 2006-2026 (SEP) • H2: Managing the Delivery of the Regional Housing Provision (SEP) • H3: Affordable Housing (SEP) • H4: Type and Size of New Housing (SEP) • H5: Housing Design and Density (SEP) • H6: Making Better Use of the Existing Stock (SEP) • WCBV3: Scale and Distribution of Housing Development (SEP)
TRANSPORT	<ul style="list-style-type: none"> • CS20: Implementation of the Reading Transport Strategy (CS) • CS21: Major Transport Projects (CS) • CS22: Transport Assessments (CS) • CS23: Sustainable Travel and Travel Plans (CS) • CS24: Car/ Cycle Parking (CS) • TRN 6: Pedestrians (LP) • TRN 8: Major Highways Schemes and Associated Works (LP) • TRN 9: Local Highway Improvements (LP) • TRN 10: Provision of Public Car Parking (LP) • TRN 11B: Development and Traffic (LP) • TRN 13: Off- Street Parking (LP) • TRN 14: Car Parking in District Centres (LP) • TRN 15: Parking for people with Disabilities (LP) • TRN 17: On-Street Parking for Residential Conversions (LP) • T1: Manage and Invest (SEP) • T2: Mobility Management (SEP) • T3: Charging (SEP) • T4: Parking (SEP)

	<ul style="list-style-type: none"> • T5: Travel Plans and Advice (SEP) • T6: Communications Technology (SEP) • T7: Rural Transport (SEP) • T8: Regional Spokes (SEP) • T11: Rail Freight (SEP) • T12: Freight and Site Safeguarding (SEP) • T13: Intermodal Interchanges (SEP) • T14: Transport Investment and Management Priorities (SEP)
RETAIL, LEISURE & CULTURE	<ul style="list-style-type: none"> • CS25: Scale and Location of Retail, Leisure and Culture Development (CS) • CS26: Network and Hierarchy of Centres (CS) • CS27: Maintaining the Retail Character of Centres (CS) • RET 3A: District and Major Local Shopping Centres (LP) • RET 3B: Other Local Shopping Centres (LP) • RET 5: Retail and Catering Uses in Residential Areas (LP) • RET 7: Petrol Filling Stations and Other Vehicle Related Uses (LP) • LEI 6: New Leisure Facilities (LP) • LEI 7: Protection of Existing Facilities (LP) • TC3: Out-of-Centre Regional/Sub-Regional Shopping Centres (SEP) • TSR2: Rural Tourism (SEP) • TSR3: Regionally Significant Sports Facilities (SEP) • TSR4: Tourism Attractions (SEP) • TSR5: Tourist Accommodation (SEP) • TSR6: Visitor Management (SEP) • TSR7: Priority Areas for Tourism (SEP) • S5: Cultural and Sporting Activity (SEP)
OPEN SPACE & RECREATION	<ul style="list-style-type: none"> • CS28: Loss of Open Space (CS) • CS29: Provision of Open Space (CS) • CS30: Access to Open Space (CS) • LEI 2: Major Areas of Open Space (LP) • LEI 4: Neighbourhood Recreation Areas (LP)
COMMUNITY FACILITIES	<ul style="list-style-type: none"> • CS31: Additional and Existing Community Facilities (CS) • CS32: Impacts on Community Facilities (CS) • COM 2: Health Care Facilities (LP) • COM 6: Reading University (LP) • COM 7: Community Meeting Places - Priority Areas (LP) • COM 8: Day Care for Children (LP) • S2: Promoting Sustainable Health Services (SEP) • S3: Education and Skills (SEP) • S4: Higher and Further Education (SEP) • S6: Community Infrastructure (SEP)
MINERALS DEVELOPMENT	<ul style="list-style-type: none"> • M1: Husbanding Resources (RMLP) • M2: Prevention of Sterilisation (RMLP) • M2A: Extraction to Prevent Sterilisation (RMLP) • M6: General Considerations for Sand and Gravel Extraction (RMLP) • M7: Material Considerations for Sand and Gravel Extraction (RMLP) • M8: Preferred Areas (RMLP) • M10: Outside Preferred Areas Applications will Normally be Refused (RMLP) • M11: Strongest Presumption Against Extraction (RMLP) • M12: Strong Presumption Against Extraction (RMLP) • M13: Strong Presumption Against Extraction all Other Areas (RMLP) • M14: Borrow Pits (RMLP) • M15: Building Sand (RMLP) • M16: Chalk, Clay and Other Minerals (RMLP) • M17: Oil and Gas (RMLP)

