

Reading Borough Council
Planning Section

Annual Monitoring Report
2012/13

March 2014



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CONTENTS

| | |
|--|----|
| <i>Executive Summary</i> | 2 |
| <i>Introduction</i> | 3 |
| Context to AMR 2012/13 | 3 |
| Sources of background information and data on Reading | 5 |
| <i>Monitoring Policy Progress</i> | 6 |
| Local Development Scheme (LDS) | 6 |
| <i>Monitoring Policy Performance</i> | 13 |
| Cross Cutting Policies | 13 |
| Economic Development & Employment | 17 |
| Housing (includes SHLAA and 5 Year Land Supply) | 20 |
| Retail, Leisure and Culture | 26 |
| Transport | 30 |
| Natural Environment | 31 |
| Minerals | 34 |
| Waste | 35 |
| APPENDIX I -PLANNING POLICIES AT 26 MARCH 2013 | 37 |
| APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY | 43 |
| APPENDIX III - HOUSING TRAJECTORY 2012-13 (Detailed Sites) | 47 |

Executive Summary

The Annual Monitoring Report presents a digest of monitoring information collected by Council to assess the progress of the Local Development Framework (LDF) and to monitor the outcome of LDF policies. Government has issued new regulations which require local authorities to put monitoring information on their web sites when it becomes available on at least an annual basis, Reading Borough Council is in the process of moving over to this model of reporting.

This report is for the monitoring year 1st April 2012 to 31st March 2013.

Key Findings:

- Housing completions for the year remain below Core Strategy targets but show a significant improvement on the last two years. However delivery over the plan period remains ahead of target.*
- Affordable housing completions have again increased. On average since 2006 planning permissions have delivered 155 affordable units per year with an average of a further 44 provided from other sources.*
- The Borough's five year land supply (2012/13-2016/17) stands at a projected supply of 7.82 years.*
- The total gross internal floorspace of development for employment uses was negative save for the extremely large Tesco distribution warehouse. The loss of B1 space was 11,035m². There was also a net loss of B1 space from newly permitted sites as part of a net loss across all B class floorspace. This is not believed to represent long terms trends but reflects the short term balance of permissions.*
- The Sites & Detailed Policies Document was adopted in October 2012.*



Introduction

Context to the AMR 2012/13

1.1 Since the 2011/12 reporting period the government has issued new regulations¹ which have significantly changed the requirements and procedures for reporting progress and outcomes of LDS policies. In December 2012² the Chief Planner at DCLG stated that “*Councils are no longer required to send an annual Monitoring Report to the Secretary of State. Instead, monitoring should be a continuous process, and Councils should publish monitoring information on websites as soon as practical, upon receipt of that information. This measure is designed to improve transparency, and to give your communities access to more regular information*”. As these changes were made late in the 2012-2013 reporting period this report is part of a transition to the new regulations.

1.2 In the regulations AMR now stands for Authorities Monitoring Reports. In this report the approach of ‘Monitoring Policy Progress’ under Section 2 and ‘Monitoring Policy Performance’ under Section 3 is being continued. In general the report focusses on data collected by the Council rather than third party data which is available publically elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.

The AMR 2012/13 covers the period April 2012 to March 2013 and includes:

- Introduction and links to sources on Reading’s key characteristics
- A description of the current planning policy framework for Reading and Progress made with regard to the Local Development Scheme (LDS) since April 2012 including the status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate.
- Monitoring numerical indicators relevant to the adopted LDS documents.

1.3 The Reading Borough AMR for the monitoring year 2012/13 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).

1.4 The AMR 2012/13 deliberates upon the status of key policies and related targets within the adopted Reading Core Strategy, the Sites and Detailed

¹ SI 2012 No.767

² DCLG Planning Update Newsletter December 2012

Policies Document, 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 present economic context.

- 1.5** The housing trajectory for 2012/13 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 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 October 2013, Office of National Statistics (ONS), Thames Valley Environmental Records Centre, Thames Valley Energy etc.

Sources of background information and data on Reading

1.7 Major sources of third party data and comparative information about Reading include:

- The 2011 Census - a selection of data from the 2011 census is available on the Borough web site at <http://www.reading.gov.uk/council/profile-of-reading-borough/2011-census-statistics/>. More data can be found on the ONS website at <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>. (Both accessed 23rd October 2013)
- The Office of National Statistics NOMIS service provides labour market statistics by local authority area. Data for Reading can be found at <http://www.nomisweb.co.uk/reports/lmp/la/1946157285/report.aspx>. (Accessed 23rd October 2013)
- Centre for Cities Outlook - This is an annually produced economic index of the 64 largest cities and towns in the UK. In this document "Reading" includes the boroughs of Wokingham and Bracknell Forest. The document can be found at <http://www.centreforcities.org/research/2013/01/21/outlook13/>. (Accessed 23rd October 2013)

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 (SDPD):** The Sites and Detailed Policies Document 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. Main modifications were consulted on during Spring and Summer 2012, and the document was found sound in September 2012 and adopted in October 2012.
- 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 2013

| 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 2012

 Progress in monitoring year 2012 - 2013

| 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 2013

| 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 2012

■ Progress in monitoring year 2012 - 2013

| Local Development Document Preparation Milestones (2008 Regulations ³) | |
|--|--|
| 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 The Sites and Detailed Policies Document, together with the accompanying Proposals Map, was adopted in October 2012. This was some time after anticipated in the Local Development Scheme, which was the result of delays during the Examination in order to deal with main modifications. However, it now means that the Council has a full set of Development Plan Documents in place.

2.9 Although outside the monitoring year, a new Local Development Scheme was produced in July 2013, which contains proposals for producing a new Local Plan, commencing in 2014. The 2013-14 AMR will monitor progress against this LDS.

³ The 2008 Regulations have been replaced by the 2012 Local Planning Regulations. However, since the majority of the SDPD was produced under the previous regulations, the 2008 Regulation milestones are listed here.

Progress of SPDs against the Local Development Scheme (February 2011) at March 2013

| Supplementary Planning Documents | 01 | 02 | 03 | 04 | 05 |
|--|----|----|----|----|----|
| <i>Documents listed in the 2011 Local Development Scheme</i> | | | | | |
| 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) | | | | | |
| Briefs for sites in East side of Central Reading (Kenavon drive) | | | | | |
| Briefs for sites in West side of Central Reading | | | | | |
| Elvian School Development Brief | | | | | |
| <i>Documents not listed in the 2011 Local Development Scheme</i> | | | | | |
| Affordable Housing | | | | | |
| Employment, Skills and Training | | | | | |
| Residential Conversions | | | | | |
| Meadway Centre Planning Brief | | | | | |

 Position at 31st March 2012

 Progress in monitoring year 2012 - 2013

| Supplementary Planning Documents Preparation Milestones (2012 Regulations) | |
|--|---|
| 01 | Pre-production, including commencement of document preparation |
| 02 | Preparation of draft supplementary planning document |
| 03 | Draft supplementary planning document and, if necessary, sustainability appraisal (SA) ⁴ report issued for public participation. |
| 04 | Consideration of consultation representations |
| 05 | Adoption and publication of document and publication of an adoption statement |

2.10 No progress has been made on the Supplementary Planning Documents listed in the 2011 LDS. This has reflected the fact that these documents have not been regarded as priorities

2.11 However, work has been ongoing on some Supplementary Planning Documents not listed in the LDS, and commencement of a Meadway Centre Planning Brief, an Employment, Skills and Training SPD and an Affordable Housing SPD were reported in last year's AMR. These three documents

⁴ No legal requirement for SA as of 2009 for SPDs as long as SA requirements met in appraising the related DPD policies. Hence SPDs usually no longer involve a separate Sustainability Appraisal.

had all been through consultation on a draft by the end of the monitoring year. In addition, work has commenced on a Residential Conversions SPD, which, alongside other roles, assists in the implementation of an Article 4 Direction for changes of use to small houses in multiple occupation (C4) which came into force in May 2013. All four of these documents have been adopted since the end of the monitoring year.

