

Reading Borough Council
Planning Section

Annual Monitoring Report
2011/12

December 2012



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Borough Council
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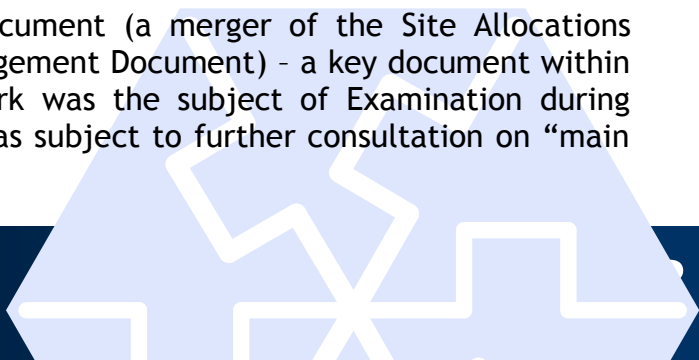
Executive Summary

The Annual Monitoring Report 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.).

The majority of socio-economic development indicators for Reading are favourable when compared to those of the South East and the nation. However, levels of development remain relatively low, reflecting the continuing poor economic conditions. There continues to be a pressing need for affordable housing, as the market and finance continue to make the property market inaccessible to many. Pockets of significant deprivation in the Borough are increasing - 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 1st April 2011 to 31st March 2012.

Key Findings:

1. The net number of dwellings completed in the monitoring year is 312, slightly down on 2010/11. However, gross completions were significantly higher than in 2010/11, the low net figure reflecting a very high level of demolitions as several sites were cleared to make way for new development.
2. The net total number of housing completions for the current monitoring year is significantly below the Core Strategy target of 572 annual dwellings and the South East Plan figure of 611. Average net housing completions over the period since 2006 are 597 dwellings per annum, above the commitment of an average of 572 dwellings per annum indicated in the Council's Adopted Core Strategy. It is anticipated that 540 net additional dwellings will be completed in the period 2012/13.
3. Affordable housing completions represent approximately 47% of the total net housing completions in the Borough with a total of 148 dwellings, largely due to the completion of a 60 unit Extra Care Housing Scheme at Dee Park.
4. The Borough's five year land supply (2011/12 - 2015/16) stands at 4,309 dwellings with a projected supply of 8.11 years, a substantial increase over 2010/11. This reflects the granting of permission for several major schemes during the monitoring year and an increased prospect of development on sites which formed draft allocations in the emerging LDF Sites and Detailed Policies Document.
5. The total gross internal floorspace developed for employment uses was 3,679m², mainly divided between B2 (53%) and B8 (45%).
6. Virtually no office space was completed in 2011-2012.
7. The Sites & Detailed Policies Document (a merger of the Site Allocations Document and Development Management Document) - a key document within the Local Development Framework was the subject of Examination during November/ December 2011. It was subject to further consultation on "main



modifications,” during spring 2012, including modifications arising from the publication of the National Planning Policy Framework in March 2012. The Document was subsequently adopted during October 2012.

1. Introduction

Context to AMR 2011/12

- 1.1** The AMR 2011/12 is the eighth to be produced under the current planning system and is expected to signpost the impact of Local Development Documents (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 2011/12 covers the period April 2011 to March 2012 and includes:
- A brief overview of Reading's key characteristics
 - A description of the current planning policy framework for Reading
 - Progress made with regard to the Local Development Scheme (LDS) since April 2011 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 2011/12 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 2011/12 deliberates upon the status 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 evolution of central government policy on 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 remains a need to monitor policies and review actions wherever applicable so as to respond appropriately to changing scenarios and circumstances.

- 1.5** The housing trajectory for 2011/12 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, particularly affordable housing, economic progress, improving the local environment and future policy direction on spatial issues. The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in November 2012, 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 Market, Hosier Street

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 an area of 40.40 km², with a population density of over 38.4 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 The 2011 Census¹ estimates the population of Reading at 155,700. This is a 9% increase on the 2001 census figure of 143,096 and 2% higher than the one between 1991 and 2001 when there was 7.1% increase in the Reading population. Here are a number of reasons why the population has increased:

1. More children are being born, evidenced by the increase in the 0-14 age group.
2. Mortality rates have decreased
3. People have into moved to the area.

There have been significant increases in the 0-19 age groups, particularly the 0-14s. The 30-59 age group, whilst increasing, shows a slower rate of change than that over the previous 10 years. The 60-74 age group has increased by 8% compared to a decrease of 8% in 2001. There has been a slight decrease in the 75+ age group. The total number of households in Reading is estimated at 62,900, an 8% increase since 2001.

We will understand more about the census when the more detailed data is released by the ONS at the end of 2012 and during 2013.

1.9 Reading is a vibrant and multi-cultural centre, with over 13%² 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



Fig. 2: Forbury Gardens –Central Reading

¹ ONS, 2012

² Reading Sustainable Community Strategy, 2008-2011

Heathrow makes Reading an ideal location for major business (especially ICT) and retail.

- 1.10** Reading is home to the University of Reading, and Reading College. A large percentage of the local working population are highly skilled, ranking as 9th highest³ amongst 64 sample UK cities for working age population with NVQ4+ qualifications.
- 1.11** The continued resilience of the local economy when compared to counterparts elsewhere in the country is substantiated in the Centre for Cities Outlook 2012⁴ where Reading continues to be rated in the top ten of UK cities for indicators such as private sector employment growth, business dynamics, and innovation. The report ranks the economic performance of 64 of the UK's largest cities and towns and cities. It outlines that a strong private sector, high levels of entrepreneurship, highly educated workforces and large shares of knowledge-intensive jobs as the key characteristics that allow a local economy to remain successful in ongoing challenging economic times.
- 1.12** Reading's dynamic private sector economy is a key to its strong performance during the recession. Despite the public sector featuring among the largest employers there is a high ratio of private to public sector jobs⁵. The major employers within Greater Reading area are:
- Reading Borough Council
 - Royal Berkshire Hospital PCT
 - University of Reading
 - Microsoft
 - Veritas Software
 - BG Group
 - Foster Wheeler
 - Oracle Corporation
 - Verizon
- 1.13** However there continues to be evidence that impacts of the present conditions are bearing more heavily on the most vulnerable communities. There are 12 SOAs⁶ within 20 percent of the most deprived in England as compared with 11 in 2007 and 8 in 2004⁷, indicating a growing inequality. Policy formulation and implementation will need to counter intensification in the levels of inequality within these deprived areas.
- 1.14** The claimant count unemployment in Reading is 3.6 per cent (March 2012). It continues to improve relative to the national average of 4.1 per cent, but is only just above that of March 2011 when it was at 3.5 per cent. The steep increase in unemployment due to the recession in 2008/09

³ Centre for Cities (2011) *Cities Outlook 2011* London: Centre for Cities

⁴ Centre for Cities (2012) *Cities Outlook 2012* London: Centre for Cities

⁵ Centre for Cities (2012) *Cities Outlook 2012* London: Centre for Cities

⁶ English Indices of Deprivation 2010.

⁷ Index of Multiple Deprivation 2007, DCLG

followed by a downward trend from mid-2009 is reflected in fig 3 below. The comparative trends of Reading and the UK as a whole since the recession show the percentage rising in Reading and converging with the national rate before Reading's rate diverges again downward from mid-2010 onwards. This trend appears to be continuing.

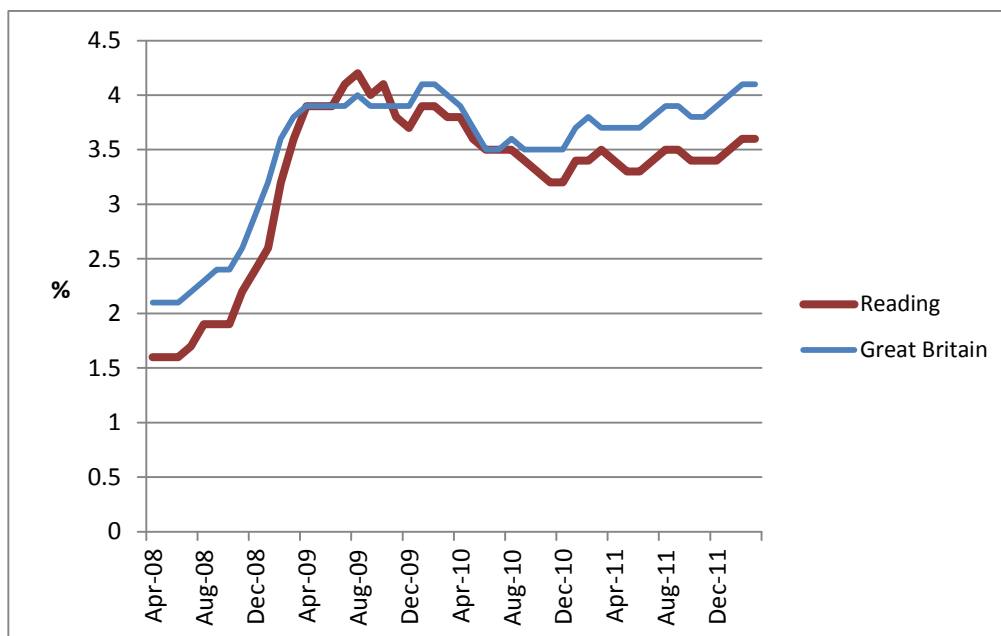


Fig. 3: Claimant Count Unemployment in Reading Borough, April 2008 – March 2012

Source: NOMIS

- 1.15** Reading has low levels in the 16-24 JSA claimants category for comparable size cities and is consistently better than the South-East average. However, the rate rose from 4% to 4.5 % over the year. This suggests that the continuing economic difficulties are bearing more heavily on the young.

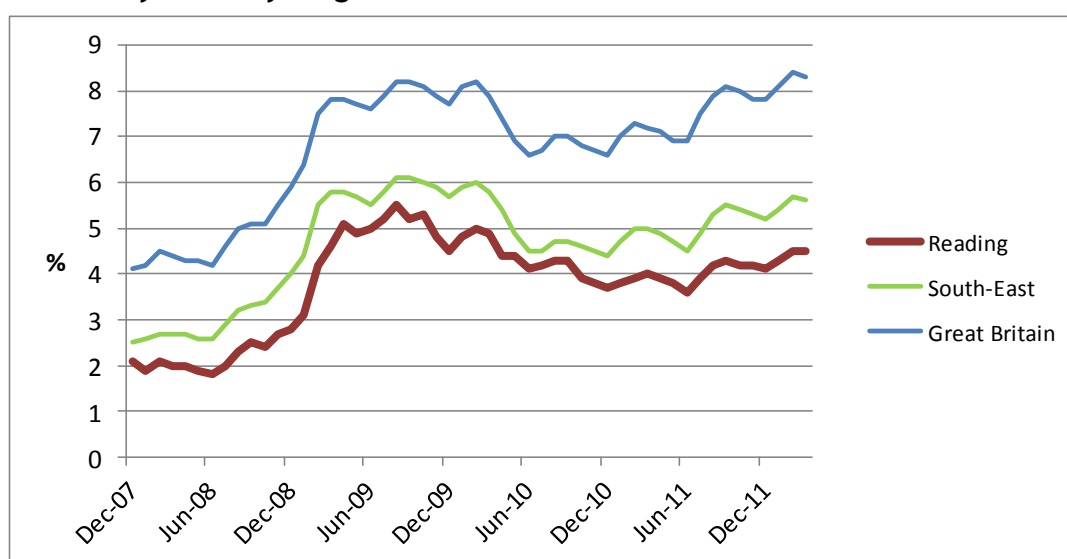


Fig. 4: JSA claimant count aged 18-24 – monthly from 2006 to March 2012

Source: NOMIS

- 1.16** According to the ASHE 2011⁸ gross weekly wages in Reading were significantly down from £560.70 in 2010 to £533.10 in 2011, a drop of over 4%. Wages in Reading since 2007 have seen slowing growth and falls in the last two years which has led to convergence and then a fall when compared with regional pay levels. The annual trend in gross weekly wages in Reading with respect to regional and Great Britain averages is illustrated through the figure below.