	<ul style="list-style-type: none"> • M18: Appropriate and Timely Restoration (RMLP) • M19: Securing Public Benefit through Restoration (RMLP) • M20: Proposals for Restoration (RMLP) • M21: Content of Minerals Applications (RMLP) • M26: Safeguarding Rail Depots (RMLP) • M28: Ancillary Structures (RMLP) • M29: importing Aggregates to Plant Sites (RMLP) • M2: Recycled and Secondary Aggregates (SEP) • M3: Primary Aggregates (SEP) • M4: Other Minerals (SEP) • M5: Safeguarding of Minerals Reserves, Wharves and Rail Depots (SEP)
WASTE DEVELOPMENT	<ul style="list-style-type: none"> • W1: Sustainable Development (WLP) • W3: Phasing Out Putrescible/Polluting Waste (WLP) • W11: Proposed Preferred Areas (WLP) • W13: Local Facilities (WLP) • W14: Sites for Engineered Landfill (WLP) • W15: Temporary Sites for Engineered Landfill (WLP) • W16: Waste Management Facilities - Non-Landfill (WLP) • W17: Green Waste Composting (WLP) • W18: Sewage Works (WLP) • W19: Farm and Stable Waste (WLP) • W20: Other Landfill Sites for Putrescible/Polluting Waste (WLP) • W21: Safeguarding Sites for Waste Management (WLP) • W23: Temporary Local Separation Sorting and Recycling Sites (WLP) • W24: Temporary Recycling Facilities on inert Waste Landfill Sites (WLP) • W25: Disposal of Inert Waste by Landfilling (WLP) • W26: Controls on Landfill Permissions to Secure Inert Waste Recycling (WLP) • W27: Is Development Needed? (WLP) • W28: Non-Identified Sites for Waste Management Development (WLP) • W29: Non-Identified Sites for Waste Management Development outside Preferred Areas (WLP) • W30: Assessing the Impact of Development Proposals (WLP) • W31: Information to be Provided with Application (WLP) • W33: Environmental Improvements and Wider Benefits (WLP) • W34: Land Raising (WLP) • W3: Regional Self-Sufficiency (SEP) • W4: Sub-Regional Self-Sufficiency (SEP) • W5: Targets for Diversion from Landfill (SEP) • W6: Recycling and Composting (SEP) • W7: Waste Management Capacity Requirements (SEP) • W8: Waste Separation (SEP) • W9: New Markets (SEP) • W10: Regionally Significant Facilities (SEP) • W11: Biomass (SEP) • W12: Other Recovery and Diversion Technologies (SEP) • W13: Landfill Requirements (SEP) • W14: Restoration (SEP) • W15: Hazardous and Other Specialist Waste Facilities (SEP) • W16: Waste Transport Infrastructure (SEP) • W17: Location of Waste Management Facilities (SEP)
OTHER TYPES	<ul style="list-style-type: none"> • CUD 17: Telecommunications (LP) • NRM13: Regional Renewable Energy Targets (SEP) • NRM14: Sub-Regional Targets for Land-Based Renewable Energy (SEP) • NRM15: Location of Renewable Energy Development (SEP) • NRM16: Renewable Energy Development Criteria (SEP)