Progress of Statement of Community Involvement against the Local Development Scheme (March 2005) at March 2013

| 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. However, given the age of the SCI and the fact that it was prepared under a now superseded legislative framework, a new version is proposed to be produced, and milestones are included in the new 2013 LDS. Progress will be reported in the 2013-14 AMR.

2.13 Other policies. With the adoption of the Sites and Detailed Policies Document, the remaining 'saved' policies from the Local Plan 1998 have been replaced. This has meant that the only local development plan policies that apply are those in the three development plan documents (the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document). Please see Appendix II for further information.

2.14 Minerals and Waste Development Framework. Progress on the production of the Joint Minerals and Waste Development Framework⁵ has

⁵ 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

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.

- 2.15** No milestones are included within the 2011 LDS for production of minerals and waste policy, and no particular progress has been made, so there is nothing to report here. The 2013 LDS, produced after the end of the monitoring year, proposes including minerals and waste policies within an overall Local Plan.
- 2.16 Future Policy Production:** The Council published a Local Development Scheme in July 2013, which was subsequently amended in November 2013. It sets out milestones for the production of planning policy over the next few years. The main document proposed is a comprehensive Local Plan, work on which is due to begin in 2014. Work will also continue on Supplementary Planning Documents where required, as well as the Community Infrastructure Levy.
- 2.17 Conclusions:** The main headline from 2012-13 is the adoption of the Sites and Detailed Policies Document and Proposals Map in October 2012. This means that Reading has a full set of development plan documents in place. 2013 therefore marks something of a transitional period before work begins on a comprehensive Local Plan in 2014, although work has continued on Supplementary Planning Documents. In terms of minerals and waste, the Council does not currently have any milestones against which to measure progress.

Duty to Co-Operate

- 2.18** The Council is required to report on measures that have been undertaken to comply with the Duty to Cooperate, which is set out in the Localism Act 2011. The Council has not started the process of preparing new development plan policy within the monitoring year, so has not undertaken any specific co-operation for this purpose. However, there are ongoing joint arrangements with neighbouring authorities, as well as work that has been undertaken to inform plans of other authorities.
- 2.19** The Council has long standing formal arrangements with the other 5 unitary authorities that are part of Berkshire that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Planning Group (DPG) provides a co-ordinating role

Windsor and Maidenhead and Wokingham Borough Council, through the Berkshire Unitary Authorities' Joint Strategic Planning Unit.

in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. DPG met on the following occasions during the monitoring year:

- 24th April 2012
- 29th May 2012
- 23rd July 2012
- 25th September 2012
- 13th November 2012
- 15th January 2013
- 26th February 2013
- 23rd April 2013

2.20 In addition, planning policy officers from the six Berkshire unitary authorities meet regularly to discuss a range of topics, including minerals and waste and gypsies and travellers. The following meetings took place, and the summary of the issues discussed is also set out.

- Minerals and Waste Officers Group - Wednesday 2nd May 2012 (preparation of a paper setting out the way forward on minerals and waste planning);
- Gypsy and Travellers meeting - Monday 28th May 2012 (progress on needs assessments, other updates)
- Minerals and Waste Officers Group - Tuesday 17th July 2012 (revisions to a paper setting out the way forward on minerals and waste planning, proposals for joint monitoring of minerals, agreement on indicators to reflect in AMRs, recent developments in minerals and waste);
- Gypsy and Travellers meeting - Wednesday 19th September 2012 (progress on needs assessments, other updates)
- Minerals and Waste Officers Group - Monday 14th January 2013 (setting up a joint Local Aggregate Assessment, Memorandum of Understanding for minerals and waste planning, update on minerals and waste planning issues);
- Gypsy and Traveller meeting - Thursday 28th March 2013 (progress on needs assessments, other updates).

2.21 During the monitoring year, work began on two Memoranda of Understanding (MoUs) that will inform how the Duty to Co-operate works in Berkshire. One MoU relates to strategic planning generally, whilst the other relates to minerals and waste planning. Since the end of the monitoring year, these MoUs have been approved by Berkshire Heads of Planning and DPG, and are now in the process of being formally approved by the respective councils. In accordance with these memorandums the unitary authorities are co-operating in the future production of evidence bases to inform local plans, for instance on minerals (a joint Local Aggregate Assessment is nearing completion) and on housing need (work is beginning to agree an approach to Strategic Housing Market Assessments).

Monitoring Policy Performance

Cross Cutting Policies

Sustainability and Climate Change

- 3.1** Relevant policies: CS1: Sustainable Construction and Design of the Core Strategy. The Sites and Detailed Policies Document, adopted in October 2012, includes two further policies Policy DM1: Adaptation to Climate Change and policy DM2: Decentralised Energy.
- 3.2** Context: The Core Strategy sets out the principle driver for the sustainability approach taken by Reading Borough as the number of new homes to be built and the significant areas of regeneration, which have *“the potential to impose a large environmental footprint”*. It is important that sustainable design and construction techniques are incorporated within development schemes in order to minimise this impact. Policy DM1 focusses on the incorporation of appropriate measures to adapt to climate change, and Policy DM2 on securing energy for a development from a decentralised energy source.

Indicator 1: Major planning applications approved during the monitoring year between 1st April 2012 and 31st March 2013

| No. of major applications permitted | No. with condition requiring sustainability standard | No. without condition requiring sustainability standard |
|-------------------------------------|--|---|
| 36 | 20 | 16 |

- 3.3** Analysis: Of the 36 major planning applications that were permitted during the monitoring year 20 had conditions relating to sustainability.
- 3.4** The remaining 16 applications related to applications for:
- Prior approval
 - Extensions of time
 - Reserved matters
 - Refurbishment
 - Change of use
 - Temporary permission
 - Variation of condition
 - Creation of a mezzanine
 - Matters including the creation of football pitches, lights and minor associated changing rooms, car parks etc.