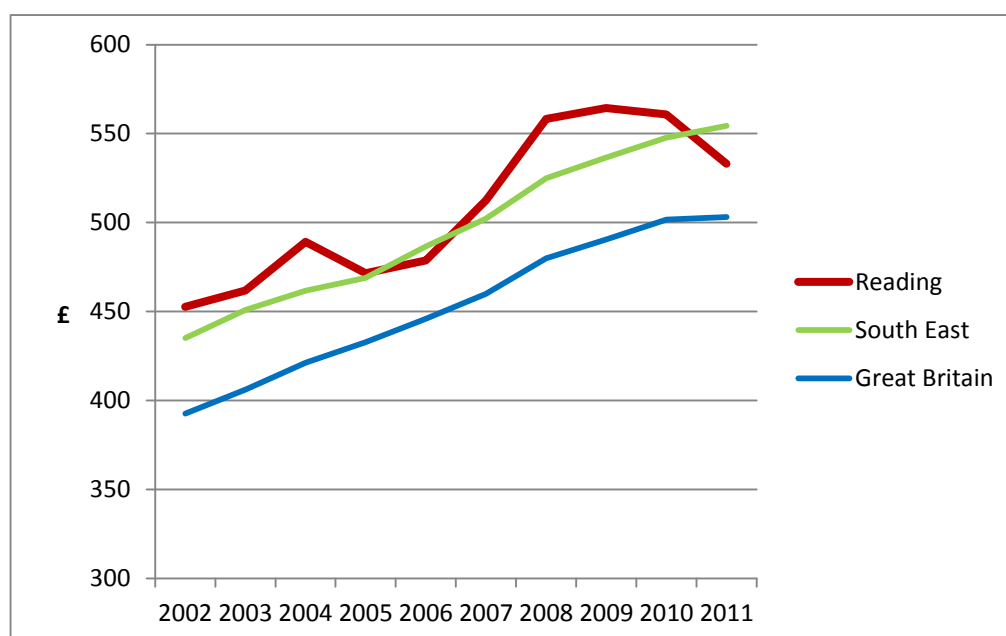


Fig. 5: Average Gross Weekly Wage, Reading and GB, 2002- 2011

Source: Annual Survey of Hours and Earnings, 2011

- 1.17** Reading has the third most diverse population in the South East, with 134⁹ languages spoken in its schools. The performance of Reading (68.7%) with respect to NVQ Level 2 rates is falling behind the comparative regional (73.3%) figure and has now also fallen behind the national level (69.7%). With regards to NVQ Level 4, Reading's performance (40.2%) remains ahead of the regional (36.2%) and national (29.9%) figures. The overall performances in both levels are more in line with long term trends. On both measures regional and national performance is improving at a faster rate than Reading. These figures appear to be volatile so it is better to consider them over a number of years.

⁸ NOMIS and ONS annual survey of hours and earnings - resident analysis

⁹ Draft Reading Borough Council Housing Strategy, 2009-2014

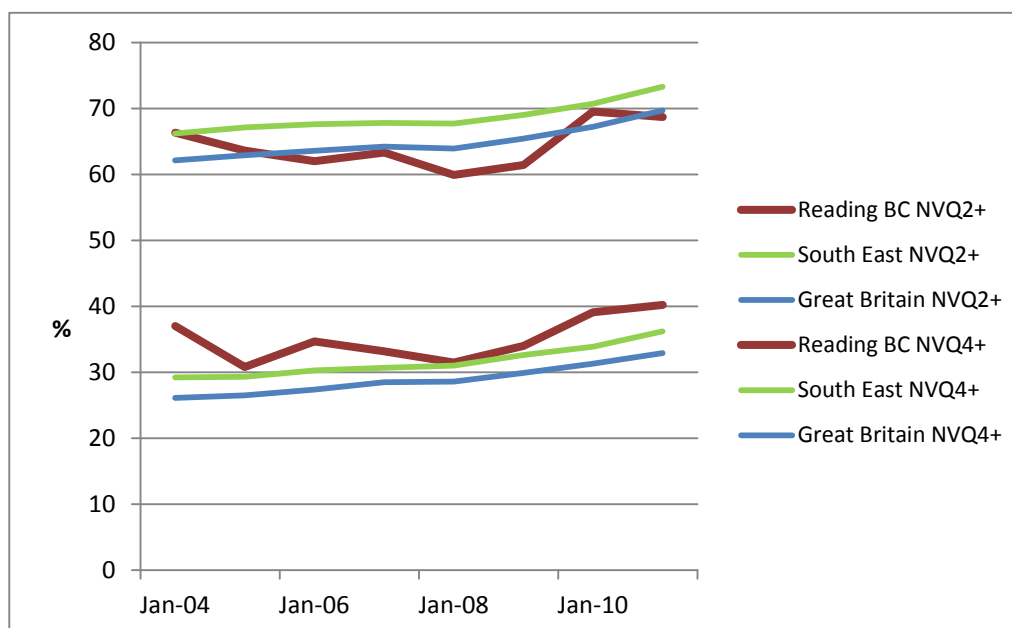


Fig. 6: Percentage of working-age population qualified at NVQ equivalent Levels 2+ & 4+ 2004-2011

Source: NOMIS

Housing in Reading

- 1.18** The housing market in Reading has not continued the recovery seen in 2009/10. After August 2010, prices started to fall back. During 2011-12 there was a small rise in prices. Since 2010, house prices have remained reasonably stable. The volume of sales has followed a very similar pattern. The restricted availability of mortgage credit continues to be a significant factor and persistent economic uncertainty is also affecting the housing market. Housing completions in the year are again at a significantly lower level than the medium term pattern and reflect the current, poor market conditions. There is a more than adequate number of dwellings in schemes under construction and permitted to respond any likely increase in demand.

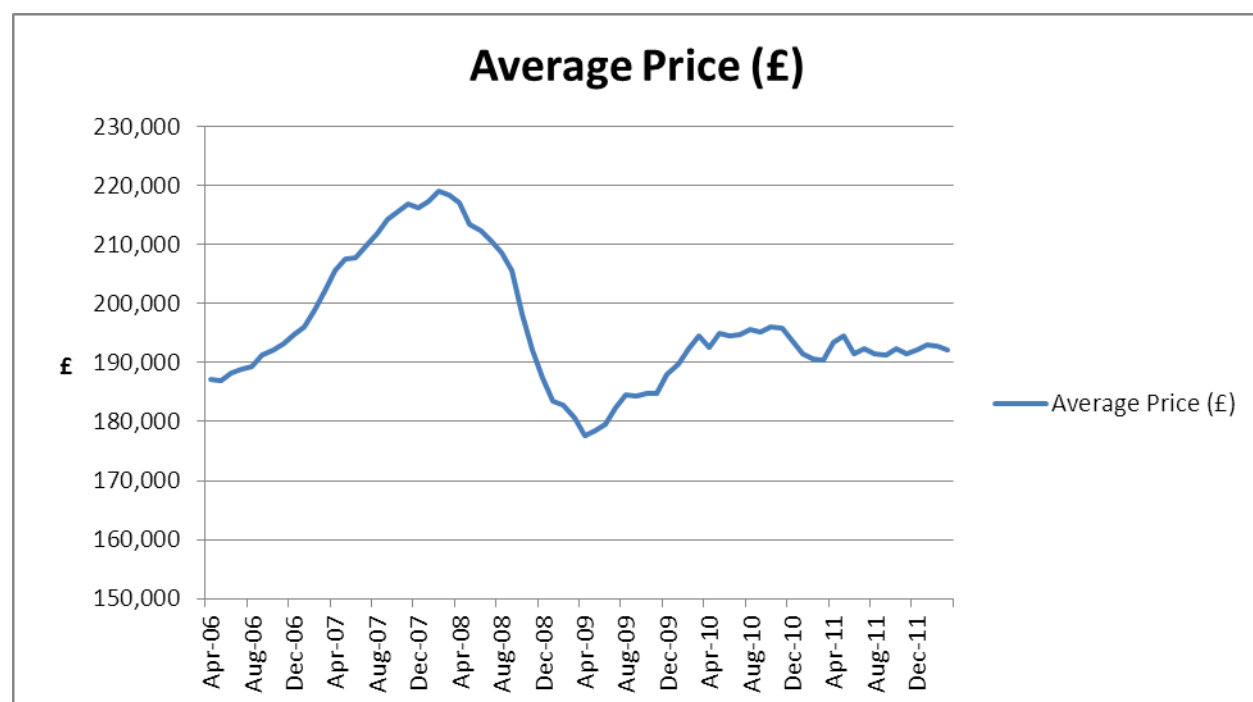


Fig.7: House price index for Reading, 2006 – 2012

Source: Land Registry, UK

- 1.19** Completions of affordable units in the year were 148 and form a large proportion (47%) of the total number of completions. This is in large part due to the completion of a large extra care unit at Dee Park. Although higher than in 2010/11, when there were only 76 affordable housing completions, this total is well below the general level of affordable housing, of approaching 200 dwellings per year, seen in the past. The number of dwellings in Reading is estimated to be around 66,460, with 83 per cent being Private sector (55,400), 6 per cent rented from a RSL (4,031) and 11 per cent rented from Reading Borough Council (7,026)¹⁰.

¹⁰ DCLG: Dwelling stock: Number of Dwellings by Tenure and district: England; 2011



Fig. 8: New Housing Development at West Village, Reading

Planning Context

1.20 The development plan for Reading Borough in the period 2011-12 comprised:

- Reading Borough Council Core Strategy 2006 - 2026 - adopted January 2008.
- Reading Central Area Action Plan - adopted January 2009.
- South East Plan (SEP) - adopted May 2009.
- Reading Borough Local Plan (RBLP), adopted October 1998 - 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 - saved policies (as detailed in Appendix II).

