

## A circular collage representing the planning process. The text "PLANNING FOR THE FUTURE" is written in red, and "RESPECTING THE PAST" is written in blue, curving around the top and bottom of the collage. The collage includes images of a modern building with a clock tower, a large crowd on stairs, a wind turbine, a park with a lake, and people interacting.



**Reading**  
BOROUGH COUNCIL

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## Executive Summary

The Annual Monitoring Report (AMR) assesses the performance of the Local Development Framework (LDF) and monitors the progress of core and local output indicators on a thematic basis (economic development & employment; housing; built and natural environment etc). For this AMR, an update on the Reading Central Area is also included.

The majority of socio-economic development indicators for Reading are largely favourable when compared to those of the South East and the nation - an indication of Reading's resilience and efforts in pursuing the necessary drivers for future prosperity. However, 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. This report is for the monitoring year 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010.

### Key Findings:

- The net number of dwellings completed<sup>1</sup> in the monitoring year is 693. A net total of 3605 dwellings were completed in the last five years, with an average build rate of 721.
- The total number of housing completions (693) for the current monitoring year is above the Core Strategy target of 572<sup>2</sup> dwellings and the South East Plan figure of 611 dwellings per annum.
- Affordable housing completions in 2009/10 represent approximately 18% of all housing completions in the Borough with a total of 121 dwellings. Social rented dwellings comprised 58% of the total affordable housing completions.
- It is anticipated that 608 net additional dwellings will be completed in the period 2010/11.
- The borough's five year land supply (2011/12 - 2015/16) stands at 3666 dwellings with a projected supply of 7.45 years.
- The total gross internal floorspace developed for employment uses was 63656 m<sup>2</sup>, whereby B1a (offices) use class had the highest share of nearly 65%.
- 65% of the office floorspace developed was located in Central Reading and the remaining 35% in Green Park.
- The Sites & Detailed Policies Document (a merger of the Site Allocations Document and Development Management Document) - a key document within the Local Development Framework (LDF) is currently on course to be submitted to government by summer/ autumn 2011.

The Council will continue to develop its information and monitoring systems so that it can review the targets and indicators in the evolving LDF.

<sup>1</sup> New build & demolition/ conversion/ change of use

<sup>2</sup> 2006/07 to 2015/16

# 1. Introduction

## Context to AMR 2009/10

- 1.1** The AMR 2009/10 is the sixth to be produced under the current planning system and is expected to signpost the impact of Local Development Document (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 2009/10 covers the period April 2009 to March 2010 and includes:
- A brief overview of Reading's key characteristics
  - A description of the current planning policy framework for Reading including a brief update on the Reading Central Area
  - Progress made with regard to the Local Development Scheme (LDS) since April 2009, including the 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.
- 1.2** The 2004 Planning and Compensation Act requires planning authorities to produce a yearly monitoring report on the performance of the Local Development Framework (LDF). The Reading Borough Annual Monitoring Report (AMR) for the monitoring year 2009/10 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).
- 1.3** The AMR 2009/10 deliberates upon the performance of key policies and related targets within the adopted Reading Core Strategy, the adopted Reading Central Area Action Plan (RCAAP) and the possible impact of these policies on national and local policy targets. It also assesses the performance of these policies in the context of the current downturn.
- 1.4** The emphasis on 'localism' in place making, business and enterprise; impact of constrained financial resources and spending cuts announced by the government will have a profound effect 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.

- 1.5 The housing trajectory for 2009/10 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.
- 1.6 The AMR presents substantial information regarding the Borough's corporate priorities, e.g. housing delivery, 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 current Core Output Indicators.



*Fig. 1 : Reading Town Hall*

## Background - Reading

**1.7** Reading is situated at the heart of the Thames Valley in the 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 151,800<sup>3</sup> in an area of 40.40 km<sup>2</sup>, with a population density of 37.6 persons per hectare. 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.

**1.8** Reading is a vibrant and multi-cultural centre, with over 13%<sup>4</sup> of the population from black and ethnic minority communities and a sizeable number from EU Accession countries. Reading has a considerable proportion of young adults (20-35 year olds) and a growing elderly population (65+). The availability of a highly skilled workforce, economic base, strategic location on the M4 corridor, proximity to London and Heathrow makes Reading an ideal location for major business (especially ICT) and retail.



*Fig. 2: The Forbury Gardens –Central Reading*

**1.9** Reading is home to the University of Reading and Reading College. A large percentage of the local working population are highly skilled, ranking as 8<sup>th</sup> highest<sup>5</sup> amongst 64 sample UK cities for working age population with high level qualifications.

**1.10** Reading has been moderately resilient to the recession when compared to counterparts elsewhere in the country. This is also substantiated through a report<sup>6</sup> by an independent think-tank in January 2010 which suggests that Reading along with Brighton, Cambridge, Edinburgh and Milton Keynes are potential candidates to emerge stronger from the recession. The report titled 'Cities Outlook 2010' ranks the economic performance of 64 of the UK's largest cities and towns. It suggests that a strong private sector, high levels of entrepreneurship, highly educated workforce and large shares of knowledge-intensive jobs are the vital characteristics to emerge stronger from the recession - most of which are key to the vitality and success of Reading.

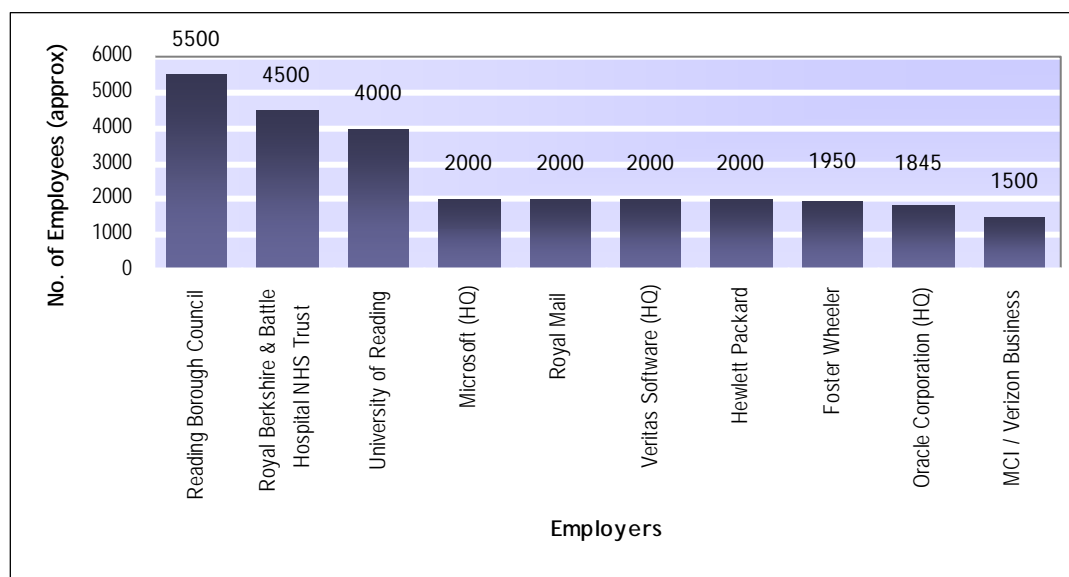
<sup>3</sup> ONS mid-year population estimates, 2009

<sup>4</sup> Reading Sustainable Community Strategy, 2008-2011

<sup>5</sup> Centre for Cities (2010) *Cities Outlook 2010* London: Centre for Cities

<sup>6</sup> Centre for Cities (2010) *Cities Outlook 2010* London: Centre for Cities

- 1.11** Whilst the recession gave rise to rising youth unemployment, Reading figured in the top 5 cities within the country with lowest youth employment figures in the 16-24 JSA<sup>7</sup> claimants category in November 2009. Reading's dynamic private sector economy is a key to its strong performance during the recession. The major employers within Greater Reading area are as depicted below:



*Fig. 3: Largest Employers in Greater Reading area (2009)*

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

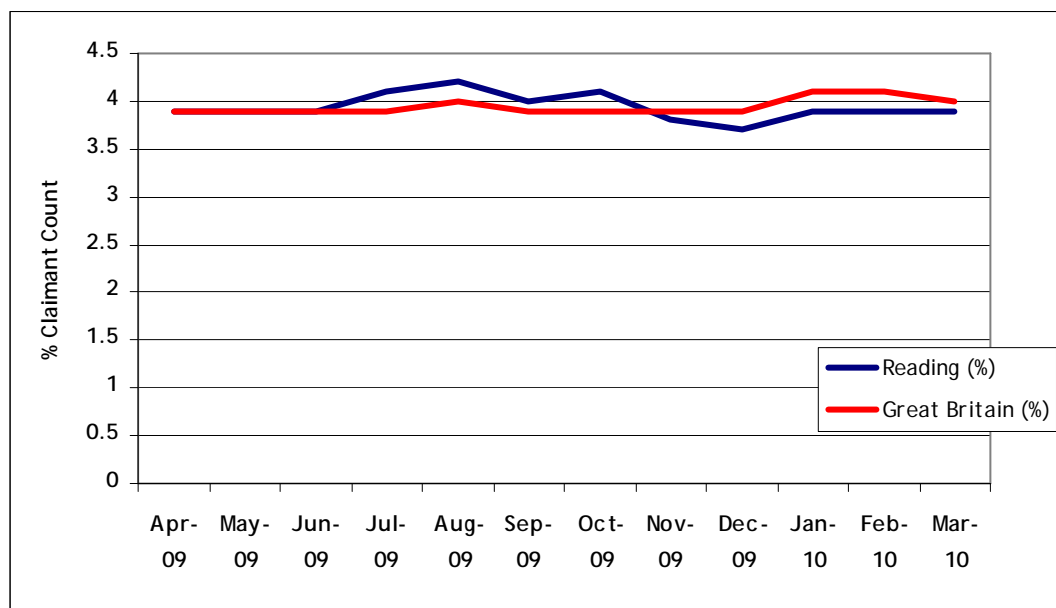
- 1.12** Regardless of Reading's ability to strongly counter the recession, there exist 11 SOAs<sup>8</sup> within 20% of the most deprived in England as compared to 8 in 2004<sup>9</sup>, indicating a growing inequality. Action with regards to income, employment and skills is of the utmost importance to negate the expected intensification of the levels of inequality within these deprived areas.
- 1.13** The claimant count for unemployment in Reading at 3.9% (March 2010), is marginally below the national average of 4.0%, but stands unchanged to that of March 2009. The steep increase in unemployment due to the recession in the previous financial year (2008/09) vis-à-vis minor fluctuations in the current year (2009/10) is reflected in Figure 5 below. The comparative trends of Reading Borough with regard to national figures depict a similar scenario throughout the year except for a brief period in August 2009 where it moved above the national figure by 0.2%. The trend in claimant count rates for the Borough is provided in the Figures below.

<sup>7</sup> Job Seekers Allowance

<sup>8</sup> 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.

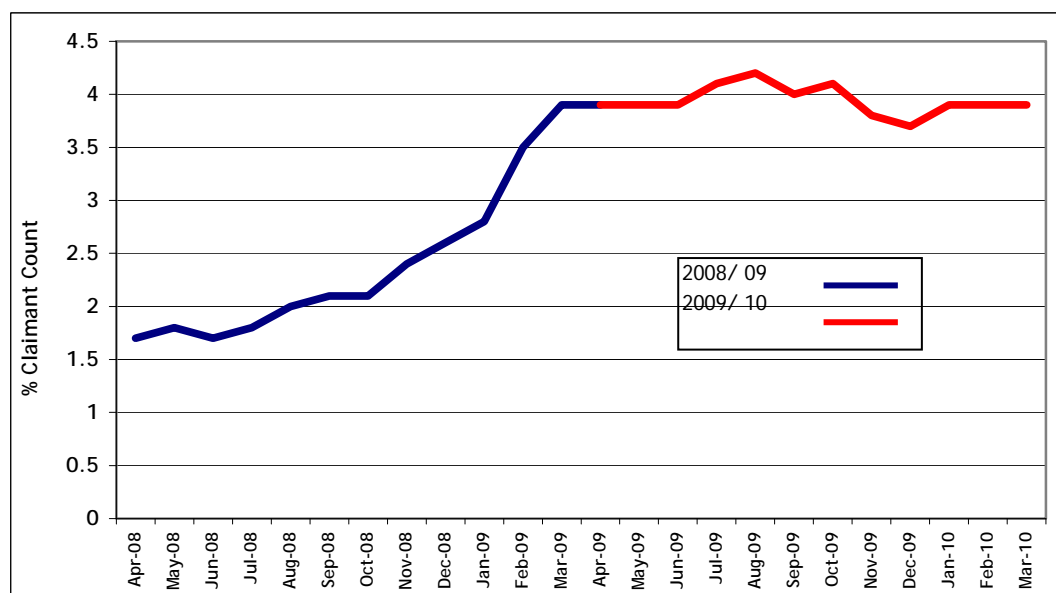
<sup>9</sup> Index of Multiple Deprivation 2007, DCLG





*Fig. 4: Claimant Count Unemployment in Reading Borough, April 2009 – March 2010*