- 3.5** Although policy CS1 does apply to all development including refurbishments and change of use, each case would need to be considered on its merits and the level of alteration to the fabric of the building taken into consideration.
- 3.6** For the reserved matters applications, conditions related to sustainability tended to have been set out in the earlier outline approval.
- 3.7** For those applications involving the erection of new buildings sustainability conditions have been consistently applied there has also been the application of the SDPD policies including that related to decentralised energy. However, conditions have also been attached to some of the permission for change of use, extension of time and renovations. This shows a definite 'shift change' in the application of the policy over the last few years.
- 3.8** **Action required:** There needs to be further monitoring to determine the level of sustainability which has been sought and whether this has actually been achieved. Additionally policy DM2: Decentralised Energy has a target that at least 50% of permissions for 20 or more dwellings or 1000sqm should provide or link into existing decentralised energy provision. This will need to form part of the ongoing monitoring. Once Part L, the Energy Requirements, of Building Regulations, becomes more stringent in 2014, there will be mandatory energy requirements for residential buildings, exceeding those set out in Policy CS1. This will affect the conditions required to be attached to planning approvals.

Settlement Boundary

- 3.9** Relevant Policies: CS6 Settlement Boundary and SA11 Settlement Boundary (of the SDPD) and defined on the adopted Proposals Map.
- 3.10** Context: The Settlement Boundary defines the boundary, outside of which development will not be allowed.

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

One major application was granted planning permission outside the settlement boundary in the monitoring year 2012/2013.

- 3.11** **Analysis & Actions Required:** The application approved was for the development of a leachate treatment plant. It was considered that the sustainable merits of the proposal and the use being directly related to the established landfill site outweighed its location outside the settlement boundary. This accords with the overall principle set out in SDPD policy SD1, which states that *"a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development."*

Waterspaces

- 3.12** Relevant Policies: CS8 Waterspaces.
- 3.13** Context: This Policy 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.
- 3.14** Analysis and Actions Required: Planning applications are assessed against this policy and where appropriate relevant conditions included. The advice of relevant agencies including the Environment Agency will continue to be sought with regard to relevant applications.
- 3.15** There is ongoing monitoring of each water body's ecological status identified within the relevant river's management plan⁶. The Kennet Catchment Management Plan sets out how the measures in the Thames Basin Region River Basin Management Plan can be turned into actions to achieve a healthy river in the Kennet catchment. In summary, the area of the Kennet within Reading Borough is defined as of Moderate Ecological Status, because one or more mitigation measures remains to be taken. There is a target to achieve Good Ecological Potential by 2027. One of the significant issues in the catchment affecting the Kennet between Reading and Hungerford is the interaction with the Kennet and Avon Canal, which affects water quality and introduced habitat problems.
- 3.16** In terms of public access to waterways there is ongoing work to secure the necessary funding to open up further opportunities for public access to waterways. This generally arises in relationship to planning proposals within the area. A recent project to open up the Fobney Island Wetland Nature Reserve was funded through S106 and Environment Agency monies. The key objectives were: To reverse the impact of historic dredging practices and land raising; To create floodplain wetland features; To restore connectivity between river and floodplain; To create a backwater (fish refuge/fry habitat); To improve the quality of in river habitat; To improve the site for nature based recreation (eastern half); To create a nature reserve with limited disturbance (western half); and To improve the site for BAP habitats and species.
- 3.17** The Management Plans will be updated on a regular basis and further updates will be provided through the AMR. There is no recent market research data with regard to people's perception of quality. Any relevant future information will be reported on.

⁶ Kennet Catchment Management Plan, December 2012. Prepared by Action for the River Kennet in its role as host for the Kennet Catchment Partnership, whose members are: the Canal and RiversTrust, the Environment Agency, Kennet Valley Fishery Association, Natural England, Thames Water and Reading and District Anglers. It was produced with support from WWF-UK and DEFRA.
Thames River Basin Management Plan, Thames River Basin District, December 2009 (Environment Agency)

Infrastructure, Services, Resources and Amenities

- 3.18** Relevant Policies: CS9 Infrastructure, Services, Resources and Amenities and DM3: Infrastructure Planning
- 3.19** Context: The Council has been successful over more than 10 years in securing developer contributions through S106 planning obligations. Policy CS9 provides the strategic level policy and SDPD Policy DM3 provides further details as to the level of priority.
- 3.20** By April 2015 the Council intends on introducing Community Infrastructure Levy, which will become the main means by which strategic infrastructure will be funded from developer contributions. The system of S106 planning obligations will continue to exist alongside CIL, but will become focussed on site related infrastructure necessitated by a specific development. Once CIL is introduced the level of S106 contributions will be less than at present, with some of the contributions transferring to CIL, which will be a mandatory charge against development related to the size of a scheme.
- 3.21** Analysis: The receipts and expenditure for S106 is documented on the Council's website⁷.
- 3.22** Actions Required: Continue to secure and monitor relevant obligations and record these.

⁷ <http://www.reading.gov.uk/council/performance-and-spending/CouncilFinances/section-106-obligations/>

Economic Development & Employment

Main Policies:

- CS10: Location of Employment Development (CS)
- CS11: Use of Employment Land for Alternative Uses (CS)
- CS12: Maintaining a Variety of Premises (CS)
- CS13: Impact of Employment Development (CS)
- SA12: Core Employment Areas (SDPD)

Main purpose of policies:

- *Direct major office development to central Reading and the A33 corridor*
- *Direct major employment development other than offices to the A33 corridor and Core Employment Areas*
- *Protect employment land within Core Employment Areas*
- *Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*

Indicator 3: Amount of land completed and permitted for employment by type during 2012/2013

| Total Floorspace (m²) – Completed 2012-13 | B1 | B2 | B8 | Total |
|---|-----------|-----------|-----------|--------------|
| Central Reading | -3,702 | 0 | -202 | -3,904 |
| A33 Corridor | -2,995 | 1,070 | 88,299 | 86,374 |
| Core Employment Areas | -137 | 100 | 101 | 64 |
| Reading Total | -11,035 | 1,170 | 84,567 | 74,702 |
| Total Floorspace (m²) – Newly permitted 2012-13 | B1 | B2 | B8 | Total |
| Central Reading | -15,911 | 0 | 0 | -15,911 |
| A33 Corridor | 155 | 0 | -160 | -5 |
| Core Employment Areas | 0 | 0 | -2300 | -2,300 |
| Reading Total | -16,722 | 0 | -160 | -16,882 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

- 3.23** The completion figures for 2012-13 are dominated by the completion of the huge Tesco distribution warehouse at Junction 11 of the M4 (86,000 m²). Otherwise, there has been a small decrease in B1 floorspace.
- 3.24** New permissions show a decrease in employment floorspace, particularly involving a loss of offices in the centre for conversion to residential.
- 3.25** Although a loss of 2,300 m² of B8 within a Core Employment Area is shown, this is a result of the demolition of a warehouse within the much larger Gillette site, so does not represent a loss of employment land contrary to policy CS11.

- 3.26** Note that Indicator 3 is not directly comparable with 4 and 5. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 4 and 5, whereas net figures were used for 3.