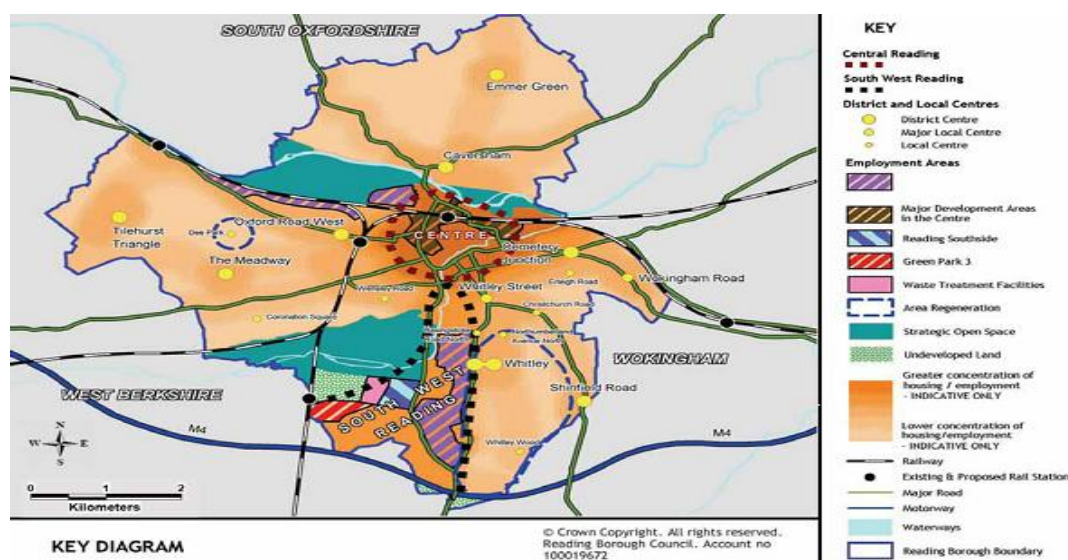


Fig. 9: Key Diagram – Main Policies & Proposals – Core Strategy (CS)
Source: Core Strategy, Reading Borough Council

Despite the Government's continued intention to revoke the South East Plan, for the purpose of the monitoring year 2011/12, it continues to constitute a part of the development plan. A SEA of the revocation of the Plan has been published for consultation, but has not so far resulted in its removal.

- 1.21** 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. The focus of much development on central Reading is given more detail in the Reading Central Area Action Plan. The Core Strategy is also to be supported by a comprehensive set of development management policies and a number of site allocations for development and other designations. These form part of the Sites and Detailed Policies Document. Although in the latter stages of production during the monitoring year, this document did not yet form part of the development plan for the period up to March 2012. However, the SDPD was adopted in October 2012 and is now part of the development plan. It replaces the previously saved policies from the Local Plan.

2. Monitoring Policy Progress

Local Development Scheme (LDS)

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), 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 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 GOSE in September 2007. A fourth LDS was submitted in March 2009, in response to the changes in the process for producing LDF documents, brought about as a result of the Planning Act 2008 and the consequent revisions to the Local Development Framework Regulations. The 2009 Revised LDF contains revised programmes about upcoming DPDs and SPDs. Various amendments were made to the LDS, and it was eventually approved by GOSE in February 2011.
- 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 Submission Draft Reading Central Area Action Plan was subject to examination 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.
- 2.5** **Sites & Detailed Policies Document:** The Sites and Detailed Policies Document (SDPD) was submitted to the Secretary of State in July 2011, which was the date specified in the 2011 LDS. It was subject to examination later in 2011, including public hearings in November and December. However, since the Inspector requested a number of main modifications to the SDPD requiring re-consultation, partly as a result of changes at national level, the target of adoption in March 2012 was missed. The SDPD was found sound on 11 September and adopted on 23 October 2012, but this falls outside the monitoring year.

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.

2.7 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 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 2.11.

Progress of LDDs (as part of old 2004 LDF regulations) against the Local Development Scheme (September 2007) at March 2012

Local Development Document	Milestones												
	01	02	03	04	05	06	07	08	09	10	11	12	13
Core Strategy (includes Spatial Strategy)													
Reading Central Area Action Plan													

 Position at 31st March 2010

 Progress in monitoring year 2011 - 2012

Local Development Document Preparation Milestones (2004 Regulations)	
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 (February 2011) at March 2012

Local Development Document	Milestones											
	01	02	03	04	05	06	07	08	09	10	11	12
Sites and Detailed Policies Document (including Proposals Map)												



Position at 31st March 2011



Progress in monitoring year 2011 - 2012

Local Development Document Preparation Milestones (2008 Regulations)	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
04	Consider representations and discussions with community and stakeholders
05	Preparation of pre-submission document and sustainability appraisal report.
06	Public participation on pre-submission document and sustainability appraisal report.
07	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
08	Submission of development plan document and sustainability appraisal report to Secretary of State;
09	Pre-examination meeting
10	Examination period including commencement of examination;
11	Receipt of Inspectors Report
12	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.

2.8 As set out above, the delay in adoption of the SDPD (and, alongside it, the Proposals Map) was a result of the Inspector requesting 'main modifications' in February 2012 and then in April 2012. These main modifications involved:

- Deletion of one proposed allocated site;
- Amendments to another proposed site;
- Revised boundaries for Major Landscape Features;
- Changes to the housing trajectory; and
- A new policy on the presumption in favour of sustainable development.

2.9 'Main Modifications' require further consultation as well as sustainability appraisal, so this resulted in a delay of several months before receipt of the Inspector's Report (11th September) and adoption (23rd October).

Progress of SPDs against the Local Development Scheme (February 2011) at March 2012

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) ¹¹						
Briefs for sites in East side of Central Reading (Kenavon drive)						
Briefs for sites in West side of Central Reading						
Elvian School Development Brief						



Position at 31st March 2011



Progress in monitoring year 2011 - 2012

Supplementary Planning Documents Preparation Milestones	
01	Pre-production, including commencement of document preparation
02	Preparation of the scoping report for the sustainability appraisal.
03	Preparation of draft supplementary planning document
04	Draft supplementary planning document and sustainability appraisal (SA) ¹² report issued for public participation.
05	Consideration of consultation representations
06	Adoption and publication of document, publication of a statement setting out how the sustainability appraisal and consultation influenced the preparation of the plan and publication of monitoring measures.

2.10 Progress on the Supplementary Planning Documents listed in the LDS has been limited during 2011/12. The revised version of the Sustainable Design and Construction SPD was adopted in July 2011, and work on drafting a Kenavon Drive SPD has moved forward. However, production of the SPD on Implementation of Design and Development Policies, for instance, has not been regarded as a priority at this time and has not therefore met the LDS milestones.

2.11 However, work has been ongoing on some Supplementary Planning Documents not listed in the LDS. An initial consultation on options for drawing up a Meadway Centre Planning Brief began in February 2012, and

¹¹ Review of SPD in context of Supplement to PPS1 and Policy CS1 in the Adopted Core Strategy

¹² No legal requirement for SA as of 2009 for SPDs. Hence SAF wasn't subjected to a SA.

has since progressed to a draft Brief for consultation. Preparatory work also began on SPDs on Affordable Housing and Employment, Skills and Training, both of which will cover areas that would have been dealt with by a Section 106 SPD. Again, both of these SPDs have progressed to consultation since the end of the monitoring year.

Progress of Statement of Community Involvement against the Local Development Scheme (March 2005) at March 2012

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.

2.12 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.

2.13 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 saved policies in operation during the monitoring year is provided in Appendix II. All saved Local Plan policies have now been replaced by the adoption of the Sites and Detailed Policies Document.

2.14 Minerals and Waste Development Framework. Progress on the production of the Joint Minerals and Waste Development Framework¹³ has

¹³ Production of minerals and waste planning policy documents has until recently been undertaken jointly with Bracknell Forest Borough Council, Slough Borough Council, West Berkshire Council, Royal Borough of Windsor and Maidenhead and Wokingham Borough Council, through the Berkshire Unitary Authorities' Joint Strategic Planning Unit.

been reported in a separate AMR up to 2010. The 2010 Joint Minerals and Waste AMR reported on the major setback in production of the Minerals and Waste Development Framework in the 2009-10 monitoring year, namely the withdrawal of the draft Minerals and Waste Core Strategy, which had reached Examination stage. The Joint Strategic Planning Unit was wound up in September 2011, and joint working on minerals and waste planning has now ceased. Each authority is now responsible for minerals and waste planning policy. The Council is currently considering the most appropriate way forward for minerals and waste planning in Reading. No progress is therefore reported below.

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



Position at 31st March 2011



Progress in monitoring year 2011 - 2012

Local Development Document Preparation Milestones (2008 Regulations)	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
04	Consider representations and discussions with community and stakeholders
05	Preparation of pre-submission document and sustainability appraisal report.
06	Public participation on pre-submission document and sustainability appraisal report.
07	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
08	Submission of development plan document and sustainability appraisal report to Secretary of State;
09	Pre-examination meeting
10	Examination period including commencement of examination;
11	Receipt of Inspectors Binding Report
12	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.

2.15 Future Policy Production: The next steps in policy production will be heavily influenced by the changes in the national planning context. The Localism Bill has enabled the Secretary of State to revoke the South East Plan, and introduces new neighbourhood planning tools. At the same time, the National Planning Policy Framework (NPPF) made a number of

changes to national policy. The Council considers that its adopted DPDs are in general conformity with the NPPF, but the NPPF will no doubt continue to influence the timing and content of future policy production. At this stage, the Council has no firm plans for when future DPDs will be produced. A new LDS will be prepared during 2013. In the meantime, work continues on Supplementary Planning Documents, as well as the introduction of the Community Infrastructure Levy, which will be subject to consultation in 2013.

- 2.16 Conclusions:** In 2011-2012, the Council initially made good progress on producing its final DPD listed in the LDS, the Sites and Detailed Policies Document, although changes requested by the Inspector slowed this progress at the end of the monitoring year. Progress on SPDs has been mixed, with some being progressed, whilst others being given lower priority than other SPDs not listed in the LDS.
- 2.17** Minerals and waste planning remains an exception to the good progress that has been made, and the Council does not currently have any milestones against which to measure progress.

3. Monitoring Policy Performance

Cross Cutting Policies

Sustainability and Climate Change

- 3.1** Relevant policies: CS1: Sustainable Construction and Design of the Core Strategy. Two further policies are emerging, namely: Policy DM1: Adaptation to Climate Change and policy DM2: Decentralised Energy of the Sites and Detailed Policies document.
- 3.2** Context: Paragraph 4.8 of the Core Strategy outlines the principle driver for the sustainability approach taken by Reading Borough stating that, *'The future growth of Reading in terms of the number of new homes to be built and the significant regeneration of parts of the town have the potential to impose a large environmental footprint in terms of the consumption of resources and materials, the use of energy and the associated emission of greenhouse gases that contribute towards climate change. In a recent study, Reading was identified as having the highest emissions per dwelling of the selected cities¹⁴. As such, the incorporation of sustainable design and construction techniques are essential in order to minimise this impact in the context of Reading.'*

Indicator 1: Major planning applications determined between 01/01/2008 and 30/06/2010

No. of Major planning applications determined	No. applications permitted	No. refused/ withdrawn	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
136	76	60	41	35

- 3.3** Analysis: Given that policy CS1 relates to new development, including the construction of new buildings, and the redevelopment and refurbishment of existing building stock, all of the 76 applications that were permitted should meet the requirements of this policy.
- 3.4** 35 of the 76 applications permitted did not have any conditions relating to sustainability on the decision notice. 5 of these applications were reserved matters applications and sustainability conditions should usually be placed on the outline planning permission decision notice.

¹⁴ Domestic Carbon Dioxide Emissions for Selected Cities, produced by Best Foot Forward and conducted for British Gas, Simmons and Gonzalez, February 2006

3.5 The remaining 30 applications related to applications for:

- Refurbishment
- change of use
- subdivision of retail space
- Erection of a mezzanine
- Matters including the creation of artificial playing surface, new access road, car park, landscaping i.e. they did not involve an actual building.