BUILT & NATURAL ENVIRONMENT	
HISTORIC ENVIRONMENT	<ul style="list-style-type: none"> • CS33: Protection and Enhancement of the Historic Environment (CS) • CUD 1: Works affecting Listed Buildings (LP) • CUD 2: Change of Use of Listed Buildings (LP) • CUD 3: Maintenance of Listed Buildings (LP) • CUD 4: Setting of Listed Buildings (LP) • CUD 6: Demolition of Unlisted Buildings in Conservation Areas (LP) • CUD 7: New Development in Conservation Areas (LP) • CUD 10: Historic Parks and Gardens (LP) • CUD 11: Ancient Monuments and other Important Archaeological Remains (LP) • CUD 12: Development Impact on Archaeological Remains (LP) • CUD 13: Preservation of Archaeological Sites (LP) • BE6: Management of the Historic Environment (SEP)
ENVIRONMENTAL PROTECTION	<ul style="list-style-type: none"> • CS34: Pollution and Water Resources (CS) • CS35: Flooding (CS) • NE 10: Surface Water Run-Off and Development (LP) • NRM1: Sustainable Water Resources and Groundwater Quality (SEP) • NRM2: Water Quality (SEP) • NRM4: Sustainable Flood Risk Management (SEP) • NRM9: Air Quality (SEP) • NRM10: Noise (SEP)
NATURAL ENVIRONMENT	<ul style="list-style-type: none"> • CS36: Biodiversity and Geology (CS) • CS37: Major Landscape Features and Strategic Open Space (CS) • CS38: Trees, Hedges and Woodland (CS) • NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites (LP) • NE 7: Creative Nature Conservation (LP) • CC8: Green Infrastructure (SEP) • NRM5: Conservation and Improvement of Biodiversity (SEP) • NRM6: Thames Basin Heaths Special Protection Area (SEP) • NRM7: Woodlands (SEP) • C3: Areas of Outstanding Natural Beauty (SEP) • C4: Landscape and Countryside Management (SEP) • C5: Managing the Rural-Urban Fringe (SEP) • C6: Countryside Access and Rights of Way Management (SEP) • C7: The River Thames Corridor (SEP)

AREA-SPECIFIC	
CENTRAL AREA	<ul style="list-style-type: none"> • RC1: Station/River Major Opportunity Area (RCAAP) • RC2: West Side Major Opportunity Area (RCAAP) • RC3: East Side Major Opportunity Area (RCAAP) • RC4: Other Opportunity Sites (RCAAP) • RC5: Design in the Centre (RCAAP) • RC6: Definition of the Centre (RCAAP) • RC7: Leisure, Culture and Tourism in the Centre (RCAAP) • RC8: Drinking Establishments (RCAAP) • RC9: Living in the Centre (RCAAP) • RC10: Active Frontages (RCAAP) • RC11: Small Retail Units (RCAAP)

	<ul style="list-style-type: none"> • RC12: Terraced Housing in the Centre (RCAAP) • RC13: Tall Buildings (RCAAP) • RC14: Public Realm (RCAAP) • TC1: Strategic Network of Town Centres (SEP) • TC2: New Development and Redevelopment in Town Centres (SEP)
SUBURBAN AREAS	<ul style="list-style-type: none"> • BE2: Suburban Intensification (SEP) • BE3: Suburban Renewal (SEP)
<p>CS - Core Strategy RCAAP - Reading Central Area Action Plan LP - Local Plan SEP - South East Plan WLP - Waste Local Plan RMLP - Replacement Minerals Local Plan</p>	

POLICIES CONTAINED IN THE BERKSHIRE STRUCTURE PLAN 2001-2016

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

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

APPENDIX III - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AS AT 31/3/09
for the period 2010 -11 to 2014-15

REQUIREMENT	
Based on South East Plan allocation 2006-2026	12220
Net Completions 2006-2009	2,256
Net Completions 2008-2009	782
Projected Completions 2009-10	734
Residual requirement 2010-2026	8,448
Annual requirement for remaining 16 years, i.e. 8448/16	528
Total requirement for 5 years 2010/11-2014/15, i.e. 528x5	2640

SUPPLY	
<i>Gross outstanding new build hard commitments</i>	
Under Construction	848
<i>Net outstanding demolitions / conversions / change of use</i>	
Under Construction	11
Comprising total of:	<div>1ha and Under 1ha</div> <div>over >10 units</div>
Net outstanding new build soft commitments ¹ (development rate within 5 years)	0
Development Brief Sites	507
ALLOCATED RCAAP Sites	180
Employment Land Study Potential	200
Soft Commits	0
<i>Gross outstanding new build hard commitments</i>	
Not Started	1349
<i>Net outstanding demolitions / conversions / change of use</i>	
Not Started	37
TOTAL OUTSTANDING SUPPLY	3132

A) Total outstanding supply to 2014/15. Lapse rate applied against not started (10%), Local Plan Sites (10%), RCAAP Sites (20%), and Dev. Brief Sites (20%)	3132
B) Net completions on unidentified and uncommitted small sites 2008-2013/14 (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 2009-2014 (i.e. A+B+C)	3974
This represents a 7.53 years supply (i.e. 3974/528)	