Indicator 4: Proportion of office development completed and permitted which is in the centre or A33 Corridor

| Total B1 Floorspace (m ²) | Completed 2012/13 | Permitted 2012/13 |
|---|-------------------|-------------------|
| Central Reading | 224 | 138 |
| A33 Corridor | 0 | 2,295 |
| Total in Reading | 287 | 2,573 |
| % of total which is in centre/A33 corridor | 78 | 95 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

- 3.27** The vast majority of office development, both in terms of completions and new permissions, has been in central Reading, in line with policy CS10. Whilst the figure is not 100%, CS10 only applies to major development (over 2,500 m²), so this does not mean that policy has not been complied with.

Indicator 5: Proportion of industrial/warehouse development completed and permitted which is in the centre or A33 Corridor

| Total B2-8 Floorspace (m ²) | Completed 2012/13 | Permitted 2012/13 |
|--|-------------------|-------------------|
| A33 Corridor | 89,369 | 2,241 |
| Core Employment Areas (outside A33 corridor) | 1,100 | 0 |
| Total in Reading | 90,469 | 2,241 |
| % of total which is in CEA/A33 corridor | 100 | 100 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

- 3.28** All industrial and warehousing development has been in the A33 Corridor or Core Employment Areas, in line with policy CS10

Indicator 6: Net change in small business units (industrial/warehousing units of less than 150 m² completed and permitted)

| Net change in small units (less than 150m ²) | Completed 2012/13 | Permitted 2012/13 |
|--|-------------------|-------------------|
| Net change in number of small units | -1 | 0 |
| Net change in floorspace of small units (m ²) | -90 | 0 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

- 3.29** One completion has involved the loss of a small industrial unit, although this was an isolated unit in a primarily residential area.

Indicator 7: Net change in storage and distribution floorspace in the south of Basingstoke Road

| Net Change in B8 Floorspace (m²) in South of Basingstoke Road | Permitted 2012-13 | Completed 2012-13 |
|---|--------------------------|--------------------------|
| Net change | 0 | 0 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

3.30 There has been no change in B8 storage and distribution floorspace in the south of Basingstoke Road.

Conclusion - are policies fulfilling their purpose?

- Direct major office development to central Reading and the A33 Corridor**
The vast majority of completions and new permissions for office development have been in central Reading or the A33 corridor.
- Direct major employment development other than offices to the A33 corridor and Core Employment Areas**
All completions and new permissions for industrial and warehousing development have been in the A33 Corridor or Core Employment Areas.
- Protect employment land within Core Employment Areas**
There has been no loss of employment land in Core Employment Areas, either through completions or new permissions.
- Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road**
There has been no change in B8 floorspace in the South of Basingstoke Road. One small unit has been lost through development, but there has not been any significant changes.

Housing (includes SHLAA and 5 Year Land Supply)

Main Policies:

- CS14: Provision of Housing
- CS15: Location, Accessibility, Density and Housing Mix
- CS16: Affordable Housing
- CS17: Protecting the Existing Housing Stock
- CS18: Residential Conversions
- CS19: Provision for Gypsies and Traveller
- DM5: Housing Mix
- DM6: Affordable Housing
- DM7: Accommodation for Vulnerable People
- DM8: Residential Conversions
- DM9: House Extensions and Ancillary Accommodation
- DM10: Private and Communal Outdoor Space
- DM11: Development of Private Residential Gardens

Main strategic purpose of policies:

- *Ensure a good supply of housing, with a Core Strategy target of 572 per annum from 2006-2016 and 521 per annum from 2016-2026*
- *Ensure a good supply of affordable housing*
- *Ensure a mix of housing in Reading, and avoid dominance by small units and flats*
- *Direct housing towards previously-developed land where possible*
- *Set out policy for sites for gypsies and travellers*

Indicator 8: Provision of housing

| Monitoring Year | Net completed additional dwellings |
|-----------------|------------------------------------|
| 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 |
| 2012/13 | 474 |

3.31 Annual provision for the last three monitoring years has been below the Core Strategy targets. However, 2012/13 has seen an increase when compared to the low of 2010-12, and housebuilding appears to be on the recovery.

3.32 The low of the last three years must be seen in the context of overall significantly exceeding Core Strategy targets

Indicator 8: Site based housing trajectory (measured against CS targets)

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

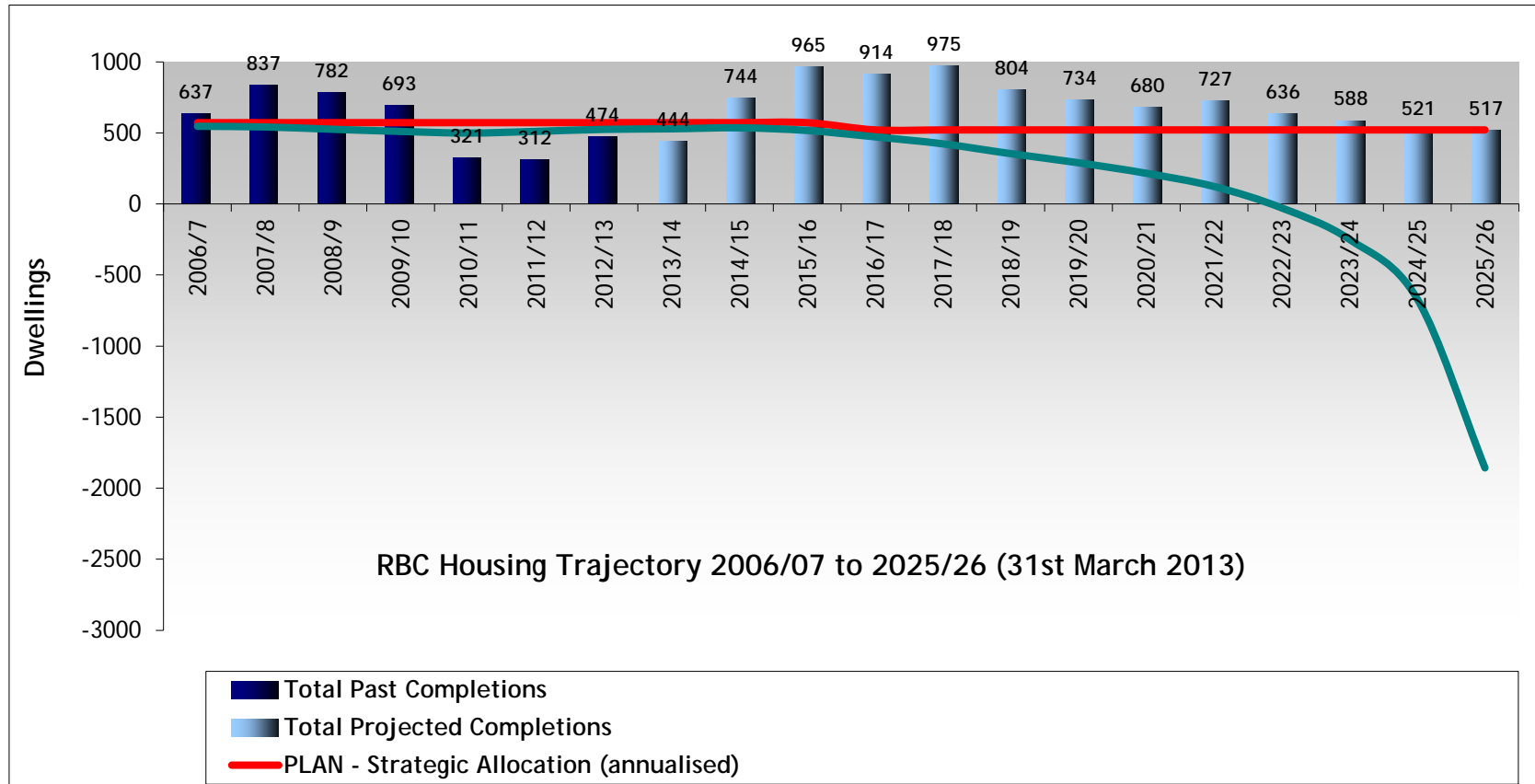


Fig. 1: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2013 (CS targets)