3.6 As above, policy CS1 does apply to all development including refurbishments and change of use. However, in each case it would need to be considered on its merits and the level of alteration to the fabric of the building taken into consideration. For example, if a change of use application involved no alterations to windows, doors, internal or external walls or resulted in any alteration to the heating within a building and literally related to the building being put to a different use then it is likely to be unreasonable to seek to apply a sustainability standard. However, many changes of use applications do involve some form of internal change, to which it is often possible to apply some sustainability standard. Therefore, it does appear that some opportunities for applying CS1 have been missed.

3.7 However, for applications involving the erection of new buildings, it appears that sustainability conditions to meet the requirements of policy CS1 have been consistently applied.

3.8 Action required: Develop monitoring systems further. The next stage of the analysis will be to consider what level of sustainability has been sought and whether this has actually been achieved. Additionally, it will be important to ensure those using the policies understand their full scope. It needs also to be taken into consideration that Part L, the Energy Requirements of Building Regulations, are set to become more stringent in 2014 resulting in the mandatory energy requirements for residential buildings exceeding those set out in Policy CS1.

Settlement Boundary

3.9 Relevant Policies: CS6 Settlement Boundary, KEY 4 Areas of Development (LP).

3.10 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 2: Number of new developments permitted outside the settlement boundary

No permissions outside the settlement boundary were granted in the monitoring year 2011/2012.

- 3.11 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. The alignment of the boundary was reviewed through the production of the 'Sites and Detailed Policies Document'.

Waterspaces

- 3.12 Relevant Policies:** CS8 Waterspaces, WAT 10 Waterways - Site Specific Proposals (LP).

- 3.13 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 contribute to local character.

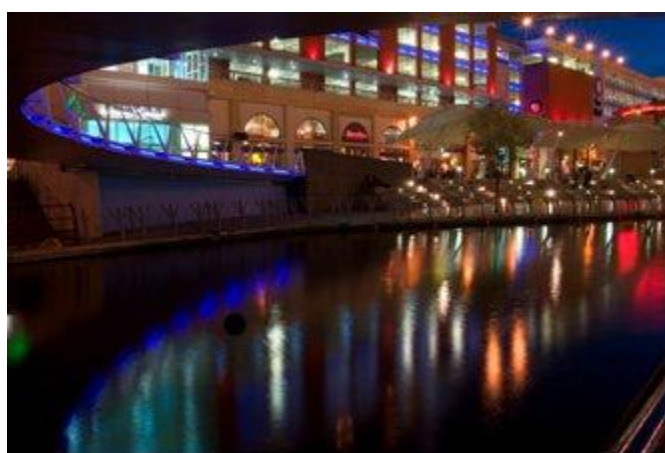


Fig. 10: The River Kennet at the Oracle, Central Reading

- 3.14** 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. The accuracy of boundaries has improved as a consequence of further habitat mapping work and new information from surveys and projects. 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. These will be monitored at five-year intervals in order to identify emerging trends.
- 3.15 Analysis and Actions Required:** A number of planning permissions during the monitoring year have included conditions and informatives to ensure the positive contribution of developments to the character, appearance, landscape and amenity of the waterways, as well as improving access to them.

Environment Agency data will be monitored at five year intervals to determine any changes to both the biological and ecological values of the waterways.

Infrastructure, Services, Resources and Amenities

- 3.16** Relevant Policies: CS9 Infrastructure, Services, Resources and Amenities.
- 3.17** Context: The Council has for a number of years, secured contributions from developers, through Section 106 Planning Obligations, for infrastructure provision to mitigate the impacts of development. Policy CS9 of the Core Strategy provides the overall framework for justifying infrastructure provision as part of development proposals. The emerging SDPD Policy DM3 defines the Council's priorities for additional provision.
- 3.18** **Analysis:** The Council records all S106 receipts and documents the expenditure against key areas of provision. During the 2011/12 monitoring year the Council has been very successful in securing S106 obligations and has spent monies against a wide variety of projects including for education, transport, and leisure.
- 3.19** **Actions Required:** Continue to secure relevant obligations and record these.

Economic Development & Employment

- 3.20** Relevant Policies during monitoring year: CS10 Location of Employment Development, CS11 Use of Employment Land for Alternative Uses, CS12 Maintaining a Variety of Premises, CS13 Impact of Employment Development, EMP3 Acceptability of Employment Development (LP), EMP7 Major Industrial Areas (LP) and EMP 9 Implementation of Mixed-Use Development (LP). Since the monitoring year ended, the LP policies have been replaced by the adoption of the SDPD, which includes policy SA12 Core Employment Areas.
- 3.21** Context: The overall strategy for employment development in the Borough is outlined in paragraph 5.7 of the adopted Core Strategy, which states 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*". These Core Employment Areas are protected from loss to other uses, and are defined in the Sites and Detailed Policies Document.
- 3.22** The Use Classes Order defines employment uses as B1a (Office), B1b (Research & Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) categories. In the following tables, gross figures measure new floorspace gains only and net figures measure overall change, taking account of losses.

Indicator 3: Amount of land developed for employment by type 2011/2012

TOTAL FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross</i>	65	0	0	0	1,964	1,650	0	3,679
<i>net</i>	- 13,530	0	-160	0	-59,612	-916	0	-74,218

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

Indicator 4: Amount of land developed for employment by type in development / regeneration areas 2011/12

GROSS FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Central Reading	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0
Reading International Bus Pk	0	0	0	0	0	0	0
South of Basingstoke Rd	0	0	0	0	0	1,650	0
Bennet Road	0	0	0	0	1,090	0	0
North of Basingstoke Road	0	0	0	0	140	0	0
Elgar Road	0	0	0	0	0	0	0
Richfield Avenue	0	0	0	0	0	0	0
Portman Road	0	0	0	0	734	0	0
Wigmore Lane	0	0	0	0	0	0	0
Bridgewater Close	0	0	0	0	0	0	0
Sterling Way	0	0	0	0	0	0	0
Marcus Close	0	0	0	0	0	0	0
Paddock Road	0	0	0	0	0	0	0
Core Employment Areas total	0	0	0	0	1,964	1,650	0
Total for Business Areas	0	0	0	0	1,964	1,650	0

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

- 3.23 Analysis:** The total employment floorspace developed by type is illustrated through the table above. These figures have been extracted from the list of planning permissions which have been completed within the year 2011-12. The total gross internal floorspace developed for employment uses was 3,679 m², a decrease of more than 57% in comparison to the previous monitoring year. This almost certainly reflected the difficult economic circumstances, particularly in terms of the development of what tend to be more complex schemes in the town centre.

Indicator 5: Proportion of major office development permitted which is in the centre or A33 Corridor

Indicator 6: Proportion of major industrial and warehouse development permitted which is in a Core Employment Area or in the A33 Corridor

GROSS FLOORSPACE (m²) - Permitted	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Central Area	117,518	0	0	0	0	0	0
A33 Corridor	0	0	0	0	2,300	86,058	0
Core Employment Areas (outside A33 Corridor)	387	0	22	0	2,702	0	0
Other area	0	0	0	0	0	0	0
Total permitted	117,905	0	2	0	5,002	86,058	0

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

- **100% of major office development permitted was within Central Reading.**
- **100% of major industrial and warehouse development permitted was within a Core Employment Area or the A33 Corridor**

3.24 Analysis: The figures for this year are heavily influenced by three very large schemes which have been granted permission in the 2011-12 monitoring year. Two large central Reading mixed-use schemes with significant amounts of B1 floorspace are Station Hill (previously a 'soft' commitment) and the development of the former Royal Mail sorting office to the north of the station. Both are on sites allocated in the Reading Central Area Action Plan. The other development is the redevelopment of the former Berkshire Brewery site at Junction 11 M4 for a 86,000sq m Tesco distribution centre, development of which is already well underway.

Indicator 7: Total amount of employment floorspace on previously developed land - by type

GROSS FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
gross PDL	0	0	0	0	1,964	1,650	0	3,614
% gross on PDL	0%	N/A	N/A	N/A	100%	100%	N/A	98%

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

3.25 Analysis: Almost all new employment development in Reading during 2011/12 took place on previously developed land. Since there has been no development for campus-style out of town accommodation during the year, this is to be expected, and it reflects the fact that Reading is a constrained urban Borough with minimal unrestricted greenfield development opportunities. The exception was the development of a small student accommodation facilities management office (along with a common room) on land next to existing halls of residence.

Employment Land available by Type

3.26 Employment land available includes sites committed through planning applications, or through being identified in a development plan. The only adopted development plan that identifies employment sites within the monitoring year was the Reading Central Area Action Plan (RCAAP), although the SDPD, which has been adopted since, has also identified some sites for employment use in South Reading. The list of sites allocated for uses including employment within the 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

3.27 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 or with resolutions to grant permission subject to a Section 106 agreement, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).

Indicator 8: Employment land available by type in hectares

i) Sites in LDF/RBLP/Developments accepted in principle							
GROSS SITE AREA (ha.) – Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	0.43	0.00	0.00	4.76	0.00	0.00	0.00
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reading Borough	0.43	0.00	0.00	4.76	0.00	0.00	0.00

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

ii) Outstanding Permitted development							
GROSS SITE AREA (ha.) – Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	11.97	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	76.31	0.00	1.77	0.00	1.23	45.08	0.00
Reading Borough	88.28	0.00	1.77	0.00	1.23	45.08	0.00

NB: Gross site areas for developments excluding extensions calculated here.

3.28 Analysis: There remains a great deal of outstanding employment development permitted across the Borough, particularly for B1a office space. Much of this relates to outstanding permissions in parts of South West Reading, including Green Park and Kennet Island, although this year has also seen permission granted to some substantial central Reading

developments, including Station Hill and the former Royal Mail Sorting Office. There is a significant increase in land with permission for B8 uses, with the development of depots as part of the Network Rail station development, the warehousing permission at Worton Grange, and, in particular, the Tesco distribution centre on the former Brewery site (now nearing completion) making up much of this provision.

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

Indicator 9: : Net change in storage and distribution floorspace in the south of Basingstoke Road

NET CHANGE IN B8 FLOORSPACE (SQ.M.) in SOUTH OF BASINGSTOKE ROAD	Permitted 2011-12	Completed 2011-12
Net change	0	+1,650

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

- 3.30 Analysis:** Indicator 8 monitors the Core Strategy policy CS12 in terms of maintaining the overall level of storage and distribution uses in the south of Basingstoke Road. Only one development is relevant here, the change of a B1 office to a storage centre on Worton Drive, which was completed this year. The policy therefore continues to be upheld.

- 3.31 Actions Required:** Continuation with existing policy approach.

Housing (includes SHLAA and 5 Year Land Supply)

- 3.32 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 (LP) Housing Provision and Identified Sites.
- 3.33 Context:** The housing market in Reading was very flat in terms of average prices during the monitoring year (a very slight fall of about 0.75%). This was in line with national and regional trends. Eligibility requirements for mortgages and the uncertain economy are continuing to affect demand and affordability.
- 3.34** While the Localism Act allows for the abolition of regional planning, the South East Plan remains part of the development plan for Reading Borough and its target of 611 dwellings for the Borough remains relevant for this monitoring year. However, for long term planning purposes, the Core Strategy housing targets have also been applied. The Reading Borough Core Strategy entails a target of 572 dwellings per annum in the period 2006/07 - 2015/16 and 521 dwellings per annum from 2016/17 - 2025/26. Levels of housing provision over recent years have been relatively strong,

despite the difficult economic circumstances with annual completions consistently exceeding targets in the Core Strategy (CS)¹⁵. However, completions for 2010/11 showed a very sharp fall and completions for 2011/12 are at a similar low level although a high level of demolitions obscures a significantly higher level of gross completions than in 2010/11.