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

1 No soft commitments outstanding

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

3 Reading Borough Local Plan outstanding housing allocations, Oct 1998

Annual Figures (Large SITES)	2010/11	2011/12	2012/13	2013/14	2014/15
TOTAL Annual Supply for Large Sites (including Lapsed Rate)	620	650	614	696	564

Annual figures (SMALL SITES)	2010/11	2011/12	2012/13	2013/14	2014/15
Total Annual Supply for Small Sites	145	145	145	145	145
Allowance for SHLAA sites	30	30	30	30	50

Total Supply (Large+ Small)	795	825	789	871	759
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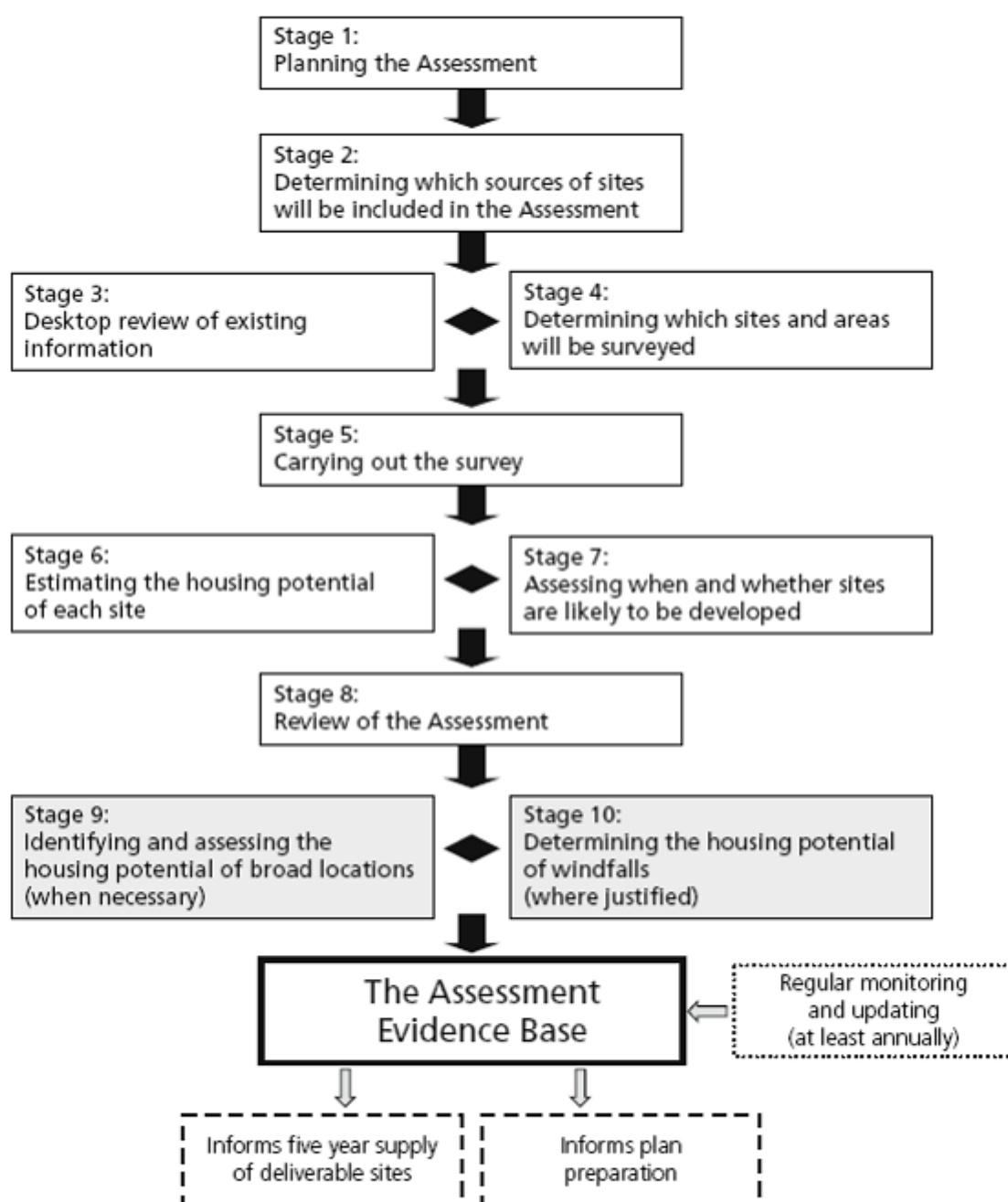
HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/09

Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
EXISTING COMMITMENTS NEW BUILD NOT STARTED							
Chatham Street 2		143	0	0	50	50	43
42 Kenavon Drive	2.35	542	0	100	100	100	100
Green Park	4.65	737	100	100	100	100	100
Central Swimming Pool	0.06	89	0	0	50	39	0
120 Kings Road	?	108	50	58	0	0	0
Land to R/O 88-96 Lower Henley Road	?	14	0	14	0	0	0
3-17 Newcastle Road	0.3	13	13	0	0	0	0
Meadway School	?	59	30	29	0	0	0
103 Dee Road	0.85	42	0	21	21	0	0
Lok 'n' Store, 5-9 Berkeley Avenue	0.67	112	30	30	52	0	0
6-14 WELDALE STREET	?	14	0	14	0	0	0
ABBOTSMEAD PLACE	0.35	54	27	27	0	0	0
The Roebuck Hotel OXFORD ROAD	?	11	11	0	0	0	0
Total - L 20			261	293	223	139	100
Total - L 20*L10			234.9	263.7	200.7	125.1	90
L 20 Sites			0	100	150	150	143
L 20 Sites* L 20			0	80	120	120	114.4
TOTALS	9.23	1938	235	344	321	245	204
EXISTING SOFT COMMITMENTS NEW BUILD NOT STARTED							
TOTALS							
EXISTING COMMITMENTS NEW BUILD UNDER CONSTRUCTION							
Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
Battle Hospital	8.36	500	84	84	84	0	0
Manor Farm	26.57	1150	100	100	100	100	100
Reading College, Green Road	1.82	94	34	0	0	0	0
34 Eldon Terrace and 79 London Road	0.08	14	8	0	0	0	0
1-7 Heathway & 79 Chapel Hill	0.44	13	10	0	0	0	0
85-103 Queens Road	0.63	81	41	0	0	0	0
Land to rear of 70 & 72 NORTH COURT AVENUE	0.82	11	3	0	0	0	0
TOTALS	38.72	1863	280	184	184	100	100

EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - NOT STARTED							
Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
The Old School, Southampton Street	0.13	11	11	0	0	0	0
181-183 Kings Road	0.09	14	14	0	0	0	0
74-76 London Street	0.11	14	0	14	0	0	0
3-17 Newcastle Road	0.3	-2	-2	0	0	0	0
TOTALS	0.63	37	23	14	0	0	0
Lapse Rate 10%			20.7	12.6	0	0	0
EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - UNDER CONSTRUCTION			2010/11	2011/12	2012/13	2013/14	2014/15
20-24 Vachel Road	0.03	11	11	0	0	0	0
TOTALS	0.03	11	11	0	0	0	0
ALLOCATED BROWNFIELD SITES WITHOUT PLANNING PERMISSION			2010/11	2011/12	2012/13	2013/14	2014/15
Avenue School, Basingstoke Road	1	50	0	20	20	10	0
Thames Water Reservoir, Bath Road	2.2	80	0	20	30	30	0
TOTALS	3.2	80	0	40	50	40	0
Local Plan (Lapse Rate 10%)			0	36	45	36	0
ALLOCATED RCAAP Sites							
Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
RC1h: Napier Road Corner	0	177	0	0	0	45	44
RC2b - Great Knollys Street & Weldale Street	2.53	346	0	0	0	29	29
RC4b - Reading Family Centre, North Street	0.23	36	0	0	0	12	12
RC4c - 5-21 Tudor Road	0.11	21	7	7	0	0	0
RC4l - Corner of Crown Street & Silver Street	0.38	60	0	0	0	15	15
RC4q - 143-145 Oxford Road	0.09	15	5	5	0	0	0
Total	3.34	655	12	12	0	101	100
RCAAP (Lapse Rate 20%)			10	10	0	81	80