Source: Planning Department, Reading Borough Council

Indicator 8: Housing trajectory

- 3.33** Figure 1 summarises the Housing Trajectory for Reading Borough as at March 2013. The full set of tables, itemised site by site, are set out in Appendix III.
- 3.34** There is expected to be a return to high levels of house building in coming years, particularly as of 2014-15.
- 3.35** The overall housing requirement in the Core Strategy plan period (to 2026) is 10,930, and the Trajectory anticipates that a significantly higher 13,305 dwellings will be delivered during the plan period.

Indicator 9: Five-Year housing land supply

| Summary of Five-Year Housing Land Supply (Please see Appendix X for full tables) | |
|---|--------------|
| REQUIREMENT | |
| Based on RBC Core Strategy 2006-2026 | 10930 |
| Net Completions 2006-2012 | 3,582 |
| Net Completions 2012-2013 | 474 |
| Projected Completions 2013-2014 | 444 |
| Residual requirement 2014-2019 | 6,430 |
| Annual requirement for remaining 12 years, i.e. 6430/12 | 536 |
| Annual requirement for remaining 12 years with 5% buffer (NPPF para 47) | 563 |
| Total requirement for 5 years 2014/15-2018/19, i.e. 563x5 | 2815 |
| SUPPLY | |
| Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2014-2019 | 2347 |
| Soft commitments (strategic sites) subject to S106 to be delivered 2014-2019 | 11 |
| Reading Central Area Action Plan allocations to be delivered 2014-2019 | 721 |
| SDPD allocations to be delivered 2014-2019 | 597 |
| Allowance for small site windfalls at 145 per annum | 725 |
| Total site-specific supply for 5 years 2014/15-2018/19 | 4401 |
| This represents a 7.82 years supply (i.e. 4401/563) | |

- 3.36** The five-year housing land supply shows a healthy provision of housing in the immediate future. This represents 7.82 years supply.

Indicator 10: Affordable housing completions

| Monitoring Year (2012-13) | Social rented dwellings (gross) | Intermediate Housing | | Other Affordable Housing | | Total (gross) |
|---------------------------|---------------------------------|----------------------|--------------------------|--------------------------|---------|---------------|
| | | Intermediate rent | Shared ownership (gross) | Extra Care Housing | Homebuy | |
| | 56 | 42 | 44 | 0 | 55 | 197 |

Source: Housing Section, Reading Borough Council – 2012-13

- 3.37** All units other than the Homebuy units were delivered by the requirements of planning permissions.
- 3.38** The overall level of delivery of affordable housing in 2012-13 has been good, and has exceeded the delivery from 2011-12, which was in itself higher than the preceding years. Average provision over the period from 2006 is 199 units per annum of which an average of 155 units have resulted from the requirements of planning permissions.
- 3.39** A financial contribution of £720,000 was received towards the future provision of affordable housing in the Borough during the period
- 3.40** Planning permission was granted for schemes that, under Section 106 agreements include the provision of 57 dwellings as part of new development proposals and financial contributions towards the provision of affordable housing amounting to £2.7m.
- 3.41** However, there is a continued need to secure additional affordable housing, as the level of need identified in housing needs assessments is very significant.
- 3.42** There is a need to continue to monitor affordable housing levels, particularly in the light of the importance of viability in the National Planning Policy Framework, and use this to inform the development of new policy which is being progressed in the 2013-14 period.

Indicator 11: New-build dwellings permitted during 2012-13 by size and type

| New-build dwellings permitted during 2012-13 by size and type | | | | |
|--|--------------|---------------|--------------|-------------------|
| Size | Flats | Houses | Total | % of total |
| 1-bed | 250 | 0 | 250 | 33.4 |
| 2-bed | 290 | 26 | 316 | 42.2 |
| 3-bed | 0 | 121 | 121 | 16.2 |
| 4-bed | 0 | 45 | 45 | 6.0 |
| 5+ bed | 0 | 16 | 16 | 2.1 |
| Total | 540 | 208 | 748 | |
| % of total | 72.2 | 27.8 | | |

3.43 Despite the policy seeking larger accommodation and houses, the majority of new-build dwellings are smaller (1 or 2-bed) and are in the form of flats.

3.44 The figures for 2012-13 are hugely influenced by one single scheme - Phase 3 of Kennet Island, which represented more than two thirds of new-build dwellings permitted during 2012-13.

Indicator 12: New dwellings on previously developed land

| New dwellings on previously developed land | |
|---|------------|
| Net Completions | 474 |
| Net Completions on PDL | 410 |
| % gross on PDL | 86% |

3.45 The vast majority of new development in Reading continues to take place on previously-developed land. The completions on undeveloped land are almost entirely due to the completion of a scheme at Abbotsmead in Caversham (54 dwellings), which was built on former back gardens.

Indicator 13: Net additional gypsy and traveller pitches

3.46 No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2012-13.

Conclusion - are policies fulfilling their purpose?

- **Ensure a good supply of housing, with a Core Strategy target of 572 per annum from 2006-2016 and 521 per annum from 2016-2026**
Whilst there have been low levels of delivery over the last three years, undoubtedly as a result of the recession, rates of completion seem to be improving, and previous good levels of delivery mean that there is no need for concern. The Housing Trajectory shows that substantially more dwellings are expected to be delivered over the plan period than required under the Core Strategy. The Five-Year Housing Land Supply shows that there is an 7.82 years supply, substantially more than the minimum requirement.

- ***Ensure a good supply of affordable housing***
The amount of affordable housing delivered has been good this year, but there is still a very substantial need for affordable homes which should continue to be addressed in new policy and in planning decisions.
- ***Ensure a mix of housing in Reading, and avoid dominance by small units and flats***
New permissions in the Borough continue to be dominated by small units and flats. Policy DM5, seeking larger units, has only been adopted for around half of the monitoring year, so it is perhaps not surprising that it has yet to have a significant effect. In addition, new permissions this year were dominated by a single permission which was a change to an existing permission for fewer units, so there were existing considerations that needed to be taken into account on that particular development. This will need to be closely monitored in future.
- ***Direct housing towards previously-developed land where possible***
The vast majority of residential development continues to take place on previously-developed land. However, some development on residential gardens continues to take place, and this does represent an important source of supply where such development is appropriate.
- ***Set out policy for sites for gypsies and travellers***
Whilst no additional pitches have been provided, needs for additional pitches have not been identified. The Council is currently considering ways forward in planning for gypsies and travellers.