Indicator 10: Plan period and housing targets

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

3.35 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
2009/10	693
2010/11	321
2011/12	312

Source: Reading Borough Council, Residential Planning Commitments at 31 March 2012

¹⁵ Housing targets for the Borough have reverted to the CS due to the abolition of the South East Plan

Indicator 11: Site based housing trajectory (measured against CS targets)

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

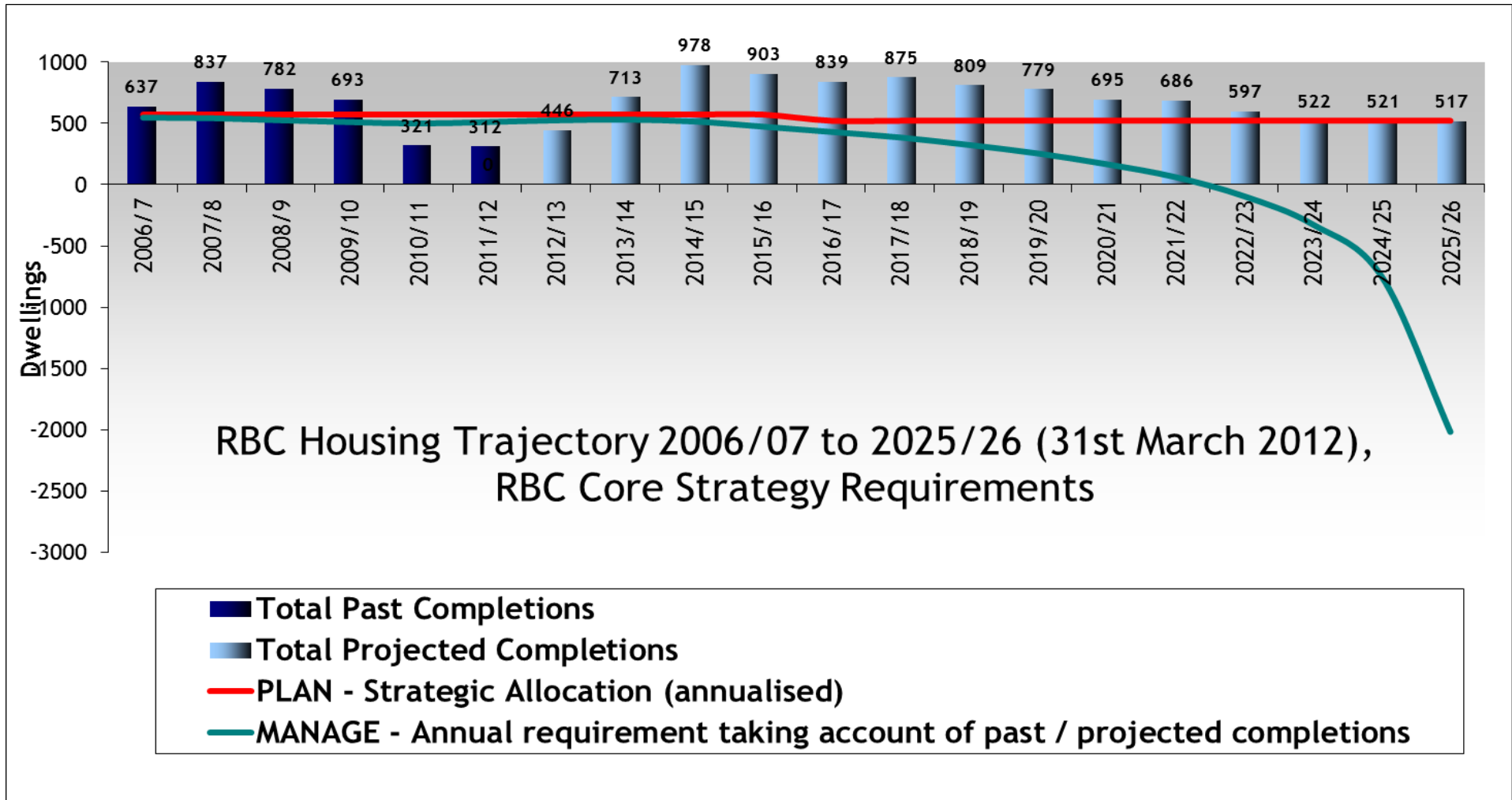


Fig. 11: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2012 (CS targets)

Source: Planning Department, Reading Borough Council

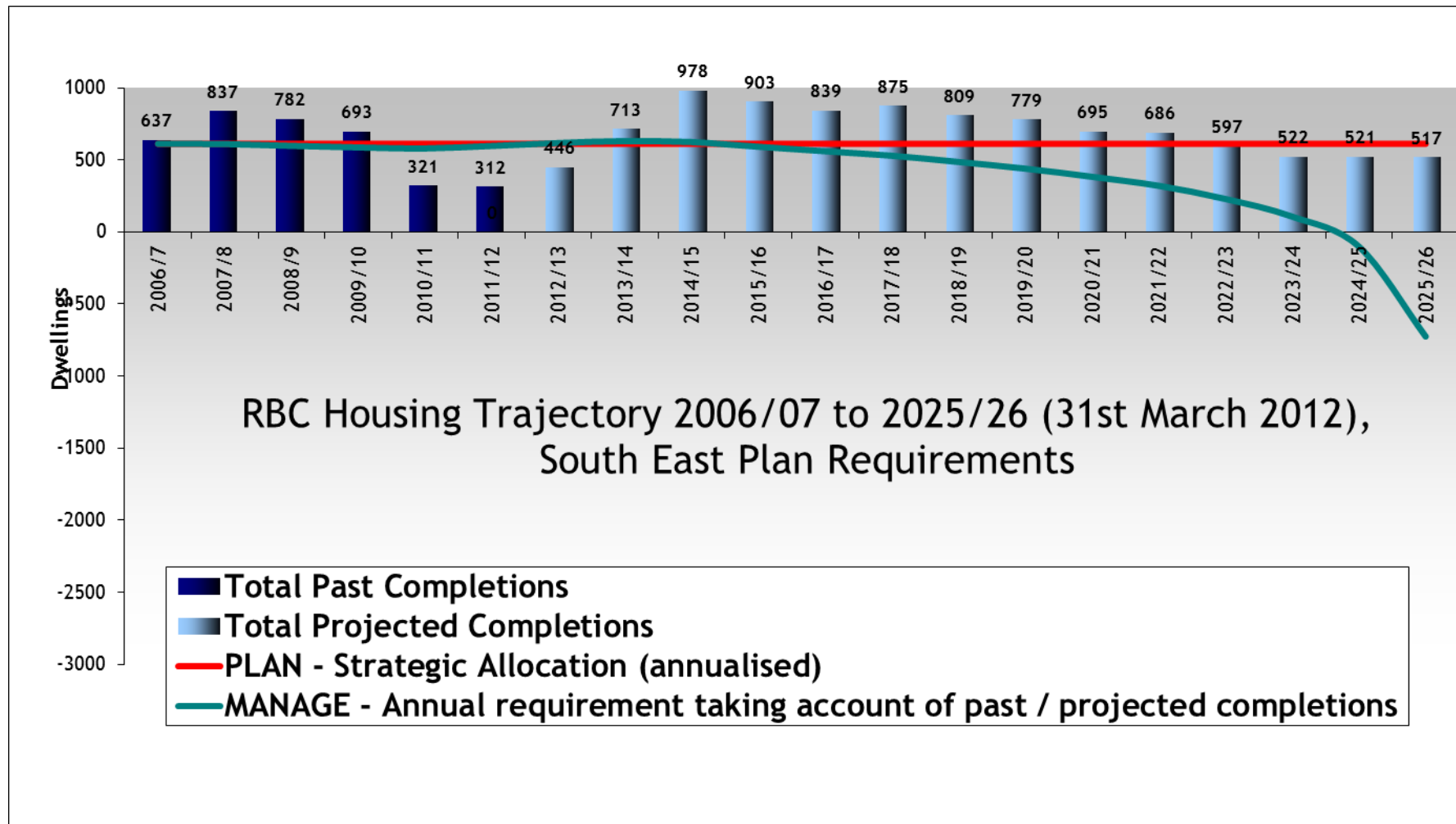


Fig. 12: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2012 (SE Plan targets)

Source: Planning Department, Reading Borough Council

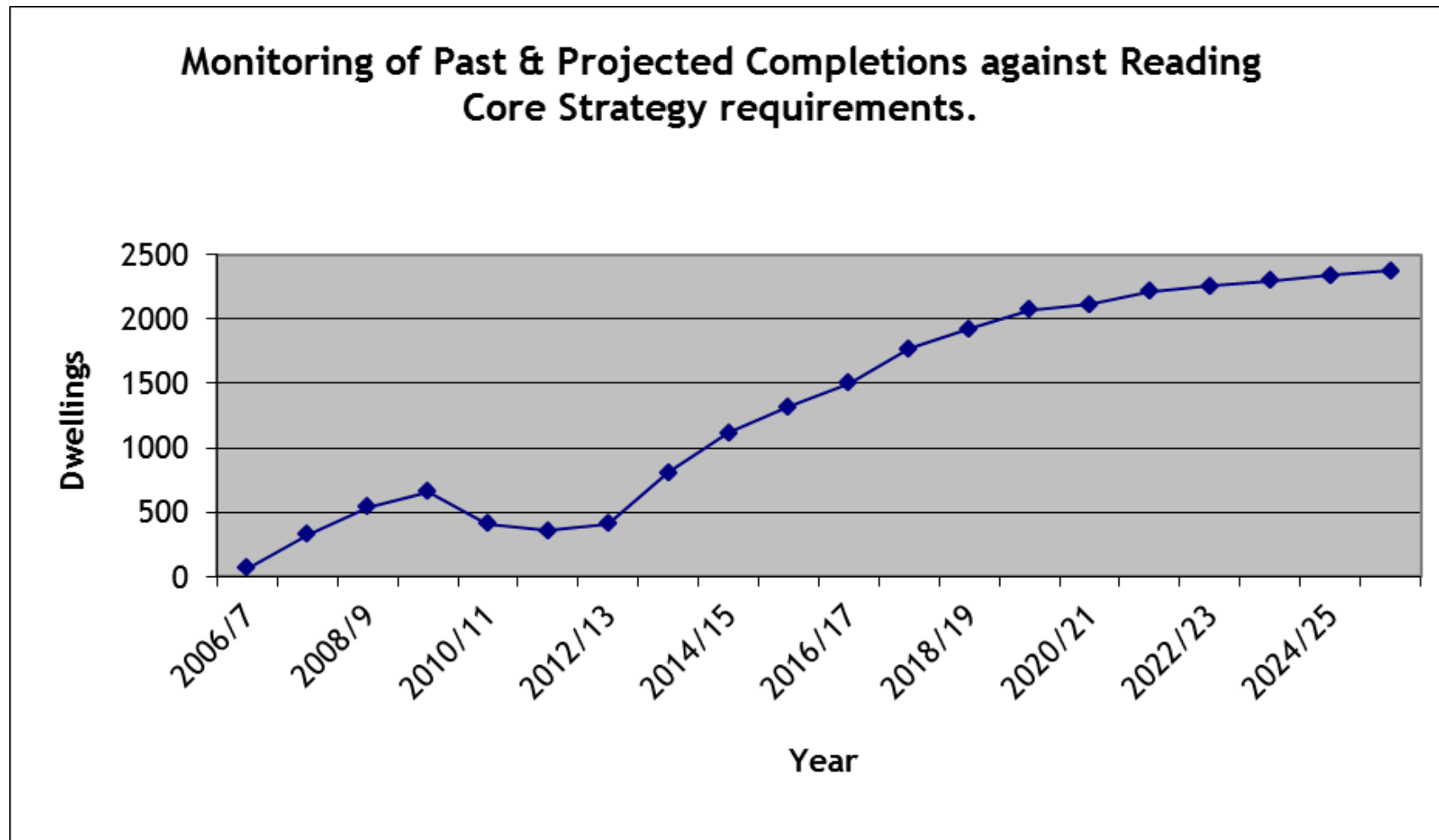


Fig. 13: Monitoring of Past & Projected Completions against Reading CS requirements, March 2012