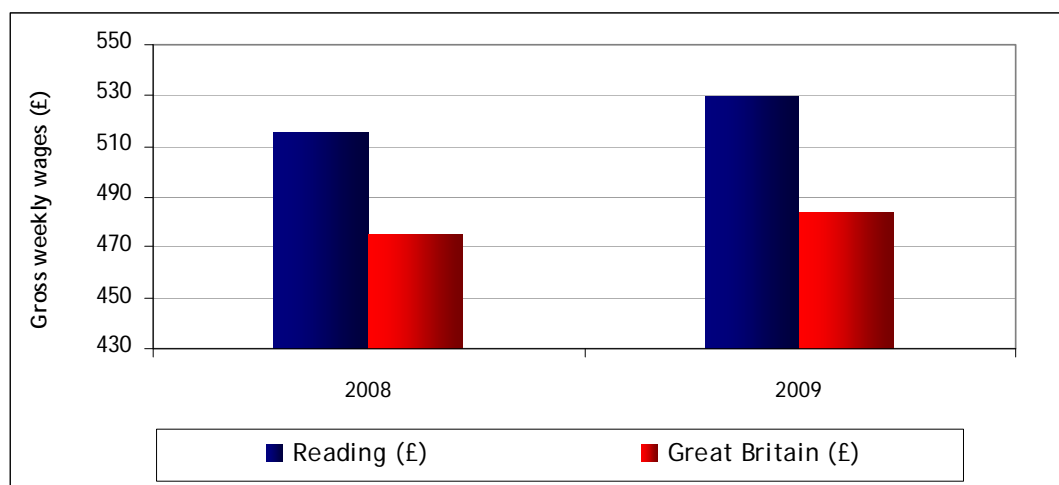
Source: NOMIS



*Fig. 5: Rise in Claimant Count Unemployment in Reading Borough, April 2008 – March 2010*

Source: NOMIS

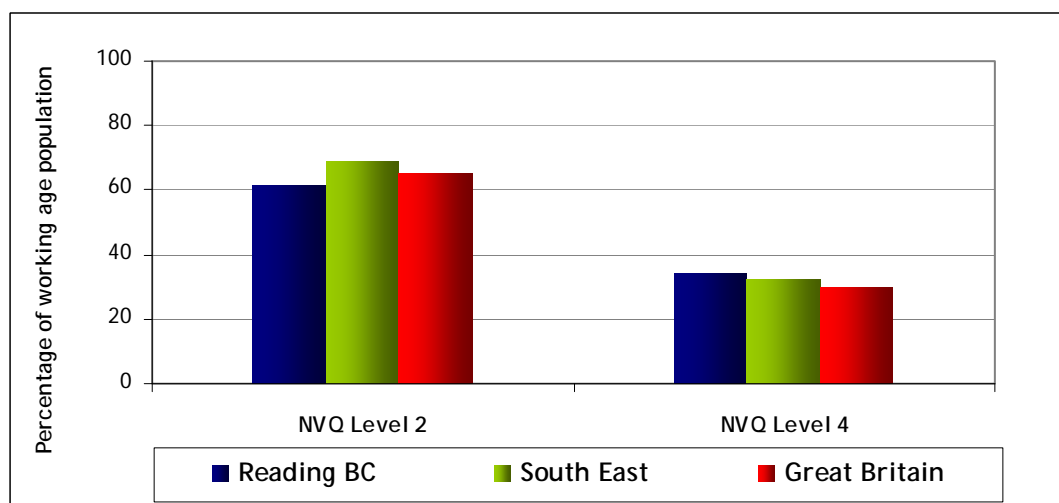
- 1.14** According to the ASHE 2009<sup>10</sup>, the gross average annual pay of Reading was £30,705 compared to the Great Britain average of £26,684. Residents in Reading receive lower gross weekly wages (£529.8) as compared to those who work in Reading (£535.5). The annual trend in gross weekly wages (for individual males and females) in Reading with respect to Great Britain averages is illustrated through Figure 6 below for the years 2008 and 2009.



*Fig. 6: Average Gross Weekly Wage, Reading & GB, (2008 - 2009)*

Source: Annual Survey of Hours and Earnings, 2009

- 1.15** Reading has the third most diverse population in the South East, with 134<sup>11</sup> languages spoken in its schools. The performance of Reading (61.4%) with respect to NVQ Level 2 rates is lower than comparative regional (69%) and national (65.4%) averages. With regards to NVQ Level 4, Reading's performance (33.9%) is marginally better than regional (32.6%) and national (29.9%) figures. The overall performances in both levels are also slightly better than the preceding year.



*Fig. 7: Percentage of Working-age Population Qualified at NVQ Equivalent Levels 2 & 4*

Source: NOMIS, Jan 2009 – Dec 2009

<sup>10</sup> Annual Survey of Hours & Earnings

<sup>11</sup> Draft Reading Borough Council Housing Strategy, 2009-2014

## Housing in Reading

- 1.16** The housing market in Reading has staged a gradual recovery from the recession during the last monitoring year. However, the lack of availability of mortgage credit remains the crucial barrier in boosting future housing market activity. The average house price in Reading stepped up from £179,130 in April 2009 to £196,843 in March 2010 – an increase of 9% as shown in Figure 8. The house price index comparison as described in Figure 9 reflects those for the monitoring year 2009/10. Prices have fallen since March 2010.

### Reading House Prices (2009/10)

Average house price in Reading by type of property; April 09 – March 10

	<b>Detached (£)</b>	<b>Semi-Detached (£)</b>	<b>Terraced (£)</b>	<b>Maisonette/Flat (£)</b>	<b>All (£)</b>
Apr-09	344,467	193,596	156,867	142,424	179,130
May-09	344,725	193,741	156,985	142,531	179,264
Jun-09	347,992	195,577	158,472	143,881	180,963
Jul-09	355,641	199,876	161,956	147,044	184,941
Aug-09	358,970	201,747	163,472	148,420	186,672
Sep-09	359,294	201,929	163,619	148,555	186,841
Oct-09	359,229	201,892	163,590	148,527	186,807
Nov-09	357,127	200,711	162,633	147,659	185,714
Dec-09	364,325	204,756	165,910	150,634	189,457
Jan-10	367,932	206,783	167,553	152,126	191,332
Feb-10	373,371	209,840	170,030	154,375	194,161
Mar-10	378,528	212,738	172,378	156,507	196,843

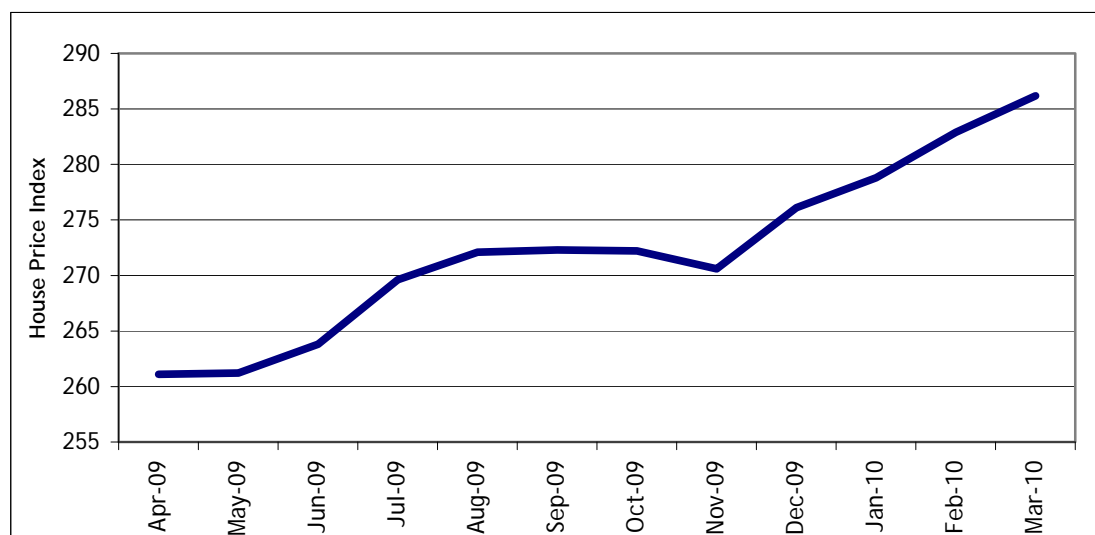
Source: Land Registry 2010



*Fig. 8: New Housing Development at Chatham Place, Reading*

Source: Amec Developments

- 1.17** Despite improvements in the availability of mortgages, the crisis in the housing market has continued to have an adverse effect on the supply chain. New funding options for securing affordable housing need to be explored in the light of much reduced viability of development. The number of dwellings in Reading is estimated to be around 64,388<sup>12</sup>, with 55% being owner occupied (35,639), 27% rented from private landlords (17,806), 5.8% rented from a RSL<sup>13</sup> (3,762) and 11.1% rented from Reading Borough Council (7178).<sup>14</sup>



*Fig. 9: House price index for Reading, 2009 – 2010*

Source: Land Registry, UK

- 1.18** There are an estimated 489 long-term (6 months or more) private sector empty homes in Reading as of March 2010.<sup>15</sup> The number of empty homes brought back into use during the current monitoring year is 9.

<sup>12</sup> Housing Statistical Appendix 2008

<sup>13</sup> Registered Social Landlord

<sup>14</sup> Reading Borough Council Housing Strategy, 2009-2014

<sup>15</sup> Reading Borough Council

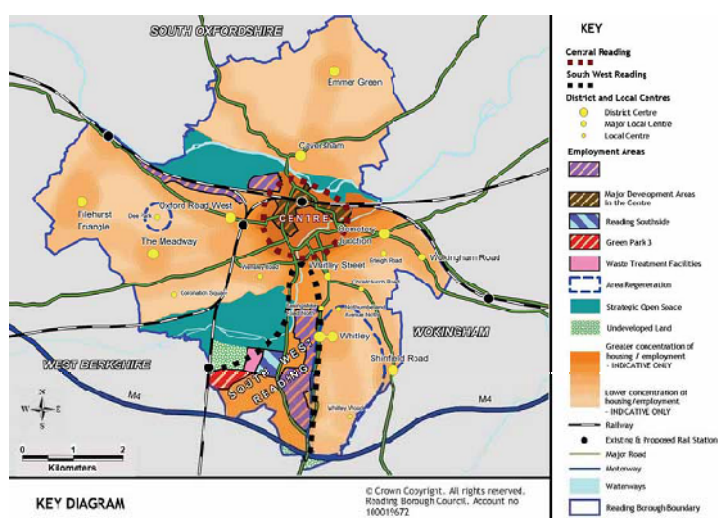
## Planning Context

**1.19** This 2009-10 Reading AMR covers the period 1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010. The current monitoring year includes an exclusive update on the key achievements of the Reading Central Area Action Plan (RCAAP).

**1.20** The development plan for Reading Borough in the period 2009-10 comprised:

- 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).<sup>16</sup>
- South East Plan (SEP) – adopted May 2009, which replaced saved policies in the Berkshire Structure Plan.
- 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.

**1.21** The AMR for 2009/10 takes into account the proposed revocation of the Regional Spatial Strategies by the Secretary of State through the DCLG letter of 6<sup>th</sup> of July 2010.<sup>17</sup> For the purpose of the monitoring year 2009/ 10, the South East Plan constitutes a part of the development plan. The RSS remains a part of the development plan following the quashing of the 6<sup>th</sup> July revocation in the 10<sup>th</sup> November 2010 *Cala Homes* judgement.<sup>18</sup>



**Fig. 10: Key Diagram - Main Policies & Proposals - Core Strategy (CS)**

Source: Core Strategy, Reading Borough Council

**1.22** 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 management policies which will eventually form part of the Reading Borough Local Development Framework.

<sup>16</sup> This has subsequently been replaced by the adoption of the South East Plan in 2009

<sup>17</sup> <http://www.communities.gov.uk/statements/newsroom/regionalstrategies>

<sup>18</sup> <http://www.bailii.org/ew/cases/EWHC/Admin/2010/2866.html>



## 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 of Town and Country Planning (Local Development) (England) Regulations 2004. 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 the 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. It has not yet been approved by GOSE. 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 2009 to end March 2010. Monitoring will be in relation to the 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 (RCAAP):** 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. The RCAAP was 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 aim, 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 Sites & Detailed Policies 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 have now been merged into a single document and renamed as the 'Sites and Detailed Policies Document (SDPD)'.

This combined document details site-specific allocations for development, for the period up to 2026 and includes policies for the determination of planning applications, including detailed standards and requirements.


Under the Draft Revised LDS 2009, the SDPD is programmed to be submitted to government during summer/ autumn 2011, which is slightly later than the date indicated in the Approved 2007 LDS. This delay takes account of the new 2008 act 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 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 Sites & Detailed Policies Document. 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 2004 LDF regulations) against the Local Development Scheme (September 2007) at March 2010

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													

 Position at 31<sup>st</sup> March 2009

 Progress in monitoring year 2009 - 2010

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 2008 LDF regulations) against the Local Development Scheme (September 2007) at March 2010

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



Position at 31<sup>st</sup> March 2009




Progress in monitoring year 2009 - 2010

Local Development Document Preparation Milestones	
<b>01</b>	Pre-production, including commencement of document preparation.
<b>02</b>	Preparation of the scoping report for the sustainability appraisal.
<b>03</b>	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
<b>04</b>	Consider representations and discussions with community and stakeholders
<b>05</b>	Preparation of pre-submission document and sustainability appraisal report.
<b>06</b>	Public participation on pre-submission document and sustainability appraisal report.
<b>07</b>	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
<b>08</b>	Submission of development plan document and sustainability appraisal report to Secretary of State;
<b>09</b>	Pre-examination meeting
<b>10</b>	Examination period including commencement of examination;
<b>11</b>	Receipt of Inspectors Binding Report
<b>12</b>	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 SPDs against the Local Development Scheme (September 2007) at March 2010

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) <sup>19</sup>						
Briefs for sites in East side of Central Reading (Kenavon drive)						

 Position at 31<sup>st</sup> March 2009

 Progress in monitoring year 2009 - 2010

Supplementary Planning Documents Preparation Milestones	
<b>01</b>	Pre-production, including commencement of document preparation
<b>02</b>	Preparation of the scoping report for the sustainability appraisal.
<b>03</b>	Preparation of draft supplementary planning document
<b>04</b>	Draft supplementary planning document planning document and sustainability appraisal (SA) <sup>20</sup> report issued for public participation.
<b>05</b>	Consideration of consultation representations
<b>06</b>	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** There was considerable progress on Supplementary Planning documents during 2009/10. Resources were prioritised on producing the Sites and Detailed Policies Document. Nevertheless, the Parking Standards and Design SPD was consulted on and amended during the year and adopted in September 2009. 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, including production of and consultation on a Draft Reading Station Area Framework.