Retail, Leisure and Culture

Main Policies:

- CS25: Scale and Location of Retail, Leisure and Culture Development
- CS26: Network and Hierarchy of Centres
- CS27: Maintaining the Retail Character of Centres
- DM13: Vitality and Viability of Smaller Centres
- DM14: Impact of Main Town Centre Uses
- DM15: Protection of Leisure Facilities and Public Houses
- SA15: District and Local Centres

Main purpose of policies:

- *Direct retail, leisure and culture development to existing centres*
- *Preserve the network and hierarchy of centres*
- *Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways.*

Indicator 14: Proportion of retail and leisure floorspace permitted during 2012-13 that is in a designated centre

Indicator 15: Proportion of retail and leisure floorspace completed during 2012-13 that is in a designated centre

| Floorspace Permitted (m ² gross) | A1 | A2 | A3 | A4 | A5 | C1 | D2 | Total |
|---|------|------|------|-----|-----|------|------|-------|
| Total in Centres | 418 | 1516 | 217 | 0 | 0 | 3828 | 2639 | 8618 |
| Total in Reading | 2898 | 1631 | 347 | 0 | 0 | 5938 | 6094 | 16908 |
| % of total in centres | 14 | 93 | 63 | N/A | N/A | 64 | 43 | 51 |
| Floorspace Completed (m ² gross) | A1 | A2 | A3 | A4 | A5 | C1 | D2 | Total |
| Total in Centres | 1939 | 1516 | 1138 | 0 | 0 | 0 | 0 | 4593 |
| Total in Reading | 4144 | 1516 | 1138 | 0 | 0 | 420 | 3455 | 10673 |
| % of total in centres | 47 | 100 | 100 | N/A | N/A | 0 | 0 | 43 |

3.47 Only approximately half of new permissions and half of completions for retail, leisure and culture uses were within existing centres in 2012-13. There is continued pressure for out-of-centre development, and the policy framework is not set up to resist this in all cases, as a number of proposals have passed the sequential approach. The proportion is particularly low for A1 retail, where a number of mezzanine floors within retail warehouses have been permitted.

3.48 Note that Indicators 14 and 15 are not directly comparable with 16 and 17. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 14 and 15, whereas net figures were used for 16 and 17.

Indicator 16: Amount of retail and leisure floorspace permitted during 2012-13

Indicator 17: Amount of retail and leisure floorspace completed during 2012-13

(NB. Only centres with completions in 2012-13 are listed)

| Floorspace Permitted (m² net) | A1 | A2 | A3 | A4 | A5 | C1 | D2 | Total |
|---|--------------|-------------|-------------|-------------|-----------|-------------|--------------|--------------|
| Central Reading | -3518 | 1378 | 0 | -448 | 0 | 3828 | 1246 | 2486 |
| Oxford Road West | 349 | 0 | 217 | 0 | 0 | 0 | -60 | 506 |
| Total in Centres | -3169 | 1378 | 217 | -448 | 0 | 3828 | 1186 | 2992 |
| Total in Reading | -3688 | 1493 | 347 | -771 | 0 | 5895 | 4641 | 7917 |
| Floorspace Completed (m² net) | A1 | A2 | A3 | A4 | A5 | C1 | D2 | D2 |
| Central Reading | -1163 | 1378 | 1138 | 0 | 0 | 0 | -1232 | 121 |
| Caversham | 262 | 0 | 0 | 0 | 0 | 0 | 0 | 262 |
| Wokingham Road | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 106 |
| Total in Centres | -795 | 1378 | 1138 | 0 | 0 | 0 | -1232 | 489 |
| Total in Reading | -1721 | 1378 | 1138 | -349 | 0 | 420 | 2223 | 3089 |

Source: Non-Residential Commitments 2012-2013, Reading Borough Council 2013

NB: Figures are for gross internal floorspace

3.49 Where floorspace is both permitted and completed in existing centres, this has tended to be within central Reading, with a handful of more minor schemes in a few smaller centres. This reflects the policy hierarchy.

3.50 Completions during the year show an overall decrease in A1 retail. This is also reflected in new permissions. This has often been the case in previous years, and may partially relate to the fact that changes of use from A1 to other A class uses require permission, but changes the other way do not, meaning that only changes in one direction are recorded.

Indicator 18: Proportion of Key Frontage in smaller centres in A1 and A5 use

| Centre | % A1 Target | % A1 Actual | % A5 Target | % A5 Actual |
|-----------------------------|-------------|-------------|-------------|-------------|
| Basingstoke Road North | 50 | 51.4 | 30 | 6.7 |
| Caversham | 50 | 54.6 | 30 | 2.6 |
| Cemetery Junction | 60 | 69.4 | 30 | 2.1 |
| Christchurch Road | 50 | 63.9 | 30 | 13.6 |
| Coronation Square | 60 | 63.2 | 30 | 18.5 |
| Emmer Green | 50 | 62.7 | 30 | 20.2 |
| Erleigh Road | 40 | 48.3 | 30 | 15.1 |
| The Meadway | 50 | 57.4 | 30 | 11.7 |
| Northumberland Avenue North | 50 | 69.1 | 30 | 14.9 |
| Oxford Road West | 50 | 56.1 | 30 | 9.2 |
| Shinfield Road | 50 | 52.8 | 30 | 15.4 |
| Tilehurst Triangle | 50 | 51.5 | 30 | 9.1 |
| Wensley Road | 60 | 80.7 | 30 | 19.3 |
| Whitley | 50 | 55.5 | 30 | 14.6 |
| Whitley Street | 40 | 52.5 | 30 | 17.8 |
| Whitley Wood | 60 | 67.3 | 30 | 9.1 |
| Wokingham Road | 50 | 59.1 | 30 | 12.7 |

3.51 The proportion of key frontage in A1 use in each centre is still above the minimum level set out in policy DM13. Some centres are now quite close to their minimum A1 levels, so a close eye will need to be kept on centres such as Tilehurst and Shinfield Road. The proportion of key frontage in A5 takeaway use in each centre is still below the maximum of 30% set out in DM13.

Conclusion - are policies fulfilling their purpose?

- Direct retail, leisure and culture development to existing centres**
There is currently a significant amount of development for retail, leisure and culture uses that is being completed and permitted outside centres, approximately half of all floorspace. In part this is because the existing policy framework, both nationally and locally, does allow for this where more central sites are not available. However, this is something that will need to be looked at closely in future policy formation, in particular whether more sequentially preferable sites can be identified.
- Preserve the network and hierarchy of centres**
Policies are helping to ensure that most significant retail and leisure development goes to centres further up the hierarchy, notably central Reading.
- Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways.**

Policies are currently ensuring strong retail representation and preventing domination by takeaways.