Development Brief Sites							
Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
Dee Park		387	80	80	80	67	0
Station Hill		782	0	0	0	100	100
Total	0	1169	80	80	80	167	100
Dev Brief (Lapse Rate 20%)			64	64	64	134	80
Employment Land Study Potential						100	100
Site address	Area (ha)	No of proposed dwellings	2010/11	2011/12	2012/13	2013/14	2014/15
TOTAL FOR ALL LARGE SITES	51.81	3929	620	650	614	696	564

Methodology for Strategic Housing Land Availability Assessments²⁴



²⁴ Strategic Housing Land Availability Assessments: Practice Guidance – DCLG, July 2007

APPENDIX IV - BUILDING FOR LIFE ASSESSMENT

SITE [A]

Building for Life Evaluation	Site A (Less than 50 Dwellings)	Assessment carried out on 30/10/2009
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Summary

Environment and Community	2.5
Character	2.0
Streets Parking and Pedestrianisation	5.0
Design and Construction	2.5
Final Score	12.0

Criteria	Evaluation	Evidence	Score
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Environment and community

1	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	Close to a designated District Centre, and several parks	Map	1.0
2	Is there an accommodation mix that reflects the needs and aspirations of the local community?	Accommodation comprises 1, 2 and 3 bed flats. Officer's report gives details of mix; appears to meet needs of local community.	Officer's report	1.0
3	Is there a tenure mix that reflects the needs of the local community?	No. The properties all appear to be privately owned, with no mix of tenures.	No indication of any tenure mix in officer's report	0.0
4	Does the development have easy access to public transport?	The nearest bus stop is approximately a 10 minute walk, although it is a major route with a regular service. However this is not considered to be sufficiently close.	Bus route maps, assessor's local knowledge.	0.0
5	Does the development have any features that reduce its environmental impact?	The site has a rainwater harvest system, otherwise there are no other measures apparent or detailed in the officer's report	Photo	0.5
				2.5

Character

6	Is the design specific to the scheme?	Seems to be a fairly off the peg design, gables have been included which may refer to existing properties in the area, and some architectural detailing has been used.	photos	0.0
7	Does the scheme exploit existing buildings, landscape or topography?	No	photos	0.0
8	Does the scheme feel like a place with a distinctive character?	No, the scheme has no particular character.	photos	0.0
9	Do the buildings and layout make it easy to find your way around?	Yes, the site is small and has a simple layout which makes the getting around the site easy.	photos and site map	1.0
10	Are streets defined by a coherent and well structured building layout?	The site is very small, however the access and streets are coherent and well structured.	photos and site map	1.0
				2.0

Streets, parking and pedestrianisation

11	Does the building layout take priority over the streets and car-parking, so that the highways do not dominate?	The siting of the building appears to have largely been determined the existing road layout.	photos	1.0
12	Is the car parking well integrated and situated so as to support the street scene?	The car parking is well integrated into the development, it does not support the streetscene but there is no on street parking in this area in any case.	photos	1.0
13	Are the streets pedestrian, cycle and vehicle friendly?	Yes,	photos	1.0
14	Does the scheme integrate with existing Streets, paths and surrounding development?	Yes, the scheme clearly integrates with the existing road and path layout.	Photos	1.0
15	Are public spaces and pedestrian routes overlooked and do they feel safe?	There are no public spaces due to the small size of the site, however parking areas and pedestrian routes are over looked and feel safe.	photos	1.0
				5.0

Design and Construction

16	Is public space well designed and does it have suitable management arrangements in place?	There is no public space on the site	photos	0.0
17	Do buildings exhibit architectural quality?	No particularly - seems to be of a fairly standard off the peg design.	photos	0.0
18	Do internal spaces and layout allow for adaptation, conversion or extension?	It was not possible to carry out a internal inspection, however from floorplans it appears that there may be some scope for internal adaptations. However, there is insufficient information to fully assess this.	floor plans	0.5
19	Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?	The scheme was required to meet Ecohomes standard 'Very Good'.	Case officer's report	1.0
20	Do buildings or spaces outperform statutory minima, such as Building Regulations?	The scheme was required to meet Ecohomes standard 'Very Good'.	Case officer's report	1.0
				2.5

SITE [B]

Building for Life Evaluation	Site B (More than 100 Dwellings)	Assessment carried out on 30/10/2009
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Summary