<sup>19</sup> Review of SPD in context of Supplement to PPS1 and Policy CS1 in the Adopted Core Strategy

<sup>20</sup> No legal requirement for SA as of 2009 for SPDs. Hence SAF wasn't subjected to a SA.



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** 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. 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:** 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 substantial work being done on the 'Sites & Detailed Policies Document (SDPD)', which forms part of the Reading Borough Local Development Framework (LDF) and will replace part of the Reading Borough Local Plan, adopted in 1998.

**2.11** Despite the fact, that there have been occasions when the LDS has had to be reviewed due to changes in legislation, 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 Introduction

3.2 Policies CS1 - CS5: The Council is in the process of setting up systems to monitor the implementation of these policies.

#### 3.3 Settlement Boundary

3.4 Relevant Policies: CS 6 Settlement Boundary, KEY 4 Areas of Development (LP)

3.5 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 1: Number of new developments permitted outside the settlement boundary*

No permissions outside the settlement boundary were granted in the monitoring year (2009/ 10)

3.6 **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.

3.7 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'.

### 3.8 Waterspaces

**3.9** Relevant Policies: CS8 Waterspaces, WAT 4,5,6,8 & 10 Waterways - Site Specific Proposals (LP)

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



*Fig. 11: River Kennet at London Street*

**3.11** 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 2: Areas of BAP priority habitat on Reading's waterways*

UK BAP Priority Habitat Type	Area in 2009/10 (ha)
Eutrophic standing waters	12.9
Fens	16.5
Ponds	0.1
Rivers	1.0
<b>Total</b>	<b>30.4</b>

Source: Thames Valley Environmental Records Centre

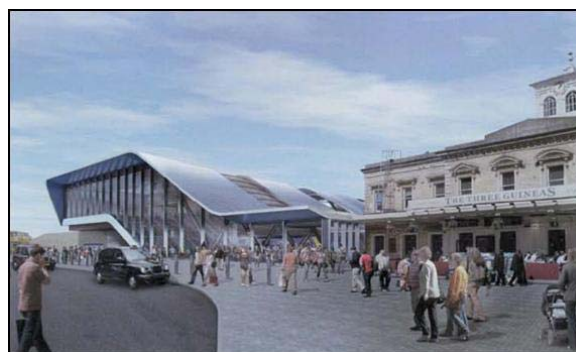
**3.12** Analysis: The number of sites under positive conservation management (as defined by National Indicator 197) has increased to 14%, this is an improvement on the baseline of 4% and is in line with RBCs targets.

**3.13** 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

**3.14** Relevant Policies: CS10 Location of Employment Development, CS11 Use of Employment Land for Alternative Uses, CS12 Maintaining a Variety of Premises, CS13 Impact of Employment Development, EMP 3 Acceptability of Employment Development (LP), EMP 7 Major Industrial Areas (LP) and EMP 9 Implementation of Mixed-Use development (LP)

**3.15** 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 Reading Station**

Source: Network Rail

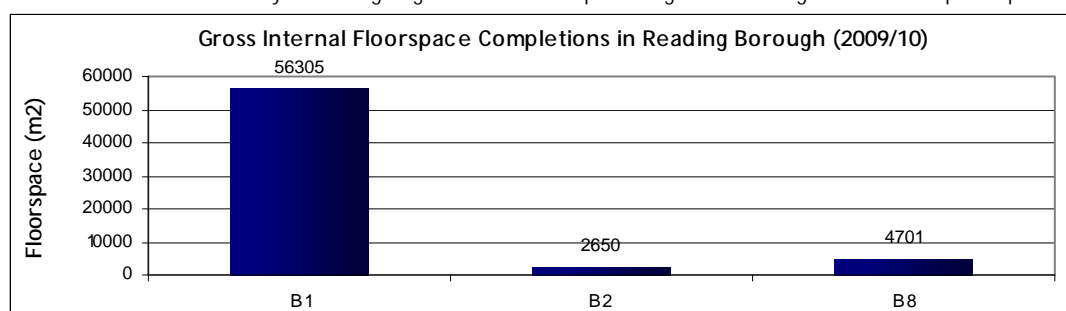
**3.16** The Use Classes Order defines employment floorspace as B1a (Office), B1b (Research & Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) categories. The gross figure measures total new floorspace gains and the net figure eliminates the losses.

*Indicator 3: Amount of land developed for employment by type 2009/10*

TOTAL FLOORSPACE (m <sup>2</sup> ) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
gross	40477	0	0	15828	2650	4701	0	63656
net	38274	0	-2115	15630	-5829	2533	0	48494

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 (2009/10)**

Source: Berkshire Joint Strategic Planning Unit.

**Indicator 4: Amount of land developed for employment by type in development / regeneration areas 2009/ 10**

<b>GROSS FLOORSPACE (m<sup>2</sup>) - Completed</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>
Central Reading	39,137	0	0	0	0	0	0
Forbury Industrial Park	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>39,137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	2,765	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	2,119	0
Worton Grange	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0
Green Park	0	0	0	16,445	0	0	0
Cardiff Road/Richfield Ave	0	0	0	0	0	0	0
<b>Other Business Areas</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,445</b>	<b>0</b>	<b>4,884</b>	<b>0</b>
<b>Total for Business Areas</b>	<b>39,137</b>	<b>0</b>	<b>0</b>	<b>16,445</b>	<b>0</b>	<b>4,884</b>	<b>0</b>

Source: Berkshire Joint Strategic Planning Unit.

Note: Figures given here are for gross external floorspace.

**3.17 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 2009-10. The total gross internal floorspace developed for employment uses was 63656 m<sup>2</sup>, an increase of more than 85% in comparison to the previous monitoring year. B1a (offices) use class had the highest share of nearly 65%.

**3.18 Location of Employment:** A new warehousing development was completed at Rose Kiln Lane N/Elgar Rd in 2009/10. The proportion of B1 vis-à-vis B2 & B8 developments within the core employment areas in comparison with the previous monitoring year is reflected in Figure 14 below:

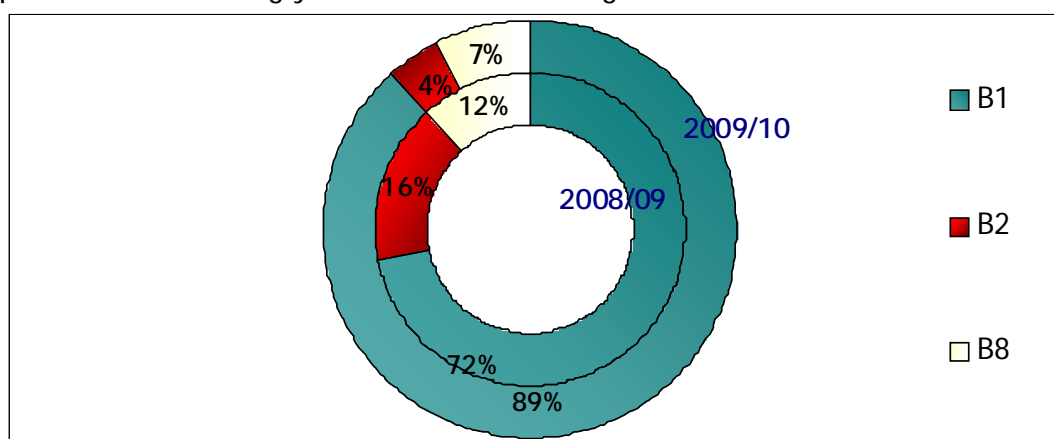


Fig. 14: Proportion of B1 vis-à-vis B2 & B8 within Core Employment Areas

**Indicator 7: Location of Employment Development**

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



**3.19** Central Reading continued to be the leader in B1a (office) development, with the completion of major office developments eg. Reading Central One and Abbey Mill House. A new warehousing development was completed at Rose Kiln Lane N/Elgar Rd in 2009/10.

**3.20** **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 5: Total amount of employment floorspace on previously developed land - by type*

<b>GROSS FLOORSPACE (m<sup>2</sup>) - Completed</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	<b>Total</b>
gross PDL	37,669	0	0	0	2,650	4,701	0	45,020
% gross on PDL	93%	0%	0%	0%	100%	100%	0%	71%

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.

**3.21** **Analysis:** 71% of employment floorspace (the sum of Use Classes B1(a), B1(b), B1(c), B2 and B8) in Reading within the period April 2009 to March 2010 was developed exclusively on previously developed land. The remainder of development on greenfield land (29%) relates to a development that was committed some years ago (Green Park).



*Fig. 15: Office Development at Green Park (Reading)*

Source: Prupim

### 3.22 Employment Land available by Type

**3.23** 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

**3.24** 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 this will need to be identified in the Sites and Detailed Policies Document, which is still in production.

*Indicator 6: Employment land available by type in hectares*

<b>i) Sites in LDF/RBLP/Developments accepted in principle</b>							
<b>GROSS SITE AREA (ha.) - Outstanding</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>
Total for Central Reading	0.43	0.00	0.00	7.15	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
<b>Reading Borough</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>7.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

<b>ii) Outstanding Permitted development</b>							
<b>GROSS SITE AREA (ha.) - Outstanding</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>
Total for Central Reading	5.82	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	60.85	0.00	0.15	13.29	0.70	2.31	0.04
<b>Reading Borough</b>	<b>66.67</b>	<b>0.00</b>	<b>0.15</b>	<b>13.29</b>	<b>0.70</b>	<b>2.31</b>	<b>0.04</b>

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.

**3.25 Analysis:** There remains a great deal of outstanding employment development permitted across the Borough with an overall increase in most categories with respect to 2008/09 except marginal decrease in categories B1c and B8.

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

*Indicator 7: Net change in industrial/ warehouse units of under 150 sq m permitted.*

Zero.

*Indicator 8: Net change in storage and distribution floorspace in the south of Basingstoke Road*

Zero.

**3.27 Analysis:** Indicators 7 and 8 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.

### 3.28 Retail, Leisure and Culture

**3.29** 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 4<sup>21</sup> 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

**3.30** 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 above table. It is to be noted that no new developments in centres other than those listed have taken place in the current year.

<sup>21</sup> Planning Policy Statement 4 (PPS4) sets out the Government's policy on planning for the future of town centres.

**Indicator 9: Amount of completed floorspace for retail, office & leisure development with the town centre areas**

FLOORSPACE – Completed (m <sup>2</sup> )		A1	A2	B1a	D2
Central Reading	Gross	0	1169	37669	163
	Net	-2142	1169	37205	-371
Caversham Centre	Gross	0	0	0	0
	Net	0	0	0	0
Tilehurst Centre	Gross	0	0	0	0
	Net	0	0	0	0
Oxford Road West	Gross	117	57	0	0
	Net	117	57	0	0
<b>Total for Town Centres</b>	Gross	117	1226	37669	163
	Net	-2025	1226	37205	-371
<b>% of Borough Total</b>	Gross	50%	100%	100%	50%

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 10: Amount of completed floorspace for retail, office & leisure development within the Borough**

FLOORSPACE – Completed (m <sup>2</sup> )		A1	A2	B1a	D2	Total
<b>Central Reading</b>	Gross	0	1,169	37,669	163	39,001
	Net	-2,142	1,169	37,205	-371	35,863
<b>Rest of Reading</b>	Gross	233	57	2,808	166	3,263
	Net	-266	57	1,068	166	1,025
<b>Total</b>	Gross	233	1,226	40,477	328	<b>42,264</b>
	Net	-2,407	1,226	38,274	-205	<b>36,888</b>

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.

- 3.31** The major 'town centre uses' beyond Central Reading are reflected in the completed development of '304 Oxford Road' within the Oxford Road West district centre. Overall gross completions of retail, office & leisure floorspace in the Borough was more than three times that of 2008-09, with more than 90% located within Central Reading. The total new floorspace completions for leisure uses decreased by nearly 95% 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 office sector (B1a) with modest growth in the remaining sectors (A2, A1).
- 3.32** **Actions Required:** Develop monitoring systems further, to fully assess the proportion of uses within district and local centres and the current levels of vacancies with the town centre areas.

## Housing (includes SHLAA and 5 Year Land Supply)

- 3.33** Relevant Policies: South East Plan (H1 - H6, WCV3), CS14 Provision of Housing, CS15 Location, Accessibility, Density and Housing Mix, CS17 Protecting the Existing Housing Stock, CS18 Residential Conversions and HSG1, 5, 6, 7, 8 & 9 (LP).
- 3.34** Context: The housing market in Reading has experienced an upward trend in terms of prices (estimated 9% rise in the HPI<sup>22</sup> within the monitoring year 2009/ 10) but has lagged behind marginally compared to regional and national trends. However, the period from December - March 2010 saw a stabilisation of prices. In spite of the rise in house prices, rising interest rates coupled with high mortgage costs has led to a lack of affordability for home buyers - which have led to a stable demand with increased supply. (Note: Prices have fallen since March 2010)
- 3.35** The SE Plan target of 611 dwellings stands relevant for this monitoring year. However, for long term planning, the Core Strategy housing targets have been applied. The Reading Borough Core Strategy sets a target of 572 dwellings per annum in the period 2006/07 - 2015/16 and 521 dwellings per annum from 2016/17 - 2025/26. 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 SE Plan & the Core Strategy (CS).<sup>23</sup>

### *Indicator 11: 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)	Reading Borough Core Strategy (1/4/2006 to 31/3/2026)	572 dwellings per year from 2006/07 to 2015/16 and 521 dwellings per year from 2016/17 to 2025/26	√  √

Source: Berkshire Joint Strategic Planning Unit

- 3.36** 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
<b>2009/10</b>	<b>693</b>

Source: Berkshire Joint Strategic Planning Unit

<sup>22</sup> House price index

<sup>23</sup> Housing targets for the Borough have been aligned to CS for long term planning.