Transport

- 3.52** 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; DM12: Access, Traffic and Highway Related Matters
- 3.53** Context: The Council continues to secure 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. The adopted Local Transport Plan 3 comprises a Strategy⁸ document and an Annual Implementation Plan. Approval of the LTP programme and budget⁹ is sought from the Council's Traffic Management Advisory Panel each March.
- 3.54** The adopted SDPD includes Policy DM12, aims to ensure that development does not have detrimental impacts on accessibility, safety, sustainability and the operation of the transport network.
- 3.55** **Analysis:** Appendix B of the report to the Traffic Management Advisory Panel, as referred to above, includes a table of the key achievements for the delivery of LTP projects during the 2012/13 monitoring year.
- 3.56** In terms of the target to reduce annual traffic casualties on the Classified Highway Network (for policy DM12), data provided to the Council by Safer Roads (part of Road Safety Analysis Limited) shows that Casualty levels on Reading's roads show a downward trend in overall numbers of casualties during the first part of 2013 and are at a similar level to the average for 2012.
- 3.57** All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition.
- 3.58** The Council's Parking Standards (Oct 2011) continued to be used to assess the appropriate level of parking.

Actions Required: Continue to:

- Secure developer contributions to mitigate development;
- Monitor progress of the delivery of key transport projects;
- Monitor annual traffic casualties;
- Secure the appropriate parking provision to support development.

⁸ http://www.reading.gov.uk/documents/transport_streets/UTMC/24361/LTP3-Strategy-Plan.pdf

⁹ The latest Management Advisory Panel report:

<http://www.reading.gov.uk/GetAsset.aspx?id=fAAyADQAOAA1ADMAfAB8AFQAcgB1AGUafAB8ADAAfAA1>

Natural Environment

Biodiversity

- 3.59** Relevant Policies: CS36 Biodiversity & Geology, Policy DM11 - Development of Private Residential Garden Land, Policy DM17 - Green Network, and Policy DM18 - Tree Planting.
- 3.60** 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.
- 3.61** 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 SDPD policy DM11 affords a degree of protection to private residential garden land and 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.
- 3.62** 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 19: Change in areas of biodiversity importance

| Local Wildlife Sites | 2011 - 2012 | 2012-2013 |
|---|-------------|-----------|
| Number of Local Wildlife Sites | 22 | 21 |
| Number of Local Wildlife Sites under positive conservation management | 13 | 15 |
| Percentage of Local Wildlife Sites under positive conservation management | 59% | 71% |

3.63 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 organisations¹⁰. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

In 2012 and 2013 there was another increase in the proportion of sites in positive conservation management in Reading from 59% to 67%.

The overall number of Local Wildlife Sites decreased from 22 to 21 as Boundary Wood (SU77I04) was deselected. The number of qualifying sites increased from 13 to 15 as Hemdean Bottom (SU77D04) and The Coal, Kennetmouth and Kings Meadow East (SU77G02) qualified by being in a Forestry Commission Woodland Grant Scheme (WGS).

Comparison with the rest of Berkshire

The proportion of sites in positive conservation management in Reading remains the highest in Berkshire and higher than the overall Berkshire total of 42%.

Indicator 20: Area of Biodiversity Action Plan (BAP) priority habitats within Reading Borough

| UK Biodiversity Action Plan Habitat | Area (hectares) |
|---|-----------------|
| Coastal and floodplain grazing marsh | 53.4 |
| Coastal and floodplain grazing marsh and Possible UKBAP grassland habitat | 69.8 |
| Eutrophic standing waters | 13.4 |
| Lowland fens | 29.8 |
| Lowland meadows | 4.9 |
| Lowland mixed deciduous woodland | 145.2 |
| Lowland wood pastures and parkland | 34.6 |
| Ponds | 0.1 |
| Possible UKBAP grassland habitat (to be confirmed by field surveys) | 138.3 |
| Rivers | 2.7 |
| Wet woodland | 7.3 |
| Total | 499.5 |

¹⁰ 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.

3.64 Analysis: The total area of UKBAP priority habitat in RBC has been calculated at 499.5ha, approximately 12.4% of the land area. TVERC carry out the analysis which is based analysis of aerial photographs, which in the Berkshire region are flown approximately every five years, and augmented by ground based observations in some situations. The most recent analysis was undertaken in 2012 and 2013. The area of BAP habitat has increased since last year's report (it was previously 464 ha). This is because the dataset has been updated, areas have been mapped more accurately and in most cases is probably not because there is an increase in the area of BAP habitat.

Minerals

Main Policies:

- M1: Husbanding Resources (RMLP)
- M2: Prevention of Sterilisation (RMLP)
- M2A: Extraction to Prevent Sterilisation (RMLP)
- M6: General Considerations for Sand and Gravel Extraction (RMLP)
- M7: Material Considerations for Sand and Gravel Extraction (RMLP)
- M8: Preferred Areas (RMLP)
- M10: Outside Preferred Areas Applications will Normally be Refused (RMLP)
- M11: Strongest Presumption Against Extraction (RMLP)
- M12: Strong Presumption Against Extraction (RMLP)
- M13: Strong Presumption Against Extraction all Other Areas (RMLP)
- M14: Borrow Pits (RMLP)
- M15: Building Sand (RMLP)
- M16: Chalk, Clay and Other Minerals (RMLP)
- M17: Oil and Gas (RMLP)
- M18: Appropriate and Timely Restoration (RMLP)
- M19: Securing Public Benefit through Restoration (RMLP)
- M20: Proposals for Restoration (RMLP)
- M21: Content of Minerals Applications (RMLP)
- M26: Safeguarding Rail Depots (RMLP)
- M28: Ancillary Structures (RMLP)
- M29: importing Aggregates to Plant Sites (RMLP)

3.65 The Council, together with other unitary authorities in Berkshire, produces separate reports for aggregates monitoring in Berkshire. For reasons of commercial confidentiality, these are not generally disaggregated to individual unitary authorities, as there may only be one operator producing aggregates in a particular authority.

3.66 The latest information available is for the calendar year 2011. Data for 2012 for Berkshire is due to be published shortly as part of a Local Aggregate Assessment. It is in any case possible to report that, as Reading Borough has no active extraction facilities, **no primary aggregates were won in Reading in 2012-13.**

Waste

Main Policies:

- CS2: Waste Minimisation
- W1: Sustainable Development
- W3: Phasing Out Putrescible/Polluting Waste
- W11: Proposed Preferred Areas
- W13: Local Facilities
- W14: Sites for Engineered Landfill
- W15: Temporary Sites for Engineered Landfill
- W16: Waste Management Facilities - Non-Landfill
- W17: Green Waste Composting
- W18: Sewage Works
- W19: Farm and Stable Waste
- W20: Other Landfill Sites for Putrescible/Polluting Waste
- W21: Safeguarding Sites for Waste Management
- W23: Temporary Local Separation Sorting and Recycling Sites
- W24: Temporary Recycling Facilities on inert Waste Landfill Sites
- W25: Disposal of Inert Waste by Landfilling
- W26: Controls on Landfill Permissions to Secure Inert Waste Recycling
- W27: Is Development Needed?
- W28: Non-Identified Sites for Waste Management Development
- W29: Non-Identified Sites for Waste Management Development outside Preferred Areas
- W30: Assessing the Impact of Development Proposals
- W31: Information to be Provided with Application
- W33: Environmental Improvements and Wider Benefits
- W34: Land Raising

Main purpose of policies:

- *Ensure adequate capacity to manage waste arisings*
- *Minimise the production of waste and manage it by more sustainable means further up the waste hierarchy.*

Indicator 21: Capacity of new Waste Management Facilities by Type

No new waste management facilities have been permitted in Reading Borough in 2012-13.