Source: Planning Department, Reading Borough Council

- 3.36 Analysis:** The site-based trajectory evaluates past performance on housing supply with future anticipated supply against target requirements. The total number of housing completions for the current monitoring year was 312 net additional dwellings - which is similar to the output last year (321) but significantly lower than the previous year, 2009/10 (693) and both the Core Strategy target of 572 annual dwellings and the South East Plan figure of 611. Local monitoring reports suggest a figure of 540 net new build dwellings under construction at the end of March 2012.
- 3.37** The resultant graphs (Figs. 11 and 12) illustrate the anticipated level of housing completions over the period. They demonstrate a plentiful supply of housing sites at the current time against target requirements. Current commitments, including the allocations in the Council's now adopted Sites and Detailed Policies Document, and anticipated small site development have been phased over the current plan period. Some of the larger sites have been subjected to a lapse rate of 10 or 20 percent, depending upon anticipated deliverability. 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 developments (sites of less than 10 dwellings). That level of provision on small sites remains relevant although there was a dip below that level in the last 2 years.
- 3.38** The Reading Borough Strategic Housing Land Availability Assessment (SHLAA, 2011) was developed to identify 'deliverable' and 'developable' sites for housing within the borough. It formed the background evidence of the SDPD¹⁶ and was updated during 2011 as part of the evidence base to support the Sites and Detailed Policies Document. It is now reflected in commitments and the allocations in the adopted LDF (local plan).
- 3.39 Actions Required:** The examination and consequent adoption of the SDPD confirms a satisfactory housing land supply for the plan period up to 2026.

Indicator 12: New and converted dwellings - on previously developed land (PDL)

- 3.40** This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 98% of completions were developed on previously developed land.

Total	
Gross Completions	321
% gross on PDL	98

Source: Reading Borough Council, Residential Commitments as at March 31st 2012

¹⁶ Sites and Detailed Policies Document

- 3.41 Analysis:** The Council continues to target development on appropriate previously developed land. The definition of previously developed land introduced in 2010 now removes garden land from the definition of previously developed land. The analysis of development on previously developed land includes a small number of completions on what was previously garden land.

Five year housing land supply

- 3.42** This section provides an estimate for the five-year housing land supply for the Borough for the period 2012/13 to 2016/17, as required by the National Planning Policy Framework (NPPF). Two separate land supply calculations are provided; one is based on the housing targets in the adopted Reading Core Strategy; the second is based on the requirements set out in the adopted South East Plan. The calculations identify 'deliverable' sites within the specified 5 year period.
- 3.43** Details of the Borough's latest assessment of five-year housing land supply (2012/13 - 2016/17) are provided in Appendix III. This shows 8.57 years supply of land against the Core Strategy 5 year requirement as provided in Fig14. below:

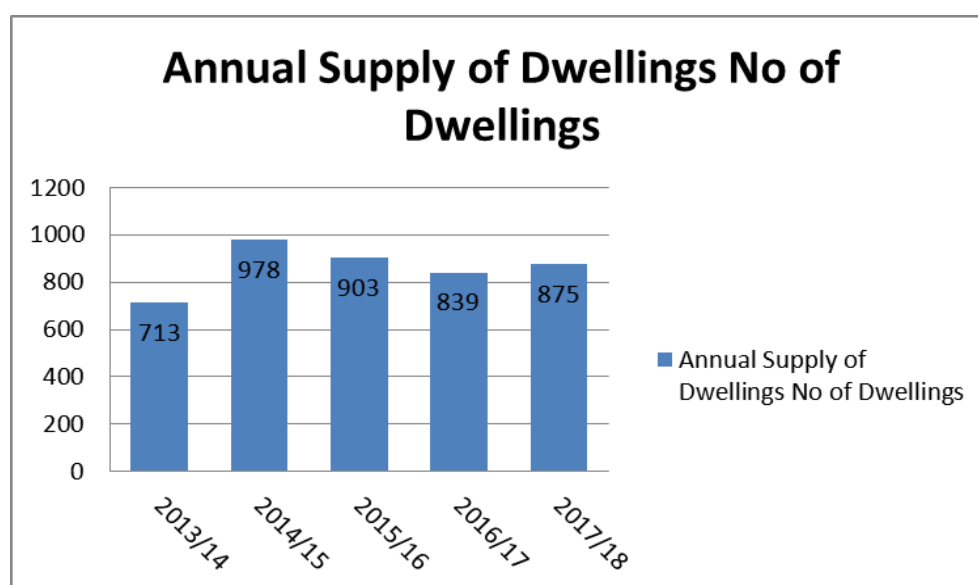


Fig. 14: Five year housing land availability (2012/13 – 2016/17) in relation to Core Strategy targets.

Source: Planning Department, Reading Borough Council

Against the requirements of the South East Plan, there is 6.84 years supply See Appendix III.

Strategic Housing Land Availability Assessment (SHLAA)

- 3.44** As indicated above, the Reading Borough Strategic Housing Land Availability Assessment (SHLAA) was developed to identify 'deliverable' and 'developable' sites for housing within the Borough. A new SHLAA will

be produced in the future as part of the evidence base for any review of the local plan for the Borough.

Provision for Gypsies and Travellers

3.45 Relevant Policies: CS19 Provision for Gypsies and Travellers

3.46 Context: Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people, which address the likely permanent and transit site accommodation needs of travellers¹⁷. This planning policy replaced the two planning circulars on travellers.

3.47 The emerging SDPD identifies that the existing Gypsy and Traveller Accommodation Assessment (2006) includes a need for 7 pitches for gypsies and travellers and two for travelling show people for the period 2006-2026 for Reading Borough Council. Up to 2016 the adjoining Berkshire authorities have committed to meeting Reading's need.

3.48 During the monitoring year RBC jointly, with other Berkshire authorities, commissioned the consultants Atkins to prepare a methodology for undertaking a needs assessment.

Indicator 13: Net additional Gypsy and traveller pitches

No new pitches were brought forward in the monitoring year

3.49 **Analysis:** Given the length of time since the last needs assessment and in light of the new policy on Travellers the Council plans to undertake further work to assess local need during the next monitoring year.

3.50 There are considerable practical and cost difficulties in identifying and bringing forward a site within the tightly drawn boundaries of the Borough. RBC will, therefore, continue to work with the neighbouring councils in Berkshire to identify suitable sites, as required.

3.51 Any identified local need would form the subject of a new development plan document.

Affordable Housing

3.52 Relevant Policies: SEP policy, CS16 Affordable Housing

3.53 Context: Reading has met its target to provide 537 affordable housing units from 2008/09 to 2010/11. 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 priority to address the housing need within Berkshire as a whole is for social rented accommodation. However, provision is currently geared towards

¹⁷ Planning Policy for Traveller Sites, Communities and Local Government, March 2012

affordable rent, a new category of housing, the workings of which remain somewhat unclear. In light of these factors, the Council has pursued an ambitious affordable housing policy through its Core Strategy and the existing SPG S106 planning obligations (2004), which includes details on affordable housing. Policy CS14 requires that all developments of 15 dwellings or above should provide a total of 50 percent of the total number of dwellings as affordable housing. Emerging policies in the Sites and Detailed Policies Document seek to introduce a policy which will require affordable housing for sites with less than 15 dwellings.

Indicator 14: Net Affordable Housing Completions

Monitoring Year (2011-12)	Social rented dwellings (gross)	Intermediate Housing		Other Affordable Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	Homebuy	
	69	0	0	60	19	148

Source: Housing Section, Reading Borough Council – 2011/ 12

3.54 Analysis: Affordable housing completions represent approximately 47% of all housing completions in the Borough during the monitoring year - an improvement from the previous year although a high proportion are Extra Care Housing.

3.55 Actions Required: Continued monitoring of affordable housing provision in light of current economic climate. Align housing policies with the *Housing Strategy* adopted by the Council in the context of the introduction of the affordable rent mechanism. No completions of affordable rent up to March 2012. Council Housing policy is geared to making provision to meet the needs identified in the Berkshire Strategic Housing Market Assessment.

Housing Quality - Building for Life Assessments

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

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

Transport

- 3.58** Relevant Policies: CS20: Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011); CS21: Major Transport Projects; CS22: Transport Assessments; CS23: Sustainable Travel and Travel Plans; CS24: Car/ Cycle Parking
- 3.59** Context: The Council has been successful in securing S106 planning obligations which have contributed towards a range of transport measures and the delivery of the strategy set out in Reading's Local Transport Plan. Reading has been awarded Local Sustainable Transport Fund (LSTF) Funding during 2012. With match funding from other sources, including from S106, this will enable the implementation of various transport alternatives to the use of private cars making them more attractive, accessible and safer. Measures delivered through the monitoring year include a programme of residential and personalised travel planning, enhanced traffic management capabilities and information provision, development of options for a number of pedestrian and cycle improvements, and the progression of plans for enhanced public transport services and park and ride sites. In addition, transport improvements for specific LTP action plans areas have been progressed in consultation with residents and key local stakeholders through transport studies focussed on the University and Hospital area, Eastern area and Oxford Road corridor.
- 3.60** The implementation of enhanced public transport interchange facilities at Reading Station is progressing on track to complement the station upgrade works currently being undertaken by Network Rail. The LSTF projects are being delivered in partnership with Wokingham and West Berkshire Councils to ensure a coordinated approach through the Reading urban area and beyond.
- 3.61** The emerging SDPD includes the safeguarding of Cow Lane Bridges, a core infrastructure project identified through LTP2. The Proposals Map also includes the safeguarding of land for Crossrail and cycle routes.
- 3.62** 100% of planning applications that required the submission of a Travel Plan included one or were conditioned so that they were provided within a maximum of 3 months from occupation.
- 3.63** All developments were assessed in line with the Council's Parking Standards (Oct 2011), which sets out maximum parking standards for developments apart from residential where the standards are the required. This was to ensure that proposals were not provided with an inadequate level of parking to the detriment of highway safety nor an over provision in order to help promote alternative modes of transport.
- 3.64** **Actions Required:** Continue securing developer contributions to mitigate development, monitor progress of the delivery of key transport projects, and that the appropriate parking provision is secured.

Retail, Leisure and Culture

- 3.65** 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 National Planning Policy Framework¹⁸ 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

- 3.66** Total amount of floorspace for ‘town centre uses’: Indicators 15 and 16 discuss in detail completions of floorspace for town centre uses within the Central Reading area and within the rest of the Borough for 2011-2012. The use classes included for defining town centre uses are A1 (shops), A2 (financial and professional services, e.g. banks), B1a (offices not within A2) and D2 (assembly and leisure). The designated town centre areas are the network of centres listed in CS26 (see above table).