**Indicator 12: Site based housing trajectory (measured against Core Strategy targets)**

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

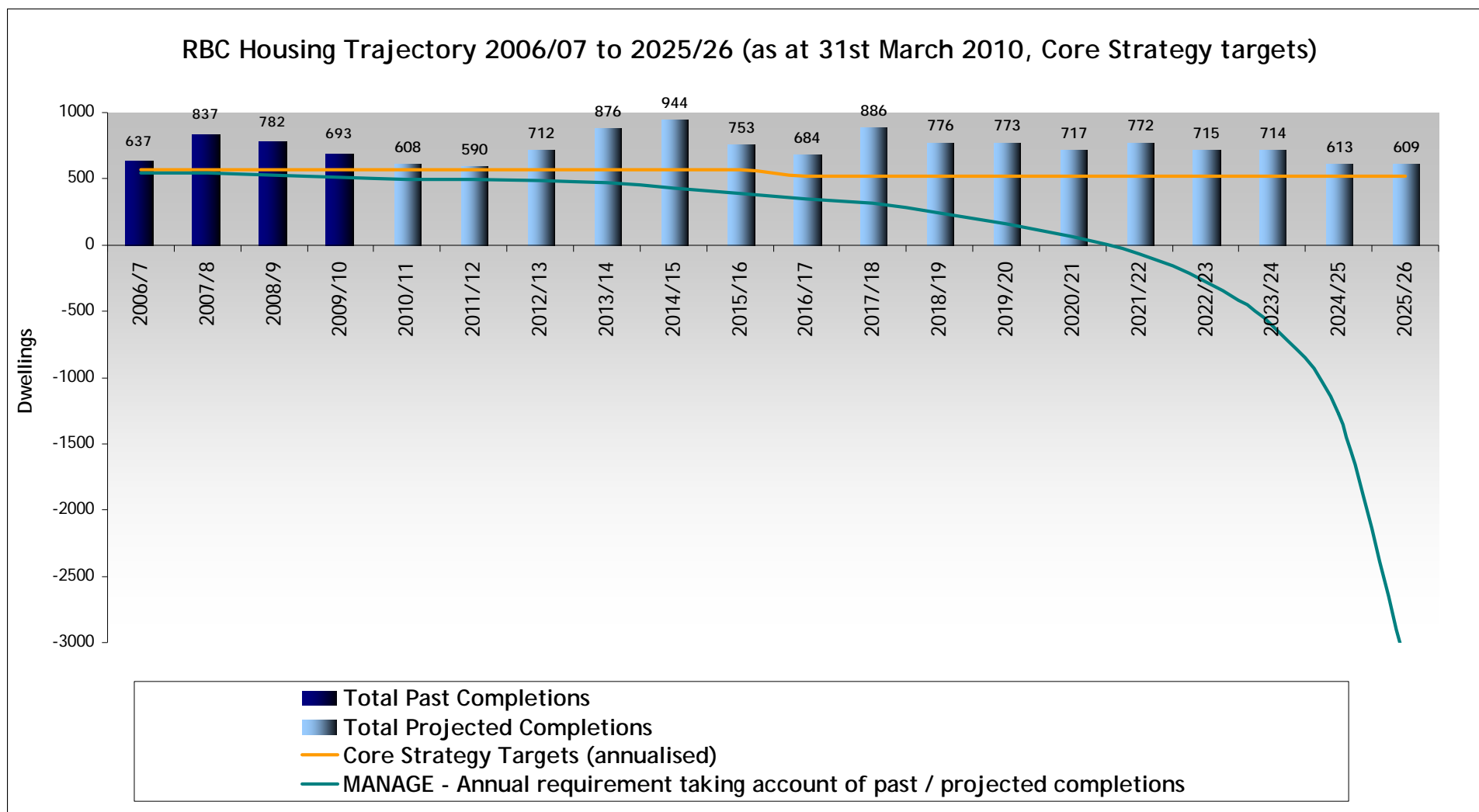


Fig. 16: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2010 (CS targets)

Source: Planning Department, Reading Borough Council

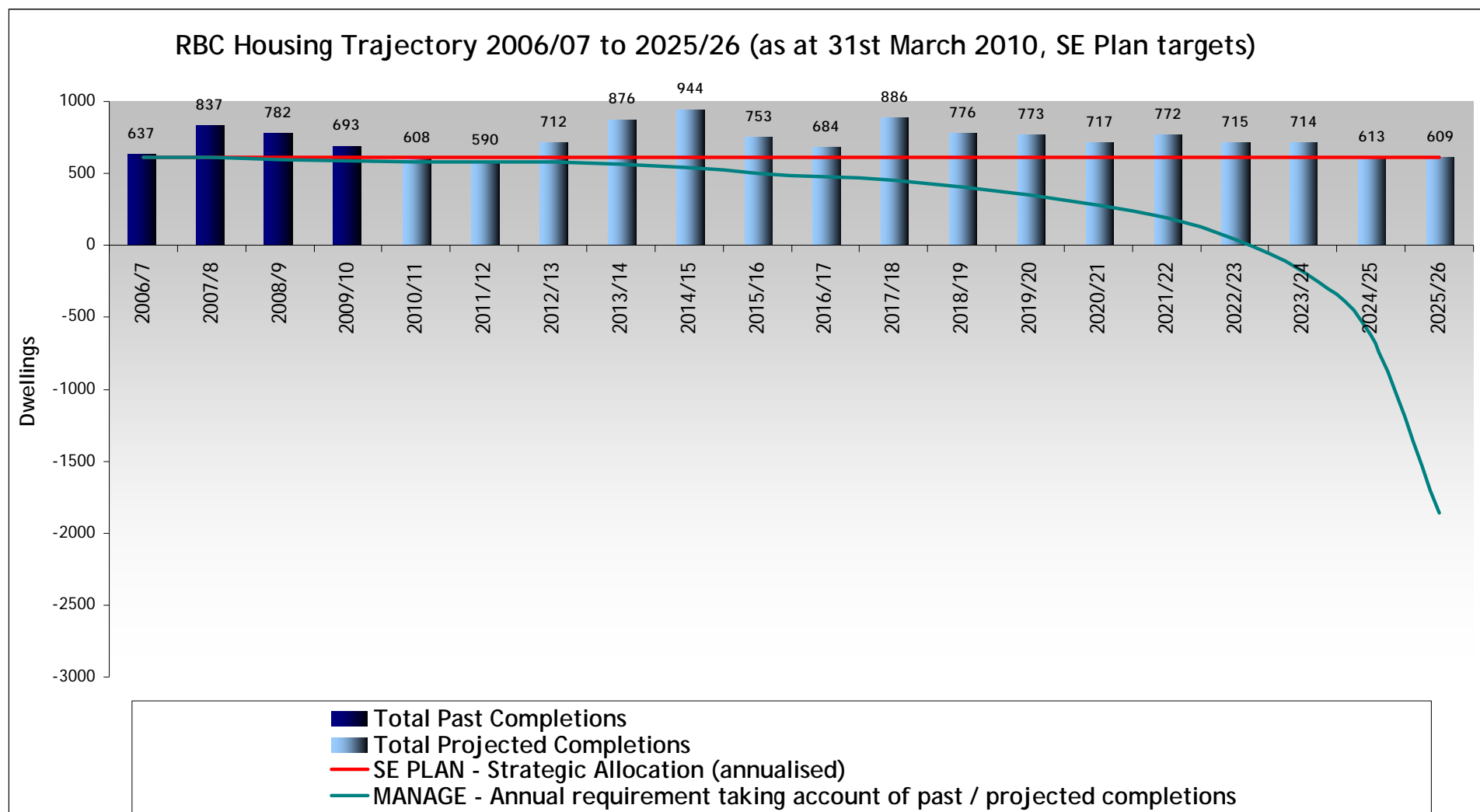
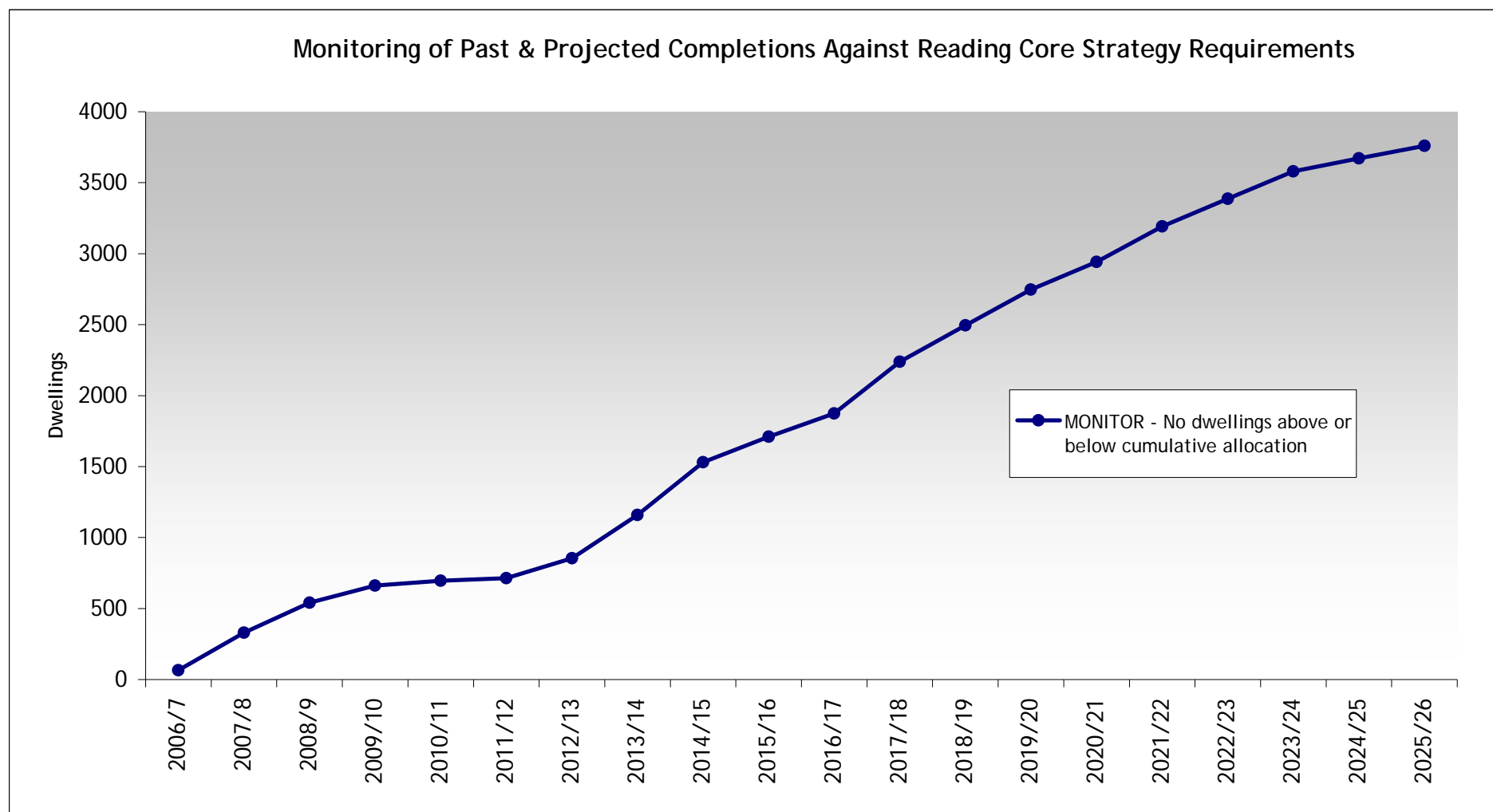


Fig. 17: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2010 (SE Plan targets)

Source: Planning Department, Reading Borough Council



*Fig. 18: Monitoring of Past & Projected Completions against Reading CS requirements*

Source: Planning Department, Reading Borough Council

- 3.37 Analysis:** The site-based trajectory evaluates past performance on housing supply and future anticipated supply. The total number of housing completions for the current monitoring year was 693 net additional dwellings - which is lower than the output last year (782) but well above both the Core Strategy target of 572 annual dwellings and the South East Plan figure of 611. Local monitoring suggests a figure of 332 net new build dwellings under construction at the end of March 2010 which presents a favourable picture for the next monitoring year.
- 3.38** The resultant graphs (Figures 16 & 17) 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% 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).
- 3.39** The Reading Borough Strategic Housing Land Availability Assessment (SHLAA) was developed to identify 'deliverable' and 'developable' sites for housing within the Borough. It forms the background evidence of the SDPD<sup>24</sup> and is regularly reviewed and updated.
- 3.40 Actions Required:** The SDPD and SHLAA will need to make provision for additional allocations of housing land for completion in the period post 2016.

*Indicator 13: New and converted dwellings - on previously developed land*

- 3.41** This indicator shows the percentage of gross dwelling completions on previously developed land (PDL) for the reporting year. In total 100% of completions were developed on PDL.

	Total
Gross Completions	693
% gross on PDL	100

Source: Berkshire Joint Strategic Planning Unit

- 3.42 Analysis:** The Council continues to target development towards PDL effectively, aided by the dense urban nature of the Borough.