Environment and Community	4.5
Character	3.0
Streets Parking and Pedestrianisation	4.0
Design and Construction	2.5
Final Score	14.0

Criteria	Evaluation	Evidence	Score
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Environment and community

1	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	The development is close to shops, pubs and cafes; provides a park with play area and is relatively close to a school.	Area Map	1.0
2	Is there an accommodation mix that reflects the needs and aspirations of the local community?	The development is a mix of houses and flats of different sizes	On site observation and case officer's report	1.0
3	Is there a tenure mix that reflects the needs of the local community?	The development provides affordable housing, lifetime homes and units appropriate for disabled occupiers. However, there appears to be a limited range of tenures.	Case officer report	0.5
4	Does the development have easy access to public transport?	Yes, the site is very close to a major bus route, and within walking distance of a train station.	Area map	1.0
5	Does the development have any features that reduce its environmental impact?	Yes, the development provides a district heating system, and some photo-voltaics; all the properties meet Ecohomes 'Very Good' standard.	Case officer report	1.0
				4.5

Character

6	Is the design specific to the scheme?	The layout of the development is specific to the scheme as it had to integrate with surrounding streets and provide a park. However the design of the buildings is not specific and uses a off the peg	Photos and site layout plan	0.5
7	Does the scheme exploit existing buildings, landscape or topography?	No, the original buildings were demolished, a few trees were retained, but a large number of others were removed.	Photos and site layout plan	0.0
8	Does the scheme feel like a place with a distinctive character?	The park gives the development some character, but otherwise it could be a development anywhere in the country.	Photos and site layout plan	0.5
9	Do the buildings and layout make it easy to find your way around?	Yes, the site has a clear and simple layout which is easy to navigate.	Photos and site layout plan	1.0
10	Are streets defined by a coherent and well structured building layout?	Yes, the building layout is structured and coherent	Photos and site layout plan	1.0
				3.0

Streets, parking and pedestrianisation

11	Does the building layout take priority over the streets and car-parking, so that the highways do not dominate?	No, the building layout is well structured, however this is determined by the need to integrate with existing streets rather than the buildings defining the streets.	Photos and site layout plan	0.0
12	Is the car parking well integrated and situated so as to support the street scene?	Yes, car parking is largely on street, with some garages. Some parts use a shared surface but provide parking bays.	photos	1.0
13	Are the streets pedestrian, cycle and vehicle friendly?	Yes, the streets feel safe, are well overlooked and promote carefully driving by motorists.	Photos and site layout plan	1.0
14	Does the scheme integrate with existing Streets, paths and surrounding development?	Yes, the development extends existing streets and integrates fairly well with these streets and residential properties.	Photos and site layout plan	1.0
15	Are public spaces and pedestrian routes overlooked and do they feel safe?	Yes, these areas are well overlooked and feel safe.	Photos	1.0
				4.0

Design and Construction

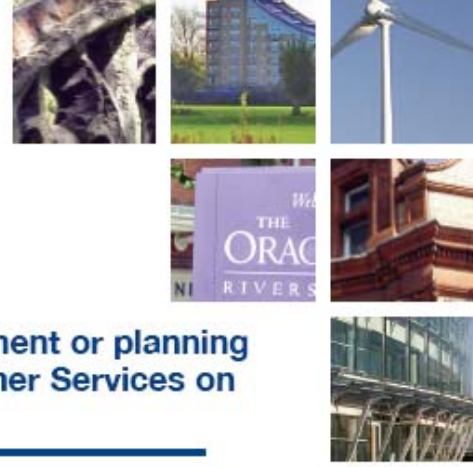
16	Is public space well designed and does it have suitable management arrangements in place?	Yes, the park is well designed being a comfortable place to use for all groups and has a management plan in place.	Photos and case officer report	1.0
17	Do buildings exhibit architectural quality?	No, these buildings whilst acceptable appear to be an off the peg design which could be anywhere. They have no particular distinctiveness and don't exhibit architectural quality.	Photos	0.0
18	Do internal spaces and layout allow for adaptation, conversion or extension?	Some of the properties meet Life time homes standards, however it is not clear how many.	Case officer report	0.5
19	Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?	No evidence presented	None	0.0
20	Do buildings or spaces outperform statutory minima, such as Building Regulations?	All the properties comply with Ecohomes 'Very Good' standard.	Case officer report	1.0
				2.5