Indicator 15: Amount of completed floorspace for retail, office & leisure development with the town centre areas (NB. Only centres with completions in 2011-12 are listed)

FLOORSPACE – Completed (m ²)		A1	A2	B1a	D2
Central Reading	Gross	6	0	0	0
	Net	6	0	-2,578	0
Caversham District Centre	Gross	0	0	0	0
	Net	0	0	-130	0
Coronation Sq Local Centre	Gross	0	0	0	0
	Net	-193	0	0	0
Shinfield Road District Centre	Gross	207	0	0	0
	Net	143	0	0	0
Whitley District Centre	Gross	0	0	0	3375
	Net	0	0	-5460	3375
Total for Town Centres	Gross	213	0	0	3375
	Net	149	0	-8,168	3375
% of Borough Total	Gross	44%	N/A	0%	98%

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

¹⁸ The National Planning Policy Framework sets out the Government's policy on planning for the future of town centres.

Indicator 16: Amount of completed floorspace for retail, office & leisure development within the Borough

FLOORSPACE – Completed (m ²)		A1	A2	B1a	D2	Total
Central Reading	Gross	6	0	0	0	6
	Net	6	0	-2,578	0	-2,572
Rest of Reading	Gross	479	0	65	1,650	2,194
	Net	78	0	-10,952	-916	-11,790
Total	Gross	485	0	65	1,650	2,200
	Net	84	0	-13,530	-916	-14,362

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

- 3.67** This year has seen relatively low levels of completions within existing centres. In central Reading in particular, levels of development for retail, office and leisure are virtually zero, which reflects generally low levels of development in the Centre. However, figures for completion of these town centre uses have been low across the board, with few developments taking place in out-of centre locations either.
- 3.68 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.

Built & Natural Environment

Flood Protection and Water Quality

3.69 Relevant Policies: Core Strategy CS34 Pollution & Water Resources, CS35 Flooding, Local Plan NE10 Surface Water Run-off and Development

3.70 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.

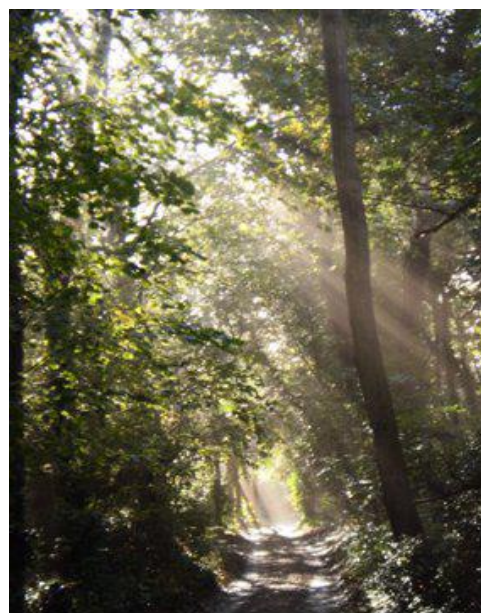


Fig. 15: Boundary Lane, Caversham

3.71 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.

3.72 In addition, significant parts of the Borough are at risk of flooding. Core Strategy policy CS35 seeks to ensure that the capacity of the flood plain is not reduced by development and that the movement of water across it is not impeded.

Indicator 17: 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.

3.73 Reading Borough Council carefully considers advice provided by the Environment Agency concerning flooding and water quality. The Council's Strategic Flood Risk Assessment, also provides an evidence base and practical information to be used in determining applications.

Biodiversity

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

3.75 Context: 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** Core Strategy policy CS36 seeks to protect the biodiversity assets of the Borough. Developments should retain, protect and incorporate features of biodiversity or geological interest, whilst local nature reserves and wildlife heritage sites should be safeguarded. The emerging SDPD policy DM17 identifies the Green Network as comprising Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan habitats, designated open space plus existing and potential Green Links. There is a requirement that the Green Links be maintained, protected, consolidated, extended and enhanced.
- 3.77** There are no nationally (such as Sites of Special Scientific Interest) or internationally (such as Special Protected Areas) protected wildlife sites in Reading, however, there are a number of Local Wildlife Sites.

Indicator 18: Change in areas of biodiversity importance

Local Wildlife Sites	31 st March 2011	31 st March 2012
Number of Local Wildlife Sites	24	24
Area of Local Wildlife Sites	244.4 hectares	242.8 hectares
Number of Local Wildlife Sites under positive conservation management	14	13
Percentage of Local Wildlife Sites under positive conservation management	58%	54%

- 3.78** **Analysis:** Local Wildlife Sites (previously referred to as Wildlife Heritage Sites) are non-statutory sites of importance for nature conservation that receive protection from the adverse impact of development under local planning policy. In Berkshire existing and proposed sites are regularly assessed against a set of criteria by the Berkshire Local Wildlife Selection Panel which comprises representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations¹⁹. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

¹⁹ The panel comprises representatives from Thames Valley Environmental Records Centre (TVERC), the local authorities in Berkshire, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Natural England and wildlife recorders.

- 3.79** The following changes were made in the June 2011 review: The sites named Gravel Hill Hedges, Chalkland NW, and SW Boundary of Highdown School were found to no longer meet the selection criteria for a LWS;
- 3.80** The Single Data List Indicator 160-01 measures the Proportion of Local Sites (wildlife and geological) where positive conservation management has been or is being implemented. The proportion of sites in Reading where this is the case has decreased from 58 in 2010/11 to 54% in 2012, as a result of the changes in a number of sites. However, Reading remains the Berkshire Unitary Authority with the highest proportion of LWS in positive conservation management.

Indicator 19: Area of Biodiversity Action Plan (BAP) priority habitats within Reading Borough

UK BAP Priority Habitat Type	Area in Reading Borough 2011 (ha)
Coastal & Floodplain Grazing Marsh	261
Eutrophic Standing Waters	12.9
Lowland mixed deciduous woodland	148.9
Fens	16.5
Ponds	0.1
Rivers	1.0
Wet Woodland	6.0
Total	446.4

Source: TV Environmental Records Centre

- 3.81** **Analysis:** The total area of UKBAP priority habitat in RBC has been calculated at 446.4ha, approximately 11% of the land area. This data is sourced from analysis of aerial photographs, which in the Berkshire region is flown every five years. The most recent analysis has not yet been completed and is due to be available during 2013. This will be reported in a future AMR.

Minerals and Waste

- 3.82** Relevant Policies: saved policies of the Waste Local Plan for Berkshire (1998); saved policies of the Replacement Minerals Local Plan for Berkshire (1995, incorporating alterations in 1997 and 2001); and minerals and waste policies in the South East Plan (final version 2009).
- 3.83** Up to 2010, a joint Minerals and Waste Annual Monitoring Report was produced for all six Berkshire unitary authorities by the Joint Strategic Planning Unit (JSPU). The JSPU ceased to exist in September 2011, meaning that individual unitary authorities are responsible for the monitoring of minerals and waste in their own areas.
- 3.84** Reading Borough is not as affected by minerals and waste planning issues as many of its neighbours. As a mainly urban authority, Reading does not

have any active mineral workings. There are a small number of waste recycling and/or transfer operations, although there are no active landfill or energy from waste facilities.

Indicator M1: Production of Primary Land Won Aggregates

No primary aggregates were won in Reading Borough in 2011-12.

Indicator M2: Production of Secondary/Recycled Aggregates

No secondary aggregates were produced in Reading Borough in 2011-12.

Level of production of recycled aggregates not known for 2011-12.

- 3.85** In terms of secondary aggregates, the only production in Berkshire is from the bottom ash produced by the Lakeside EfW (Energy from waste) plant in Slough Borough.
- 3.86** Assessing levels of recycled aggregates is extremely difficult for Reading. In the past, this has been monitored for Berkshire by measuring the waste input into construction and demolition recycling facilities, sourced from the Environment Agency's Waste Data Interrogator, and applying an assumed proportion to this figure (which has typically been 100%) to represent the recycled aggregates generated. However, the Waste Data Interrogator contains information that is Berkshire-wide, not Reading-specific.
- 3.87** The Joint Strategic Planning Unit has also in the past sought to monitor this through a survey of operators. However, the low response rate (33%) meant that the data was not particularly meaningful.
- 3.88** Therefore, for 2011-12, the Council has not reported a figure for recycled aggregates. In future years, the Council will need to re-assess whether and how this information is collected.

Indicator W1: Capacity of new Waste Management Facilities by Type

No new waste management facilities have been permitted in Reading Borough in 2011-12.

Indicator W2: Amount of Municipal Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL MSW MANAGEMENT/ DISPOSAL (tonnes)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes	Total MW Arisings (based on residual waste sent for disposal)
Reading Borough Council	25,627	28,436	17,000	32	71,095

Source: Re3 Partnership

MSW MANAGEMENT/ DISPOSAL (percentage)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes
Reading Borough Council	36.05%	40.00%	23.91%	0.05%

Source: Re3 Partnership

3.89 Analysis: The total arisings of Municipal Solid Waste in Reading have increased slightly from 2010/11, but this is set against a background trend of year on year decreases in recent years.

3.90 In terms of specific management types, there has been a decline in the proportion of MSW that has been sent to landfill, albeit nowhere near as dramatic as the 53% reduction that was recorded in 2010/11, which was due to the increasing proportion set to energy recovery. In 2011/12, the proportion of recycling, composting or reuse has increased, as has the proportion sent to energy recovery. In addition, the proportion sent to other routes, notably incineration without energy recovery, has more than halved. This demonstrates that good progress is being made in dealing with MSW arising in Reading in more sustainable ways, i.e. those that are further up the waste hierarchy.

APPENDIX I - CORE OUTPUT INDICATORS

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

Business Development & Town Centres

BD1: Total amount of additional employment floorspace - by type

TOTAL FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross</i>	65	0	0	0	1,964	1,650	0	3,679
<i>net</i>	-13,530	0	-160	0	-59,612	3-916	0	-74,218

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

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

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross PDL</i>	0	0	0	0	1,964	1,650	0	3,614
<i>% gross on PDL</i>	0%	N/A	N/A	N/A	100%	100%	N/A	98%

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

BD3: Employment land available - by type

i) Sites in LDF/RBLP/S106 Applications								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	0.43	0.00	0.00	4.76	0.00	0.00	0.00	
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Reading Borough	0.43	0.00	0.00	4.76	0.00	0.00	0.00	

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

ii) Outstanding Permitted development								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	11.97	0.00	0.00	0.00	0.00	0.00	0.00	
Total for Rest of Borough	76.31	0.00	1.77	0.00	1.23	45.08	0.00	
Reading Borough	88.28	0.00	1.77	0.00	1.23	45.08	0.00	

NB: Gross site areas for developments excluding extensions calculated here.

Source: Reading Borough Council data

BD4: Total amount of floorspace for 'town centre uses'*(NB. Only centres with completions in 2011-12 are listed)*

FLOORSPACE – Completed (m²)		A1	A2	B1a	D2
Central Reading	<i>Gross</i>	6	0	0	0
	<i>Net</i>	6	0	-2,578	0
Caversham District Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	-130	0
Coronation Square Local Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	-193	0	0	0
Shinfield Road District Centre	<i>Gross</i>	207	0	0	0
	<i>Net</i>	143	0	0	0
Whitley District Centre	<i>Gross</i>	0	0	0	3,375
	<i>Net</i>	0	0	-5,560	3,375
Total for Town Centres	<i>Gross</i>	213	0	0	3,375
	<i>Net</i>	149	0	-8,168	3,375
% of Borough Total	<i>Gross</i>	44%	N/A	40%	98%

Source: Non-Residential Commitments 2011-2012, Reading Borough Council 2012

NB: Figures are for gross internal floorspace

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 and 17). Summary Table is provided below.