<sup>24</sup> Sites and Detailed Policies Document

### 3.43 Five Year Housing Land Supply

- 3.44** The Annual Monitoring Report (2009-10) sets out a five year housing land supply for the period 2011/12 to 2015/16 as required by Planning Policy Statement 3 (PPS 3). The five year land supply is based on the requirements set out in the adopted Reading Core Strategy and identifies 'deliverable' sites within the period.
- 3.45** Details of the Borough's latest assessment of five year housing land supply (2011/12 - 2015/16) are provided in Appendix III. This shows a 7.45 years supply of land against requirement of 5 year duration as provided in Figure 19 below:

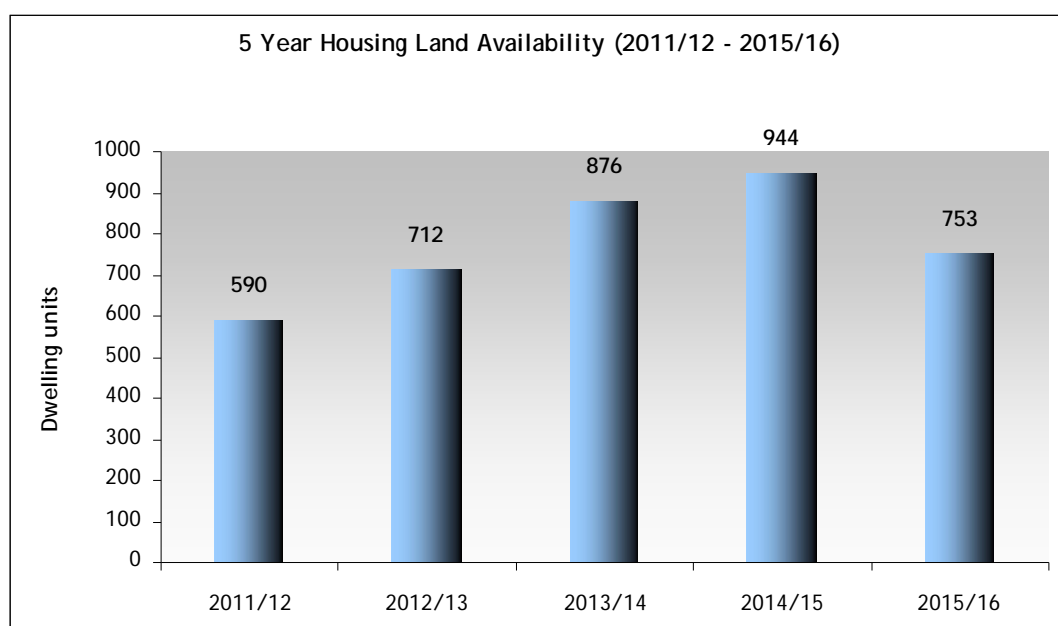


Fig. 19: Five Year Housing Land Supply (2011/12 – 2015/16)

Source: Planning Department, Reading Borough Council

### 3.46 Strategic Housing Land Availability Assessment (SHLAA)

- 3.47** 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 (carrying out the survey)* of the SHLAA methodology. The SHLAA methodology is provided as part of Appendix III.
- 3.48** Over 300 potential housing sites were identified and as a result of assessment under Stages 2-4, 59 sites were identified to be taken forward for further assessment under *Stage 5*, and *Stage 6: Assessing the housing potential*. These sites were assessed through a desktop exercise against a range of site suitability criteria and were subject to an initial

sustainability appraisal against the Council's agreed sustainability objectives.<sup>25</sup>

- 3.49** A further draft SHLAA was published in May 2009. This followed further detailed assessment of the sites and the inclusion of additional proposed sites resulting from the consultation period on SAD<sup>26</sup> (Issues and Options October-December 2008). This draft included just over 70 sites.
- 3.50** Further work was undertaken to refine the assessment of these sites as well as the RCAAP and committed sites (not yet started). This identified deliverable sites (i.e. to meet 5 year housing land supply) and developable (up to 15 year supply) as required under stage 7 of the SHLAA methodology, and in accordance with the requirements of national planning policy on housing - PPS3.
- 3.51** The Council sought a professional market view on the viability of sites, including the specific housing yield which might be achievable, and convened a Housing Market Partnership. The advice obtained fed into determining the deliverability and developability of sites.
- 3.52** A further SHLAA, which included assessment under all stages (i.e. 1-10), was published in February 2010 as background evidence to the Sites and Detailed Policies DPD (Pre-Submission Draft). This identified that an estimated 11,309 housing units could be provided against an overall remaining requirement to 2026 (at that time) of 9,964<sup>27</sup>. A revised SHLAA will form background evidence to the emerging Sites and Detailed Policies DPD that is due to be published early in 2011.
- 3.53 Provision for Gypsies and Travellers**
- 3.54** Relevant Policies: SE Plan (Interim Statement), CS19 Provision for Gypsies and Travellers
- 3.55** Context: Currently local authorities are required to allocate suitable sites, within their development plan documents, to meet the number of pitches required for Gypsies and Travellers.<sup>28</sup> Such pitch numbers are based on a Gypsy and Traveller Accommodation Assessment (GTAA), as required under the 2004 Housing Act.
- 3.56** In light of the intention by the Coalition Government to revoke the RSS<sup>29</sup>, the Panel Report for the Partial Review of the South East Plan (concerning accommodation provision for Gypsies, Travellers and Travelling Showpeople) was not finalised or formally published. Following that

<sup>25</sup> Revised Sustainability Appraisal Scoping Report, RBC, October 2008

<sup>26</sup> Site Allocations Document

<sup>27</sup>

[http://www.reading.gov.uk/Documents/servingyou/planning/local\\_development\\_framework/Strategic\\_Housing\\_Land\\_Availability\\_Assessment\\_0210.pdf](http://www.reading.gov.uk/Documents/servingyou/planning/local_development_framework/Strategic_Housing_Land_Availability_Assessment_0210.pdf)

<sup>28</sup> As defined in RSS, as required by ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites

<sup>29</sup> To be formalised through the Localism Act once enacted



Government announcement (July 2010), advice was issued to all local authorities which stated that “..local authorities will be responsible for determining the right level of site provision [for Gypsies and Travellers] reflecting local need and historic demand, and for bringing forward land in DPDs [Development Plan Documents]. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.” Further to this the Coalition Government (29/8/10) also announced their intention to revoke existing Planning Circulars on travellers.

**3.57** Within this context of current policy uncertainty, RBC is reviewing its position and will continue to work with the neighbouring councils in Berkshire to identify suitable sites, as required.

**3.58** In May 2010 spending cuts for the Homes and Communities Agency ended the Gypsy and Traveller Programme grant for new sites.

*Indicator 14: Net additional Gypsy and Traveller pitches*

No new pitches were brought forward in the monitoring year

**3.59** **Analysis:** The level of need identified within the Borough, through the GTAA 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 review need at the local level and work with the neighbouring councils within Berkshire to identify suitable sites to meet RBC’s need.

### **3.60 Affordable Housing**

**3.61** Relevant Policies: SE Plan H3 Affordable Housing, CS16 Affordable Housing

**3.62** Context: Reading is on target to provide 537 affordable housing units from 2008/09 to 2010/11, against its national performance target of 450. 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 planning obligations. Policy CS14 requires that all developments of 15

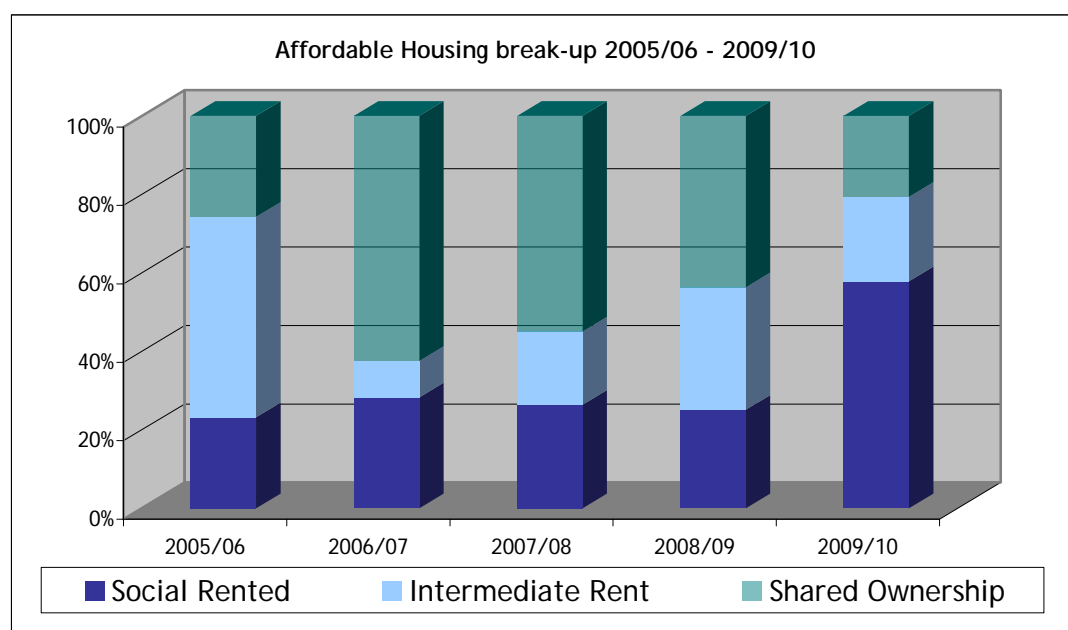
dwellings or above should provide a total of 50% of the total number of dwellings as affordable housing.

*Indicator 15: Net Affordable Housing Completions*

	Social rented dwellings	Intermediate rent	Shared ownership	Total
Monitoring Year (2009/ 10)	70	26	25	121

Source: Planning Department, Reading Borough Council – 2009/ 10

- 3.63 Analysis:** Affordable housing completions represent approximately 18% of all housing completions in the Borough during the monitoring year - a sizeable reduction of 12% from last year. The proportions of the three categories of affordable housing in the current monitoring year as compared to previous years are provided in Figure 20 below.



*Fig. 20: Five Year Break-up of Affordable Housing (2005/06 - 2009/10)*

Source: Planning Department, Reading Borough Council – 2009/10

- 3.64 Actions Required:** Continued monitoring of affordable housing provision in light of the current economic climate. Align housing policies with the *Housing Strategy* adopted by the Council to rebalance supply with a targeted split of 70% social rented housing and 30% 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.

### 3.65 Housing Quality - Building for Life Assessments

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

**3.67** The Building for Life (BfL) assessments have not been evaluated this monitoring year due to lack of resources.

## Built & Natural Environment

### 3.68 Flood Protection and Water Quality

Relevant Policies: CS34 Pollution & Water Resources, CS35 Flooding, NE10 Surface Water Run-off and Development

**3.69** Context: Reading has a number of waterways within the Borough boundary: the Rivers Thames and Kennet; the Kennet and Avon Canal (sharing much of its course with the River Kennet); and the Holy Brook. 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



*Fig. 21: Reading's Water Resources*

is no detrimental impact to the quality of the environment, that development mitigates its impacts and the development is sustainable.

**3.70** 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.

**3.71** 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 16: 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.

- 3.72** 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.

### **3.73 Change in Areas of Biodiversity Importance**

- 3.74** Relevant Policies: CS36 Biodiversity & Geology, CS37 Major Landscape Features and Strategic Open Space, NRM5 Conservation and Improvement of Biodiversity (SEP), NRM6 Thames Basin Heaths Special Protection Area (SEP), NRM7 Woodlands (SEP), C3 - C7 (SEP), NE6 Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites, NE7 Creative Nature Conservation.
- 3.75** 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.
- 3.76** There is a small change in the number and area of LWS<sup>30</sup> from 25 to 24 (266.8 ha to 261.7 ha) since the last monitoring year. This is due to the de-notification of the 'Old Railway/Coley Branch Line LWS' which no longer meets the criteria for selection. Core Strategy policy CS36 seeks to protect the biodiversity assets of the Borough.
- 3.77** Developments should retain, protect and incorporate features of biodiversity or geological interest, whilst local nature reserves and wildlife heritage sites should be safeguarded.

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<sup>30</sup> Local Wildlife Sites

*Indicator 17: Area of BAP priority habitats within Reading Borough*

UK BAP Priority Habitat Type	Area in 2008 (ha)	Area in 2009 (ha)
Coastal & Floodplain Grazing Marsh	Not mapped	261
Eutrophic Standing Waters	12.8	12.9
Lowland mixed deciduous woodland	151.2	148.9
Fens	16.5	16.5
Ponds	0.1	0.1
Rivers	1.0	1.0
Wet Woodland	6.0	6.0
<b>Total</b>	<b>186.6</b>	<b>446.4</b>

Source: TV Environmental Records Centre

**3.78** **Analysis:** The 'Coastal & Floodplain Grazing Marsh' category has been mapped for the first time. The total area of UKBAP priority habitat in RBC has been calculated at 446.4ha, approximately 11% of the land area.

**3.79** The populations of Starling, Woodpigeon and Goldfinch appear to be increasing. However of the 19 species of birds analysed across the county, 8 species have never been recorded in RBC due to the limited area of farmland. There has been a small increase in the recorded Stag Beetle distribution since 2008 and stag beetles occur in almost 60% of the borough's 1KM squares.

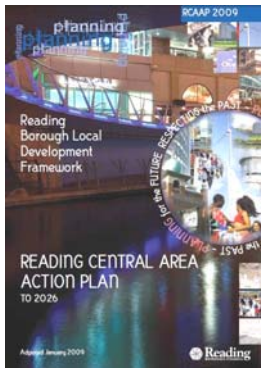
## Reading Central Area Update

**3.80** The significant contribution of the Reading Central Area to the Borough is reflected in its dominant position as one of the most prosperous and best performing areas in the South East. The launch of the Oracle shopping centre at the former Courage Brewery site in 1999, has been a significant driver for reinvigorating the central area. It has since found a place in the top ten retail destinations within the country, attracting a substantial sub-regional catchment in the retail and leisure sector, and influencing a retail-led regeneration within the town centre of Reading. This has in turn enabled a positive effect on development across the Borough. A vibrant and revitalised town centre is thus a key factor in ensuring the continued success of Reading.