APPENDIX V - HOUSING TRAJECTORY 08-09 (Detailed Sites)

RBC Housing Trajectory, 31st March 2009

[illegible]

	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	2024/25	2025/26	TOTAL
RC1a: Friar St & Station Rd																13	13	13	13	13	65
RC1b: Frars Walk & Greyfriars Rd												14	14	14	14	13	13	13	13	13	121
RC1e: North of Station												51	51	51	51	51	50	50	50	50	455
RC1g: Riverside												19	19	19	19	18	18	18	18	18	166
RC1h: Napier Road Corner								45	44	44	44										177
RC2a: Cattle Market																65	65	65	65	64	324
RC2b: Gr Knollys St & Weldale St								29	29	28	28	29	29	28	28	24	24	24	23	23	346
RC2c: Chatham St (remainder)																31	31	30	30	30	152
RC2d: Broad Street Mall																					0
RC2e: Hosier Street												51	51	51	51	51	51	51	51	50	458
RC3b: Reading Prison																					0
RC3c: Forbury Retail Park												68	68	67	67	67	67	67	67	67	605
RC3d: Forbury Bus Pk/Kenavon Dr												52	52	51	51	38	37	37	37	37	392
RC3f: Gas Holder																27	27	27	27	26	134
RC4a: Oxford Rd & Eaton Place												15	14	14	14	14	14	14	14	14	127
RC4b: Reading Family Centre								12	12	12											36
RC4c: Tudor Road				7	7	7															21
RC4d: 9-27 Greyfriars Road																5	5	5	5	4	24
RC4e: The Forbury/Market Place																2	2	2	2	1	9
RC4f: Market PI/Abbey HI/Abb Sq																6	6	6	6	6	30
RC4g: 37-43 Market Place																2	1	1	1	1	6
RC1j: 25-31 London Street																					0
RC4k: Crown St/Southampton St												3	3	3	3						12
RC4l: Crown St/Silver St								15	15	15	15										60
RC4q: 143-145 Oxford Road				5	5	5															15
RC4r: South Street																7	7	7	7	7	35
RC4s: Central Library																6	6	6	6	6	30
Total RCAAP				12	12	12	0	101	100	99	87	302	301	298	298	440	437	436	435	430	3800
RCAAP (Lapse Rate 20%)				10	10	10	0	81	80	79	70	242	241	238	238	352	350	349	348	344	3040
Development Brief Sites																					
Dee Park				80	80	80	80	67													387
Station Hill								100	100	100	100	100	100	100	82						782
Total (Dev Brief Sites)				80	80	80	80	167	100	100	100	100	100	100	82	0	0	0	0	0	1169
Dev Brief (Lapse Rate 20%)				64	64	64	64	134	80	80	80	80	80	80	66	0	0	0	0	0	871
Local Plan Sites																					
Avenue School, Basingstoke Road						20	20	10													50
Thames Water Reservoir, Bath Road						20	30	30													80
Total (Local Plan Sites)						40	50	40													130
Local Plan(Lapse Rate 10%)						36	45	36													117
Total Past Completions	637	837	782																		2256
Total Projected Completions				734	795	825	789	891	759	684	643	754	686	683	669	717	715	614	613	609	12179
Cumulative Completions	637	1474	2256	2990	3785	4610	5399	6289	7049	7733	8375	9129	9815	10498	11167	11884	12599	13213	13826	14435	
PLAN - Strategic Allocation (annualised)	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	12220
MONITOR - No dwellings above or below cumulative allocation	26	252	423	546	730	944	1122	1401	1550	1623	1654	1797	1872	1944	2002	2108	2212	2215	2217	2215	
MANAGE - Annual requirement taking account of past / projected completions	611	610	597	586	577	562	544	525	494	470	449	427	386	344	287	211	84	-126	-496	-803	



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Polish

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Portuguese

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Punjabi

اگر آپ کو پلاننگ کی اس دستاویز یا پلاننگ کیلئے درخواست کے فارم پُر کرنے یا سمجھنے کیلئے مدد درکار ہو تو براہ مہربانی 0118 955 3717 پر ٹیلیفون کریں یا سوک سنٹر کے گراؤنڈ فلور پر واقع کسٹمر سروسز پر تشریف لائیں۔

Urdu

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