	2003 /4	2004 /5	2005 /6	2006 /7	2007 /8	2008 /9	2009 /10	2010 /11 Rep	2011 /12 Cur	2012 /13	2013 /14	2014/ 15	2015/1 6	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	321	312														
H2b																							
H2c																							
a) Net additions										446	713	978	903	839	875	809	779	695	686	597	522	521	517
b) Hectares																							
c) Target – CS										572	572	572	572	521	521	521	521	521	521	521	521	521	521
d) Annual requirement.							510	499	511	525	531	516	474	431	385	324	255	168	62	-94	-324	-747	-2015
H2d																							

H3: 2011/12 - New and converted dwellings - on previously developed land

Total	
Gross Completions	312
% gross on PDL	98.7

Source: Reading Borough Council

H4: Net additional pitches (Gypsy & Traveller)

No additions in the monitoring year.

H5: Gross affordable housing completions

Monitoring Year (2011-12)	Social rented dwellings (gross)	Intermediate Housing		Other Affordable Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	Homebuy	
	69	0	0	60	19	148

Source: Housing Department, Reading Borough Council - 2012

APPENDIX III - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2012 for 2013/14 to 2017/18

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10930
Net Completions 2006-2011	3,270
Net Completions 2011-2012	312
Projected Completions 2012-2013	446
Residual requirement 2013-2026	6,902
Annual requirement for remaining 13 years, i.e. 6902/13	531
Total requirement for 5 years 2013/14-2017/18, i.e. 531x5	2655

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2013-2018	2499
Soft commitments ¹ (strategic sites) subject to S106 to be delivered 2013-2018	0
Reading Central Area Action Plan allocations to be delivered 2013-2018	539
SDPD allocations to be delivered 2013-2018	546
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2013/14-2017/18	4309
This represents a 8.11 year's supply (i.e. 4309/531)	

SDPD sites that will deliver housing in the next 5 years are now included in this calculation as they are part of an adopted local plan.

Annual Figures (Large Sites)	2013/14	2014/15	2015/16	2016/17	2017/18
TOTAL Annual Supply for Large Sites (including Lapsed Rate)	569	834	758	694	730

Annual figures (Small Sites)	2013/14	2014/15	2015/16	2016/17	2017/18
Total Annual Supply for Small Sites	145	145	145	145	145

Total Supply (Large+ Small)	714	979	903	839	875
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READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST SOUTH EAST PLAN TARGETS AS AT 31/3/2012 for 2013/14 to 2017/18

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	12,220
Net Completions 2006-2011	3,270
Net Completions 2011-2012	312
Projected Completions 2012-2013	446
Residual requirement 2013-2026	8192
Annual requirement for remaining 13 years, i.e. 8192/13	630
Total requirement for 5 years 2013/14-2017/18, i.e. 623x5	3150

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2013-2018	2499
Soft commitments ¹ (strategic sites) subject to S106 to be delivered 2013-2018	0
Reading Central Area Action Plan allocations to be delivered 2013-2018	539

SDPD allocations to be delivered 2013-2018	546
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2013/14-2017/18	4309
This represents a 6.84 year's supply (i.e. 4309/630)	

SDPD sites that will deliver housing in the next 5 years are now included in this calculation as they are part of an adopted local plan.

HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/2012

Site address	Area (ha)	No of proposed dwellings	2013/14	2014/15	2015/16	2016/17	2017/18
EXISTING COMMITMENTS NEW BUILD NOT STARTED							
Chatham Street 2		143	50	50	43		
42 Kenavon Drive	2.35	535		50	100	100	100
Whitley Tavern, Northumberland Avenue	0.19	16	8	8			
88-96 Lower Henley Road		14		14			
5-9 Berkeley Avenue		112		56	56		
Pingemead Business Park & Land adj to, Longwater Avenue (Green Park Village)		737		100	100	100	100
103 Dee Road		42			20	22	
Enterprise House 89-97, London Street	0.15	10	10				
77-81 Basingstoke Road	0.08	12	6				
Station Hill Site, Station Hill		782		50	50	100	100
Land adjoining The Roebuck Hotel, Oxford Road	0.1	11	11				
Land Between, Abbotsmead Place And School Lane	0.35	54	54				
6-14, Weldale Street	0.17	14			14		
21 Caversham Road	0.01	11				11	
Happy Prospect Public House, Coronation Square	0.19	16			16		
Former Sorting Office, Caversham Road	2.2	434				60	80
EXISTING COMMITMENTS NEW BUILD NOT STARTED							
TOTALS		3330	139	328	399	393	380
Lapse Rate (10%)		2997	125	295	359	354	342

EXISTING COMMITMENTS NEW BUILD UNDER CONSTRUCTION							
Site address	Area (ha)	No of proposed dwellings	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
Dee Park		387	50	50	60	64	0
The West Village (Battle Hospital inc Tesco)	8.36	488	45	68			
Avenue School, Basingstoke Road	2.29	109	69				
Kennet Island	26.57	1150	100	100	50	50	8
139-141 Oxford Road		10	3				
29-35 Station Road		103		50	53		
34 Eldon Terr & 79 London Rd		10	4				
118 Chatham Street		14	7				
13-17 Church Road		14	7				
72 Berkeley Avenue		10	4				
46 Redlands Road		10	5				
James Court		-11	27	26			
2-64 Victory Close		-19	-32	13			
Iris Court		-4	22	21			
Taylor Court		-20	33				
1025-1027 Oxford Road		10	5	7			
5-21 Tudor Road	0.1	20	9				
TOTALS	37.32	2281	358	335	163	114	8

EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - NOT STARTED							
Site address	Area (ha)	No of proposed dwellings	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
17-23 Queen Victoria Street	0.05	13	13				
The Old British School, Southampton Street	0.13	14				14	
74-76 London Street	0.11	14		14			
84 Watlington Street	0.07	10		10			
TOTALS	0.36	51	13	24	0	14	0
Lapse Rate 10%		46	12	22	0	12	0
EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - UNDER CONSTRUCTION			2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
TOTALS	0	0	0	0	0	0	0

ALLOCATED BROWNFIELD SITES WITHOUT PLANNING PERMISSION			2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
Worton Grange & Little Chef		239		34	34	34	34
Downing Road/Park Lane School.		68					28
780-784 Oxford Road		14			2	2	2
Alice Burrows Homes Dwyer Road		22	11	11			
R/o 305-313 Oxford Road		11	5	6			
Dellwood Hospital		14			3	3	3
Bath Road Reservoir		80		30	30	20	
Part of Former Battle Hospital (incl. Ambulance Station)		70	9	9	18	9	9
Land adj 40 Redlands Road		15	7	8			
Land at Lowfield Road		28			4	15	3
Napier Court		225			45	45	45
211-221 Oxford Road etc		15			8	2	2
Elvian School Bath Road		90		11	23	23	11
261-275 London Road		13			3	3	3
TOTALS		904	32	109	170	156	140
Local Plan (Lapse Rate 10%)		814	29	98	153	143	126
ALLOCATED RCAAP Sites							
Site address	Area (ha)	No of proposed dwellings	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
RC1b: Friars Walk & Greyfriars Rd		121					14
RC1g: Riverside		166					19
RC1h: Napier Road Corner	0	177	0	44	44	44	45
RC2b - Great Knollys Street & Weldale Street	2.53	346	29	29	28	28	29
RC2e Hosier Street		458					51
RC3c: Forbury Retail Park		605					68
RC3d: Forbury Bus Pk/Kenavon Dr		392					52
RC4a: Oxford Rd & Eaton Place		127					15
RC4b - Reading Family Centre, North Street	0.23	36	12	12	12		
RC4k: Corner of Crown Street & Southampton St		12					3
RC4l: Corner of Crown Street & Silver Street	0.38	60	15	15	15	15	

RC4q - 143-145 Oxford Road	0.09	15		5	5	5	
Total	3.23	2515	56	100	104	92	317
RCAAP (Lapse Rate 20%)		2264	45	84	83	74	254

Site address	Area (ha)	No of proposed dwellings	2013/14	2014/15	2015/16	2016/17	2017/18
TOTAL FOR ALL (with Lapse rates)	46.7	8402	569	834	758	694	730

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

RBC Housing Trajectory 2006/07 to 2025/26 31st March 2012)

[illegible]

RBC Housing Trajectory 2006/07 to 2025/26 31st March 2012)

[illegible]

RBC Housing Trajectory 2006/07 to 2025/26 31st March 2012)

[illegible]

RBC Housing Trajectory 2006/07 to 2025/26 31st March 2012)

	200 6/7	200 7/8	200 8/9	200 9/10	201 0/11	201 1/12	201 2/13	201 3/14	201 4/15	201 5/16	201 6/17	201 7/18	201 8/19	201 9/20	202 0/21	202 1/22	202 2/23	202 3/24	202 4/25	202 5/26	TO TAL
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	0	0	0	56	105	104	92	317	250	247	247	376	387	386	385	380	333 2
RCAAP (Lapse Rate 20%)	0	0	0	0	0	0	0	45	84	83	74	254	200	198	198	301	310	309	308	304	266 6
Total Past Completions	63 7	83 7	78 2	693	321	312															358 2
Total Projected Completions							446	713	978	903	839	875	809	779	695	686	597	522	521	517	988 1
Cumulative Completions	63 7	14 74	22 56	294 9	327 0	358 2	402 8	474 1	571 9	662 2	746 1	833 6	914 5	992 4	106 19	113 05	119 02	124 24	129 45	134 63	
MONITORING AGAINST SOUTH EAST PLAN REQUIREMENTS																					
	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	122 20
MONITOR - No dwellings above or below cumulative allocation	26	25 2	42 3	505	215	-84	- 249	- 147	220	512	740	100 4	120 2	137 0	145 4	152 9	151 5	142 6	133 6	124 3	

RBC Housing Trajectory 2006/07 to 2025/26 31st March 2012)

	200 6/7	200 7/8	200 8/9	200 9/10	201 0/11	201 1/12	201 2/13	201 3/14	201 4/15	201 5/16	201 6/17	201 7/18	201 8/19	201 9/20	202 0/21	202 1/22	202 2/23	202 3/24	202 4/25	202 5/26	TO TAL
MANAGE - Annual requirement taking account of past / projected completions	61 1	61 0	59 7	586	579	597	617	630	623	591	560	529	486	439	383	320	229	106	- 102	- 725	
MONITORING AGAINST CORE STRATEGY REQUIREMENTS																					
PLAN - Strategic Allocation (annualised)	57 2	57 2	57 2	572	572	572	572	572	572	572	521	521	521	521	521	521	521	521	521	521	109 30
MONITOR - No dwellings above or below cumulative allocation	65	33 0	54 0	661	410	150	24	165	571	902	122 0	157 4	186 2	212 0	229 4	245 9	253 5	253 6	253 6	253 3	
MANAGE - Annual requirement taking account of past / projected completions	54 7	54 2	52 5	510	499	511	525	531	516	474	431	385	324	255	168	62	-94	- 324	- 747	- 201 5	