### 3.81 Reading Central Area Action Plan:

**3.82** The Reading Central Area Action Plan (RCAAP) was formally adopted in January 2009 as part of the Borough's LDF and sets out the vision for the centre of Reading until the year 2026. It establishes the planning framework for the central area and outlines areas of significant change along with a strategy to achieve the vision

**3.83** The vision for the RCAAP can be summarised under four main headings:

		Proposed Action (s)	Outcomes to date:
	Top class location for business, retail, leisure, culture and learning	Development of the wider station area	
	Focus for high quality mixed use development		<ul style="list-style-type: none"> <li>Chatham Place</li> <li>Kenavon Drive</li> <li>Reading Station upgrade</li> </ul>
	Nationally significant transport interchange		
	Safe and distinctive high quality environment		

*Fig. 22: Reading Central Area Action Plan - Summary*

**3.84** The implementation of the RCAAP is based around three broad time bands (short term 3 years, medium term 3-8 years and long term 8 -11 years) together with an "aspirational" time band for proposals which are not expected to come forward within the life of the plan. The RCAAP is strongly related to the City Centre Action Plan (Reading City Centre



Management), which is summarised around four themes as depicted below:

**A Thriving City Centre** providing a competitive business location, premier centre for leisure, entertainment and the performing arts, and the Region's number one retail destination

**An Accessible City Centre** with improved transport accessibility (bus, taxi, park & ride, walking and cycling), travel information and quality, secure public car parking and providing an international interchange

**A Socially Inclusive City Centre** that appeals to all ages and access users and provides both housing and opportunities to increase the skills of the local community

**A Quality Environment and a Safe City Centre** providing an 18 hour welcome that is safe, secure, clean. A City Centre that integrates art, design and culture to contribute to its identity and distinctiveness

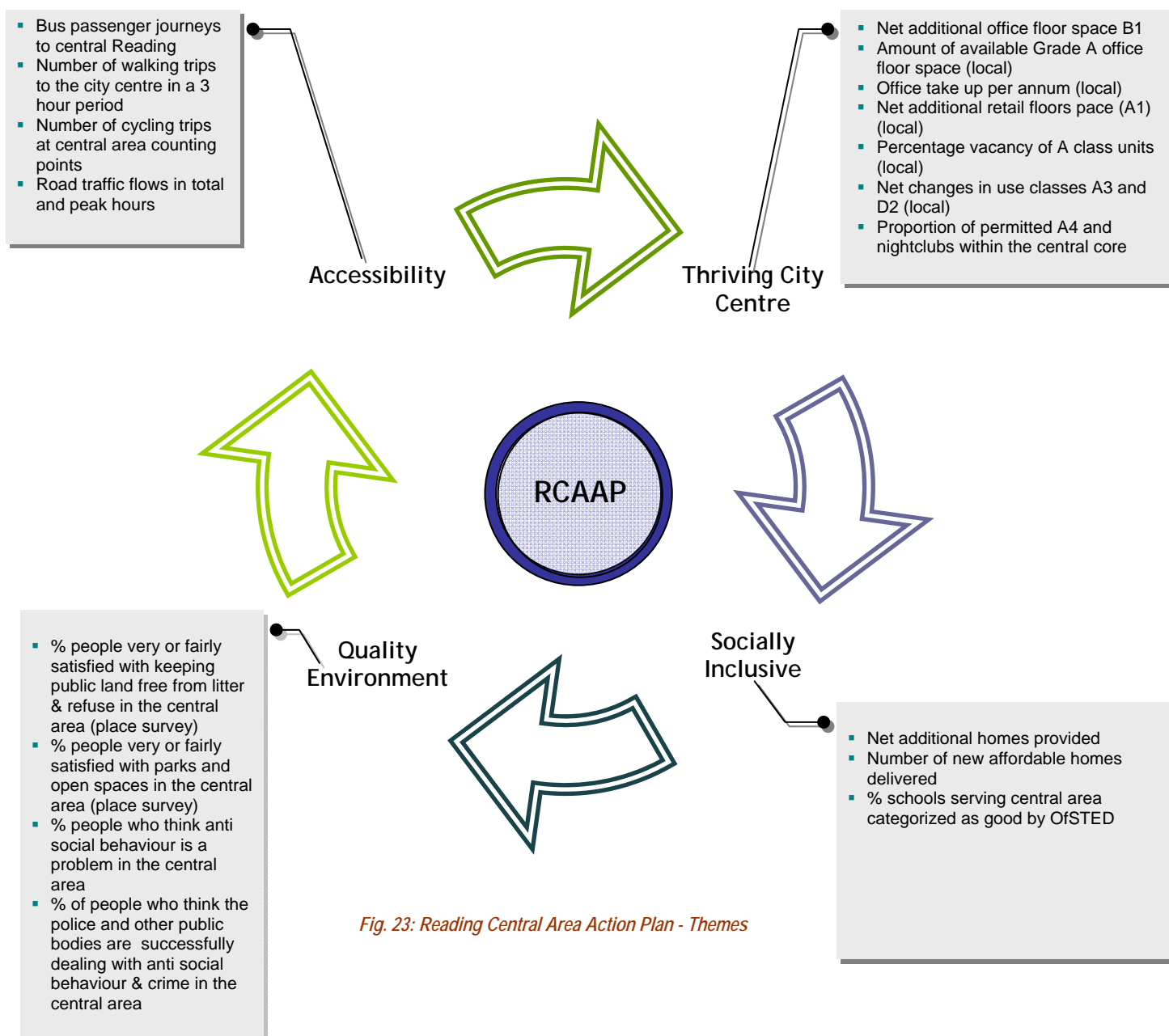
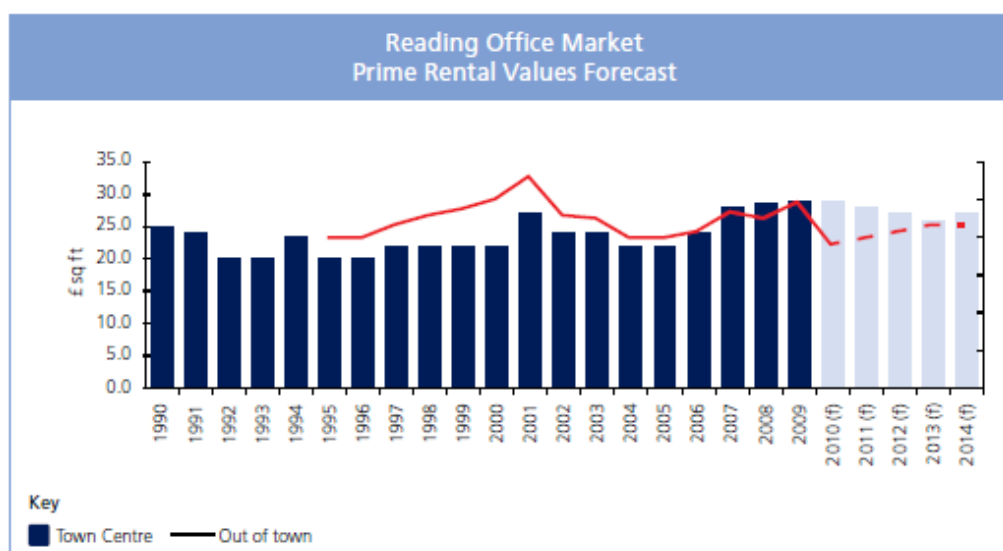


Fig. 23: Reading Central Area Action Plan - Themes

## Highlights of the Reading Central Area to date:

- The Reading town centre occupies an impressive 10<sup>th</sup> position in the UK<sup>31</sup> (up from 13<sup>th</sup> in 2008) in terms of retail spend (£1.14m). 771m<sup>2</sup> of net retail floor space (A1) was added to the supply in 2008/ 09 as compared to -2142m<sup>2</sup> in 2009/10. Trading remains difficult and rents have fallen by approximately 15%. As a result the total retail vacancy rate in Reading has increased from 8.25% to 10.78% over the last two years although the number of units being actively marketed or under offer has only risen (from 5.4%) to 8.75% over the same period.
- The residential sector has experienced a reduction in occupier demand and a much lower level of development activity over the past 12 months. During this period the number of transactions fell by about 24% and the average price of apartments has fallen by 15.7%. By comparison, the number of transactions nationally fell by 57% across England and Wales and the average price fell by 18.9% for similar property types over the same time period.
- Despite the completion of 'The Blade' and 'One Reading Central' in 2009, Grade A office accommodation in the town centre represents only 12% of the total available supply.<sup>32</sup> In spite of the shortage of Grade A space in the town centre, demand is expected to remain flat.
- Office rents in the Reading town centre have been relatively stable (£25 - £29 sq ft) over the period (2006-2009)<sup>33</sup> during the recession as compared to its counterparts.



*Fig. 24: Reading Office Market – Prime Rental Forecast 2010*  
 Source: Lambert Smith Hampton (2010)

<sup>31</sup> CACI – Retail Footprints 2009

<sup>32</sup> Hicks Baker - 2009 & Q1/2010 Report

<sup>33</sup> Lambert Smith Hampton – Thames Valley Office Market (Issue 2, 2010)

**3.85** The RCAAP highlights three major areas within the Centre with the potential for accommodating the most significant development, and identifies broad guidelines and policies for each area, which are summarised below:

### **3.86 Station/River Major Opportunity Area**

- Planning policies for the Station/River area promote a flagship scheme, extending the town centre and providing a mixed use destination in itself and centred on a redeveloped station and new public transport interchange. It will integrate the transport links and areas northwards towards the river and into the heart of the centre.
- The Reading Station upgrade scheme has commenced and work is now underway designed to accommodate a doubling in passenger numbers through five additional platforms, major track works, a new central over-bridge, and new northern and southern entrances.
- Sackville's landmark Station Hill scheme, for which it was resolved to grant permission in September 2009, will include offices, shops, cafés, restaurants and apartments in addition to an arts venue and new public areas. Its location at the heart of the town, adjacent to the main station, will provide a seamless connection at two levels to the proposed new station. The new scheme, which now includes the adjoining Friar's Walk shopping centre, provides an improved connectivity to Friar Street and the town in general. The new scheme will provide around 79,897 m<sup>2</sup> of office space and up to 750 residential units (part 'affordable'). The office space could generate around 4,000 employment opportunities while the residential element could be home to some 1,500 people. It will also provide a health and fitness facility, community space and around 18,581 m<sup>2</sup> of retail, restaurants, cafés and bars at ground floor and mezzanine levels.

### **3.87 West Side Major Opportunity Area**

- The west side area is designated as a mixed-use extension to the west of the town centre containing high-quality mixed-use environments and fostering stronger east-west links into the central core.
- Chatham Place is a £250m mixed-use scheme being developed by Muse in partnership with Reading Borough Council. Phase 1 of the scheme is now complete. It includes 50,289 m<sup>2</sup> mixed use development, including 211 open market apartments and 96 key worker apartments (Catalyst Housing Association), 3 retail units and a new 591 space multi storey car park that opened in autumn 2007. Future phases will be brought forward in due course.

### 3.88 East Side Major Opportunity Area

- The East Side area provides the opportunity for a new community at the eastern fringes of the centre, lending a more urban character to the area, and helping to frame the historic east of the central core.
- The evolution of Kenavon Drive from Victorian biscuit factory (Huntley and Palmer) to a diverse residential urban neighbourhood continues through the granting of planning permission on the 2.35 ha former gas works site, now owned by AIG, for 542 new homes and retail outlets. An adjoining 'brownfield' site of 1.09 ha is the subject of an expected application for a further 330 units.
- Other schemes in the area include Reading Central, a scheme of three buildings totalling up to 62,000 m<sup>2</sup> close to the station. One Reading Central, provides over 20,000 m<sup>2</sup> of Grade A space on 10 floors. The fourth to tenth floors (14,261 m<sup>2</sup>) have been pre-let to Yell.

**3.89** The transformation of the Centre is well underway with the drafting of the 'Station Area Framework' - which outlines broad development principles to guide the planned redevelopment of the area, individual sites, the public realm, and new transport infrastructure around the vicinity of the Reading railway station.



*Fig. 25: Reading Centre - Major Opportunity Areas*  
Source: RCAAP

### 3.90 Monitoring of Policies

**3.91** The implementation of the RCAAP's spatial policies is critical to the attainment of the council's vision for Reading's Central Area. The AMR 2009-10 outlines the effects of the spatial policies adopted in the RCAAP. The indicators outlined below provide information on the Reading town centre and forms the baseline for future monitoring.

#### Key performance indicators

RCAAP	Reading Central Area Action Plan
AMR	Annual Monitoring Report
LTP	Local Transport Plan
SCS	Sustainable Community Strategy
LAA	Local Area Agreement

Policy Objective	Indicator	Document	National or Core indicator	Local indicator	Source
Top class location for business, retail, leisure, culture and learning	<i>Net additional retail floorspace A1</i> <i>-2142 m<sup>2</sup> <sup>34</sup></i>	RCAAP		✓	Planning
Top class location for business, retail, leisure, culture and learning	<i>Net additional office floorspace B1</i> <i>37205 m<sup>2</sup> <sup>35</sup></i>	RCAAP		✓	Planning
Top class location for business, retail, leisure, culture and learning	<i>Amount of floorspace within classes A3 and D2</i> <i>-302 m<sup>2</sup> <sup>36</sup></i>	RCAAP		✓	Planning
Improve the quality of leisure facilities through the Sports Facility Strategy and the new arts provision plans	<i>Children and young people's satisfaction with parks and play areas</i> <i>73% <sup>37</sup></i>	SCS/LAA	NI 199		RBC
Encourage active participation in the cultural activity in Reading	<i>Use of public libraries</i> <i>702.50 <sup>38</sup></i>	SCS/LAA	NI 9		RBC

<sup>34</sup> Figures are for net internal floorspace

<sup>35</sup> Figures are for net internal floorspace

<sup>36</sup> Figures are for net internal floorspace

<sup>37</sup> Meets the targets (73%) in 2007-08

Increase the overall supply of new housing including affordable housing in all tenures	<i>Net additional homes provided</i> <b>187</b>	SCS/LAA	NI 154		RBC
Increase the overall supply of new housing including affordable housing in all tenures	<i>Number of affordable homes delivered (gross)</i> <b>26</b>	SCS/LAA	NI 155		RBC
Bus Strategy	<i>Total Bus passenger journeys to central Reading</i> <b>44361</b>	LTP		✓	RBC Reading transport
Bus Strategy	<i>Bus services running on time</i> <b>80% <sup>39</sup></b>	LTP/SCS/LAA	NI 178		RBC Reading transport
Walking Strategy	<i>Number of walking trips to the city centre in a 3 hour period</i> <b>65,950 <sup>40</sup></b>	LTP		✓	RBC
Air Quality	<i>Average and peak values of pollutants as defined by NAQS</i> <b>11.7ppb <sup>41</sup> (2009)</b>	LTP	LTP 8		RBC
Number of cycling trips	<i>Total Number of cycling trips at counting points</i> <b>6394 <sup>42</sup></b>	LTP	LTP 3		RBC
Changes in peak period traffic flows to urban centre	<i>Road traffic flows in total and in peak hours</i> <b>46,686 <sup>43</sup></b>	LTP	LTP 6		RBC

<sup>38</sup> The number of those visits that were in person per 1,000 population. Target is 685.

<sup>39</sup> To achieve 90% punctuality by 2012/13

<sup>40</sup> Target is to increase the number of walking trips to central Reading by 20% by 2010/11. The results for 2010 show an increase of 6.2% from the 2006 baseline.

<sup>41</sup> To keep levels of Nitrogen Dioxide (NO<sub>2</sub>) below 21 ppb (parts per billion) annual mean until 2010/11

<sup>42</sup> The Reading Local Transport Plan (LTP) sets a target to increase the number of cycle trips to central Reading by 20% by 2010/11. The total number of cycle trips to central Reading observed over a 12-hour period from 7am to 7pm increased by 9.9% from the 2006 baseline to the 2010 survey. Whilst not meeting the target set within the LTP this does show positive growth in cycling to the town centre.

<sup>43</sup> Over the 12-hour period from 07:00 to 19:00, the number of cars entering central Reading has fallen by 4.5% from 2009 to 2010, while the number of cycling trips has increased by 16.1% over the same period. The number of walking trips to central Reading showed an increase of 3.7%.



Policy CS25 Encourage retail, leisure and cultural developments within existing centres and major developments within town centre	<i>Employment land available – by type in Central Reading</i>  <b>8.56 Ha (Soft Commitments)</b> <b>10.16 Ha (Outstanding developments)</b>	AMR	Core indicator - BD3		JSPU
Policy CS25 Encourage retail, leisure and cultural developments within existing centres and major developments within town centre	<i>Total amount of floorspace for “town centre uses” (A1, A2, B1a and D2)</i>  <b>35863 m<sup>2</sup> <sup>44</sup></b>	AMR	Core indicator - BD3		JSPU

**Legend:**

	Satisfactory
	Needs improvement

<sup>44</sup> Figures are for net internal floorspace

## **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

<b>TOTAL FLOORSPACE (m<sup>2</sup>) - Completed</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	<b>Total</b>
<i>gross</i>	40477	0	0	15828	2650	4701	0	63656
<i>net</i>	38274	0	-2115	15630	-5829	2533	0	48494

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

<b>GROSS FLOORSPACE (SQ.M.) - Completed</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	<b>Total</b>
<i>gross PDL</i>	37,669	0	0	0	2,650	4,701	0	45,020
<i>% gross on PDL</i>	93%	0%	0%	0%	100%	100%	0%	71%

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

<b>i) Sites in LDF/RBLP/S106 Applications</b>								
<b>GROSS SITE AREA (ha.) - Outstanding</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	
Total for Central Reading	0.43	0.00	0.00	7.15	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	
<b>Reading Borough</b>	<b>0.43</b>	<b>0.00</b>	<b>0.00</b>	<b>7.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

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

<b>ii) Outstanding Permitted development</b>								
<b>GROSS SITE AREA (ha.) - Outstanding</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	
Total for Central Reading	5.82	0.00	0.00	0.00	0.00	0.00	0.00	
Total for Rest of Borough	60.85	0.00	0.15	13.29	0.70	2.31	0.04	
<b>Reading Borough</b>	<b>66.67</b>	<b>0.00</b>	<b>0.15</b>	<b>13.29</b>	<b>0.70</b>	<b>2.31</b>	<b>0.04</b>	

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'**

<b>FLOORSPACE - Completed</b>		<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>
Central Reading	<i>Gross</i>	0	1169	37669	163
	<i>Net</i>	-2142	1169	37205	-371
Caversham Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	0	0
Tilehurst Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	0	0
Oxford Road West	<i>Gross</i>	117	57	0	0
	<i>Net</i>	117	57	0	0
<b>Total for Town Centres</b>	<i>Gross</i>	117	1226	37669	163
	<i>Net</i>	-2025	1226	37205	-371
<b>% of Borough Total</b>	<i>Gross</i>	50%	100%	100%	50%

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

- 572 dwellings per year from 2006/07 to 2015/16 and 521 dwellings per year from 2016/17 to 2025/26 (Core Strategy)
- 2006/7 - 2025/26: 611 dwellings per annum (South East Plan).

### H2: Housing Trajectory

Charts are provided in the main body of the text (Fig.16 & 17). Summary Table below is according to DCLG template.

		2003 /4	2004 /5	2005 /6	2006 /7	2007 /8	2008 /9	2009 /10 Rep	2010 /11 Cur	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	693																
H2b									608															
H2c																								
	a) Net additions									590	712	876	944	753	684	886	776	773	717	772	715	714	613	609
	b) Hectares																							
	c) Target – Core Strategy									572	572	572	572	572										
H2d								510	499	492	485	467	433	386	350	313	241	165	63	-67	-277	-608	-1269	-3151

Source: Planning, Reading Borough Council

**H3: New and converted dwellings - on previously developed land**

<b>Total</b>	
<b>Gross Completions</b>	<b>693</b>
<b>% gross on PDL</b>	<b>100</b>

Source: Berkshire Joint Strategic Planning Unit

**H4: Net additional pitches (Gypsy & Traveller)**

No additions in the monitoring year.

**H5: Gross affordable housing completions**

<b>Monitoring Year (2008-09)</b>	<b>Social rented dwellings (gross)</b>	<b>Intermediate Housing</b>		<b>Total (gross)</b>
		<b>Intermediate rent</b>	<b>Shared ownership (gross)</b>	
	70	26	25	<b>121</b>

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



## 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.

## 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 - DEVELOPMENT PLAN POLICIES (March 2010)**

**THE SOUTH EAST PLAN, READING BOROUGH CORE STRATEGY, RCAAP & SAVED POLICIES  
FROM THE LOCAL PLAN**

## Relevant Operative Planning Policies covering the Reading Borough

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

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

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

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

BUILT & NATURAL ENVIRONMENT	
HISTORIC ENVIRONMENT	<ul style="list-style-type: none"> <li>• CS33: Protection and Enhancement of the Historic Environment (CS)</li> <li>• CUD 1: Works affecting Listed Buildings (LP)</li> <li>• CUD 2: Change of Use of Listed Buildings (LP)</li> <li>• CUD 3: Maintenance of Listed Buildings (LP)</li> <li>• CUD 4: Setting of Listed Buildings (LP)</li> <li>• CUD 6: Demolition of Unlisted Buildings in Conservation Areas (LP)</li> <li>• CUD 7: New Development in Conservation Areas (LP)</li> <li>• CUD 10: Historic Parks and Gardens (LP)</li> <li>• CUD 11: Ancient Monuments and other Important Archaeological Remains (LP)</li> <li>• CUD 12: Development Impact on Archaeological Remains (LP)</li> <li>• CUD 13: Preservation of Archaeological Sites (LP)</li> <li>• BE6: Management of the Historic Environment (SEP)</li> </ul>
ENVIRONMENTAL PROTECTION	<ul style="list-style-type: none"> <li>• CS34: Pollution and Water Resources (CS)</li> <li>• CS35: Flooding (CS)</li> <li>• NE 10: Surface Water Run-Off and Development (LP)</li> <li>• NRM1: Sustainable Water Resources and Groundwater Quality (SEP)</li> <li>• NRM2: Water Quality (SEP)</li> <li>• NRM4: Sustainable Flood Risk Management (SEP)</li> <li>• NRM9: Air Quality (SEP)</li> <li>• NRM10: Noise (SEP)</li> </ul>
NATURAL ENVIRONMENT	<ul style="list-style-type: none"> <li>• CS36: Biodiversity and Geology (CS)</li> <li>• CS37: Major Landscape Features and Strategic Open Space (CS)</li> <li>• CS38: Trees, Hedges and Woodland (CS)</li> <li>• NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites (LP)</li> <li>• NE 7: Creative Nature Conservation (LP)</li> <li>• CC8: Green Infrastructure (SEP)</li> <li>• NRM5: Conservation and Improvement of Biodiversity (SEP)</li> <li>• NRM6: Thames Basin Heaths Special Protection Area (SEP)</li> <li>• NRM7: Woodlands (SEP)</li> <li>• C3: Areas of Outstanding Natural Beauty (SEP)</li> <li>• C4: Landscape and Countryside Management (SEP)</li> <li>• C5: Managing the Rural-Urban Fringe (SEP)</li> <li>• C6: Countryside Access and Rights of Way Management (SEP)</li> <li>• C7: The River Thames Corridor (SEP)</li> </ul>
AREA-SPECIFIC	
CENTRAL AREA	<ul style="list-style-type: none"> <li>• RC1: Station/River Major Opportunity Area (RCAAP)</li> <li>• RC2: West Side Major Opportunity Area (RCAAP)</li> <li>• RC3: East Side Major Opportunity Area (RCAAP)</li> <li>• RC4: Other Opportunity Sites (RCAAP)</li> <li>• RC5: Design in the Centre (RCAAP)</li> <li>• RC6: Definition of the Centre (RCAAP)</li> <li>• RC7: Leisure, Culture and Tourism in the Centre (RCAAP)</li> <li>• RC8: Drinking Establishments (RCAAP)</li> <li>• RC9: Living in the Centre (RCAAP)</li> <li>• RC10: Active Frontages (RCAAP)</li> <li>• RC11: Small Retail Units (RCAAP)</li> </ul>



	<ul style="list-style-type: none"> <li>• RC12: Terraced Housing in the Centre (RCAAP)</li> <li>• RC13: Tall Buildings (RCAAP)</li> <li>• RC14: Public Realm (RCAAP)</li> <li>• TC1: Strategic Network of Town Centres (SEP)</li> <li>• TC2: New Development and Redevelopment in Town Centres (SEP)</li> </ul>
<b>SUBURBAN AREAS</b>	<ul style="list-style-type: none"> <li>• BE2: Suburban Intensification (SEP)</li> <li>• BE3: Suburban Renewal (SEP)</li> </ul>
<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>	

## **APPENDIX III - FIVE YEAR HOUSING LAND SUPPLY**

**READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AS AT  
31/3/2010 for the period 2011-12 to 2015-16**

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10930
Net Completions 2006-2009	2,256
Net Completions 2009-2010	693
Projected Completions 2010-11	608
Residual requirement 2011-2026	7,373
Annual requirement for remaining 15 years, i.e. 7373/15	492
Total requirement for 5 years 2011/12-2015/16, i.e. 492x5	2460

SUPPLY (2011-12 to 2015-16)	
<i>Gross outstanding new build hard commitments</i>	
Under Construction ( <i>Sub-Table 2 below</i> )	665
<i>Net outstanding demolitions / conversions / change of use</i>	
Under Construction	0
Comprising total of:	
	1ha and over
	Under 1ha
	>10 units
Net outstanding new build soft commitments <sup>1</sup> (development rate within 5 years)	0
Development Brief Sites ( <i>Sub-Table 3 below</i> )	406
ALLOCATED RCAAP Sites ( <i>Sub-Table 4 below</i> )	212
Employment Land Study Potential	200

Soft Commits	0
<i>Gross outstanding new build hard commitments</i>	
Not Started ( <i>Sub-Table 1 below</i> )	1318
<i>Net outstanding demolitions / conversions / change of use</i>	
Not Started ( <i>Sub-Table 5 below</i> )	67
<b>TOTAL OUTSTANDING SUPPLY</b>	<b>2868</b>
A) Total outstanding supply to 2014/15. Lapse rate applied against not started (10%), Local Plan Sites (10%), RCAAP Sites (20%), and Development Brief Sites (20%)	2868
B) Net completions on unidentified and uncommitted small sites 2008-2013/14 (average 145 per yr <sup>2</sup> - includes for conversions / demolitions / change of use)	725
C) Net outstanding Local Plan commitments <sup>3</sup> ( including lapse rate of 90% against total 130)	72
<b>TOTAL SUPPLY 2011/12-2015/16 (i.e. A+B+C)</b>	<b>3665</b>
<b>This represents a 7.45 years supply (i.e. 3665/492)</b>	

*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)

TOTAL Annual Supply for Large Sites (including Lapsed Rate)	415	537	681	649	458
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#### Annual figures (Small SITES)

Total Annual Supply for Small Sites	145	145	145	145	145
Allowance for SHLAA sites	30	30	50	50	50
Employment Land study Potential				100	100

<b>Total Supply (Large+ Small)</b>	<b>590</b>	<b>712</b>	<b>876</b>	<b>944</b>	<b>753</b>
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## HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/2010

Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
<b>EXISTING COMMITMENTS NEW BUILD NOT STARTED (Sub-table 1)</b>							
Chatham Street 2		143			50	50	43
42 Kenavon Drive	2.35	542		50	100	100	100
Green Park	4.65	737			100	100	100
Central Swimming Pool	0.06	89					39
120 Kings Road		108		50	58		0
Land to R/O 88-96 Lower Henley Road		14	14		0	0	0
3-17 Newcastle Road	0.3	13	11	0	0	0	0
Meadway School	?	59	30	29	0	0	0
103 Dee Road	0.85	42	0	21	21	0	0
5-9 Berkeley Avenue	0.67	112		30	30	52	0
6-14 Weldale Street		14	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
74-76 London Street	0.11	14		5			
Avenue School, Basingstoke Road	2.29	109	20	40	49		
29-35 Station Road	0.05	103		50	53		
5-21 Tudor Road		19	10	9			
7-11 Station Road	0.04	13	1				
Whitley Tavern, Northumberland Avenue	0.19	18	8	10			
149-153 Oxford Road			2				
1025-1027 Oxford Road	0.19	10	5				
Total - L 20 <sup>45</sup>			153	271	311	152	139
Total - L 20*L10 <sup>46</sup>			138	244	280	137	125
L20 Sites			0	50	150	150	143
L20 Sites* L20			0	40	120	120	114
<b>TOTALS</b>	<b>11.91</b>	<b>2214</b>	<b>138</b>	<b>284</b>	<b>400</b>	<b>257</b>	<b>240</b>

**EXISTING SOFT COMMITMENTS NEW BUILD NOT STARTED****TOTALS**<sup>45</sup> Lapse Rate of 20%<sup>46</sup> Lapse Rate of 10%

EXISTING COMMITMENTS NEW BUILD UNDER CONSTRUCTION (Sub-table 2)							
Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
The West Village (Battle Hospital)	8.36	500	45	45	45	75	0
Manor Farm	26.57	1150	100	100	100	100	55
<b>TOTALS</b>	<b>34.93</b>	<b>1650</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>175</b>	<b>55</b>
EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - UNDER CONSTRUCTION			2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
ALLOCATED BROWNFIELD SITES WITHOUT PLANNING PERMISSION			2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
Thames Water Reservoir, Bath Road	2.2	80	20	30	30	0	0
<b>TOTALS</b>	<b>2.2</b>	<b>80</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>
Local Plan (Lapse Rate 10%)			18	27	27	0	0

Development Brief Sites (Sub-Table 3)							
Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
Dee Park		387	80	80	80	67	0
Station Hill		782	0	0	0	100	100
<b>Total</b>	<b>0</b>	<b>1169</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>167</b>	<b>100</b>
Dev Brief (Lapse Rate 20%)			64	64	64	134	80
ALLOCATED RCAAP Sites (Sub-Table 4)							
Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
RC1h: Napier Road Corner	0	177	0	0		44	44
RC2b - Great Knollys Street & Weldale Street	2.53	346	0	0	29	29	28
RC4b - Reading Family Centre, North Street	0.23	36	0	0	12	12	12
RC4l - Corner of Crown Street & Silver Street	0.38	60	0	0	15	15	15
RC4q - 143-145 Oxford Road	0.09	15				5	5

Total	3.23	634	0	0	56	105	104
RCAAP (Lapse Rate 20%)			0	0	45	84	83

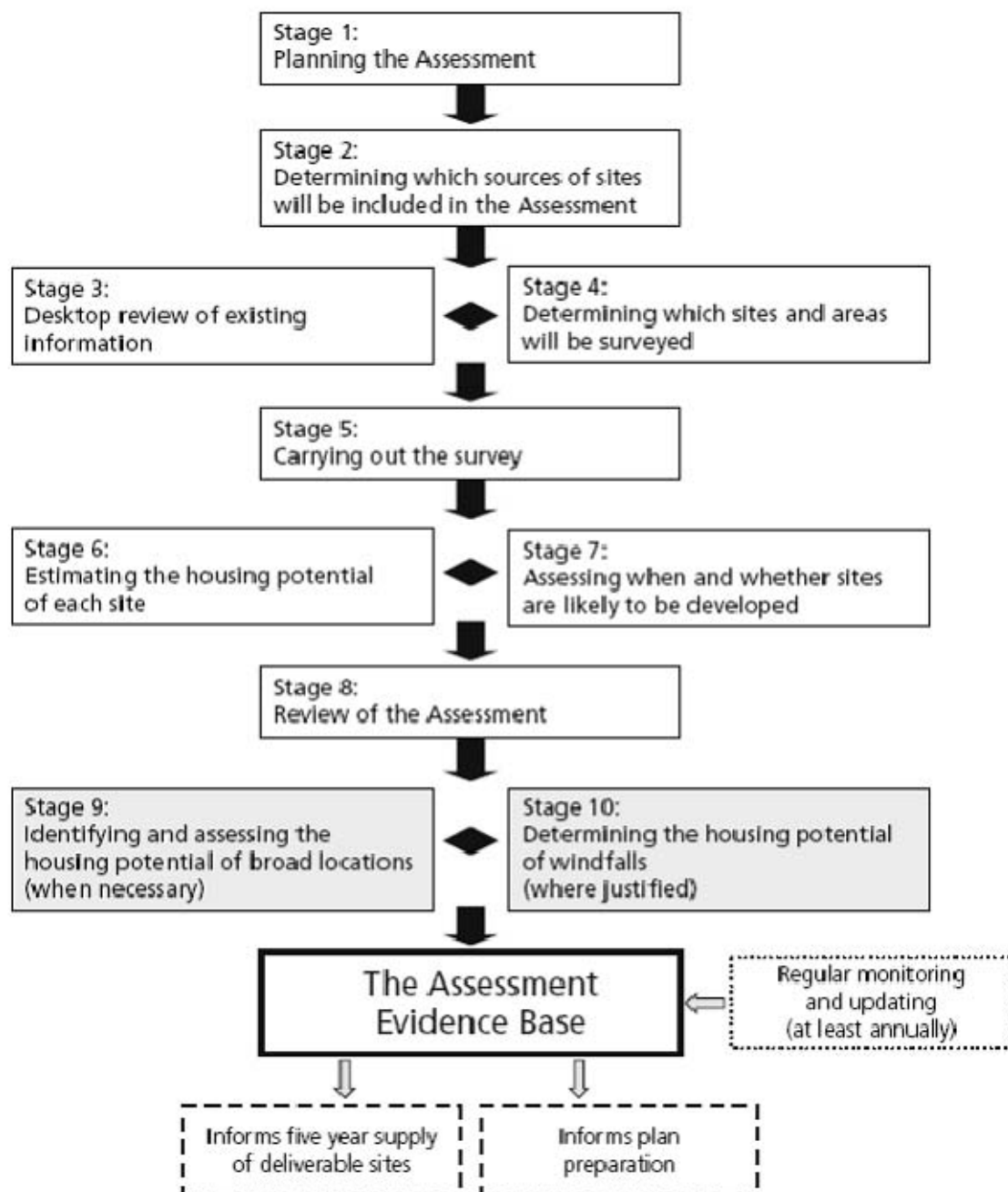
**EXISTING COMMITMENTS DEMOLITION /  
CONVERSION/COU - NOT STARTED**  
(Sub-Table 5)

Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
17-23 Queen Victoria Street	0.05	13		13	0	0	0
181-183 Kings Road	0.09	14	14	0	0	0	0
Old School Southampton St	0.13	11	11				
7-11 Station Road	0.04	13	12				
4 Southview Avenue	0.12	11	5	6			
74-76 London Street	0.11	14	9		0	0	0
149-153 Oxford Road			5				
<b>TOTALS</b>	<b>0.54</b>	<b>76</b>	<b>56</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Lapse Rate 10%</b>			<b>50</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Employment Land Study Potential</b>						100	100
Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
<b>TOTAL FOR ALL</b>	<b>49.58</b>	<b>4020</b>	<b>415</b>	<b>537</b>	<b>681</b>	<b>749</b>	<b>558</b>



## Methodology for Strategic Housing Land Availability Assessments<sup>47</sup>



<sup>47</sup> Strategic Housing Land Availability Assessments: Practice Guidance – DCLG, July 2007

**APPENDIX IV - HOUSING TRAJECTORY 2009-10 (Detailed Sites)**

RBC Housing Trajectory (Detailed Sites), 31st March 2010

	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
Small Scale unidentified windfalls	157	177	203	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	3002
Large Scale unidentified windfalls	207	269	222	0	0	0	0	0	0	0	0										698
Allowance for SHLAA Sites					30	30	30	50	50	50	70	120	120	120	120	120	120	120	120	120	1390
Employment Land Study Potential									100	100	100	100	100	100	100	100	100	100			1000
STRATEGIC SITES																					
Chatham Street 2								50	50	43											143
42 Kenavon Drive							50	100	100	100	100	92									542
The West Village (Battle Hospital)		44	120	22	104	45	45	45	75												500
Mansfield Hall, London road					14																14
Avenue School, Basingstoke Road						20	40	49													109
Reading College / Green Road			26	52	16																94
Manor Farm	105	192	91	123	184	100	100	100	100	55											1150
139-141 Oxford Road					10																10
29-35 Station Road							50	53													103
149-153 Oxford Road						7															7
Central Swimming Pool										39	50										89
173-175 Friar Street					14																14
Green Park								100	100	100	100	100	100	100	37						737
120 Kings Road							50	58													108
17-23 Queen Victoria Street							13														13
5-21 Tudor Road						10	9														19
7-11 Station Road						13															13
181-183 Kings Road						14															14
6-14 Weldale Street						14															14
Abbotsmead Place						27	27														54
4 Southview Avenue						5	6														11
Whitley Tavern, Northumberland Avenue						8	10														18
74-76 London Street						9	5														14
16a Alpine Street					14																14
Old School Southampton St						11															11
1025-1027 Oxford Road					5	5															10
The Roebuck Oxford Road						11															11
5-9 Berkeley Avenue							30	30	52												112
103 Dee Road							21	21													42
88-96 Lower Henley Road						14															14
34 Eldon Terr & 79 London Rd				6	8																14
3-17 Newcastle Road						11															11
17-19 St Peters Hill						5															5
Meadway School						30	29														59
Total Strategic Sites (L 10)					5	188	261	280	137	125	135	90	90	90	33	0	0	0	0	0	1434
Total Strategic Sites - (L10 + L 20)					364	145	145	145	175	55	0	0	0	0	0	0	0	0	0	0	1029
42 Kenavon Drive (L20)	0	0	0	0	0	0	40	80	80	80	80	74	0	0	0	0	0	0			434
Chatham Street 2 (L20)	0	0	0	0	0	0	0	40	40	34	0	0	0	0	0	0	0	0			114
Total Strategic Sites (L)	0	0	0	0	369	333	446	545	432	295	215	164	90	90	33	0	0	0			3011
Allocated Sites (RCAAP)																					
RC1a: Friar St & Station Rd																	13	13	13	13	52
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									44	44	44	45									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

	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
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
RC4d: 9-27 Greyfriars Road																5	5	5	5	4	24
RC4e: The Forbury/Market Place																2	2	2	2	1	9
RC4f: Market Pl/Abbey HI/Abb Sq																6	6	6	6	6	30
RC4g: 37-43 Market Place																2	1	1	1	1	6
RC4j: 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				0	0	0	0	56	105	104	92	347	301	298	298	427	437	436	435	430	3766
RCAAP (Lapse Rate 20%)				0	0	0	0	45	84	83	74	278	241	238	238	342	350	349	348	344	3013
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)				0	80	80	80	80	167	100	100	100	100	100	100	82	0	0	0	0	1169
Dev Brief (Lapse Rate 20%)				0	64	64	64	64	134	80	80	80	80	80	80	66	0	0	0	0	935
Local Plan Sites																					
Thames Water Reservoir, Bath Road						20	30	30													80
Local Plan(Lapse Rate 10%)						18	27	27													72
Total Past Completions	637	837	782	693																	2949
Total Projected Completions					608	590	712	876	944	753	684	886	776	773	717	772	715	714	613	609	11741
Cumulative Completions	637	1474	2256	2949	3557	4147	4859	5734	6679	7431	8115	9001	9777	10550	11267	12039	12754	13468	14081	14690	
PLAN - Strategic Allocation (annualised, CS targets)	572	572	572	572	572	572	572	572	572	572	521	521	521	521	521	521	521	521	521	521	10930
MONITOR - No dwellings above or below cumulative allocation (CS)	65	330	540	661	697	715	855	1158	1531	1711	1874	2239	2494	2746	2942	3193	3387	3580	3672	3760	
MANAGE - Annual requirement taking account of past / projected completions (CS)	547	542	525	510	499	492	485	467	433	386	350	313	241	165	63	-67	-277	-608	-1269	-3151	

Fig. 16

PLAN - Strategic Allocation (annualised, SE Plan Targets)	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 (SE Plan)	26	252	423	505	502	481	582	846	1180	1321	1394	1669	1834	1996	2102	2263	2367	2470	2472	2470	
MANAGE - Annual requirement taking account of past / projected completions (SE Plan)	611	610	597	586	579	578	577	566	540	504	479	456	402	349	278	191	45	-178	-624	-1861	

Fig. 17



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