Indicator 22: 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 | 24,751 | 28,606 | 17,409 | -515 | 70,251 |

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 | 35.23% | 40.72% | 24.78% | -0.73% |

Source: Re3 Partnership

3.67 There has been a slight decrease in municipal waste arisings, reflecting a general trend of decrease. Although the proportions managed and disposed of in different ways are very similar to 2011-12, a slightly higher proportion of waste has been sent to landfill. However, this is against a background of a longer-term decline in proportion of municipal waste landfilled, so does not represent a source of concern.

Conclusion - are policies fulfilling their purpose?

- Ensure adequate capacity to manage waste arisings***
The policies seeking to identify new capacity in the Waste Local Plan are now very old and are in need of review. For Reading, this will either be done as part of the Local Plan review, or as part of a joint arrangement with one or more other authorities in Berkshire.
- Minimise the production of waste and manage it by more sustainable means further up the waste hierarchy.***
Although there may be short term fluctuations (such as the slight increase in the proportion sent to landfill), the long-term trend is for reductions in municipal waste and increase in the proportion managed by more sustainable means.

APPENDIX I -PLANNING POLICIES AT 26 MARCH 2013

| CROSS CUTTING POLICIES | |
|--|---|
| SUSTAINABLE CONSTRUCTION & DESIGN | <ul style="list-style-type: none"> • CS1: Sustainable Construction and Design (CS) • DM1: Adaptation to Climate Change (SDPD) • DM2: Decentralised Energy (SDPD) |
| WASTE MINIMISATION | <ul style="list-style-type: none"> • CS2: Waste Minimisation (CS) |
| SOCIAL INCLUSION | <ul style="list-style-type: none"> • CS3: Social Inclusion and Diversity (CS) |
| ACCESSIBILITY | <ul style="list-style-type: none"> • CS4: Accessibility and the Intensity of Development (CS) |
| INCLUSIVE ACCESS | <ul style="list-style-type: none"> • CS5: Inclusive Access (CS) |
| SETTLEMENT BOUNDARY | <ul style="list-style-type: none"> • CS6: Settlement Boundary (CS) • SA11: Settlement Boundary (SDPD) |
| DESIGN & THE PUBLIC REALM | <ul style="list-style-type: none"> • CS7: Design and the Public Realm (CS) |
| WATERSPACES | <ul style="list-style-type: none"> • CS8: Waterspaces (CS) |
| INFRASTRUCTURE, SERVICES, RESOURCES & AMENITIES | <ul style="list-style-type: none"> • CS9: Infrastructure, Services, Resources and Amenities (CS) • DM3: Infrastructure Planning (SDPD) |
| RESIDENTIAL AMENITY | <ul style="list-style-type: none"> • DM4: Safeguarding Amenity (SDPD) |
| GENERAL DEVELOPMENT LOCATION & PRINCIPLES | <ul style="list-style-type: none"> • SD1: Presumption in Favour of Sustainable Development (SDPD) |
| TOPIC-BASED POLICIES | |
| ECONOMIC DEVELOPMENT & EMPLOYMENT | <ul style="list-style-type: none"> • CS10: Location of Employment Development (CS) • CS11: Use of Employment Land for Alternative Uses (CS) • CS12: Maintaining a Variety of Premises (CS) • CS13: Impact of Employment Development (CS) • SA12: Core Employment Areas (SDPD) |
| HOUSING | <ul style="list-style-type: none"> • CS14: Provision of Housing (CS) • CS15: Location, Accessibility, Density and Housing Mix (CS) • CS16: Affordable Housing (CS) • CS17: Protecting the Existing Housing Stock (CS) • CS18: Residential Conversions (CS) • CS19: Provision for Gypsies and Travellers (CS) • DM5: Housing Mix (SDPD) • DM6: Affordable Housing (SDPD) • DM7: Accommodation for Vulnerable People (SDPD) • DM8: Residential Conversions (SDPD) • DM9: House Extensions and Ancillary Accommodation (SDPD) • DM10: Private and Communal Outdoor Space (SDPD) • DM11: Development of Private Residential Gardens (SDPD) |
| TRANSPORT | <ul style="list-style-type: none"> • CS20: Implementation of the Reading Transport Strategy |

| | |
|--------------------------------------|---|
| | <p>(CS)</p> <ul style="list-style-type: none"> • CS21: Major Transport Projects (CS) • CS22: Transport Assessments (CS) • CS23: Sustainable Travel and Travel Plans (CS) • CS24: Car/ Cycle Parking (CS) • DM12: Access, Traffic and Highway-Related Matters (SDPD) • SA13: Transport Improvements (SDPD) • SA14: Cycle Routes (SDPD) |
| RETAIL, LEISURE & CULTURE | <ul style="list-style-type: none"> • CS25: Scale and Location of Retail, Leisure and Culture Development (CS) • CS26: Network and Hierarchy of Centres (CS) • CS27: Maintaining the Retail Character of Centres (CS) • DM13: Vitality and Viability of Smaller Centres (SDPD) • DM14: Impact of Main Town Centre Uses (SDPD) • DM15: Protection of Leisure Facilities and Public Houses (SDPD) • SA15: District and Local Centres (SDPD) |
| OPEN SPACE & RECREATION | <ul style="list-style-type: none"> • CS28: Loss of Open Space (CS) • CS29: Provision of Open Space (CS) • CS30: Access to Open Space (CS) • DM16: Provision of Open Space (SDPD) • SA16: Public and Strategic Open Space (SDPD) |
| COMMUNITY FACILITIES | <ul style="list-style-type: none"> • CS31: Additional and Existing Community Facilities (CS) • CS32: Impacts on Community Facilities (CS) |

| | |
|--|--|
| <p style="text-align: center;">MINERALS DEVELOPMENT</p> | <ul style="list-style-type: none"> • M1: Husbanding Resources (RMLP) • M2: Prevention of Sterilisation (RMLP) • M2A: Extraction to Prevent Sterilisation (RMLP) • M6: General Considerations for Sand and Gravel Extraction (RMLP) • M7: Material Considerations for Sand and Gravel Extraction (RMLP) • M8: Preferred Areas (RMLP) • M10: Outside Preferred Areas Applications will Normally be Refused (RMLP) • M11: Strongest Presumption Against Extraction (RMLP) • M12: Strong Presumption Against Extraction (RMLP) • M13: Strong Presumption Against Extraction all Other Areas (RMLP) • M14: Borrow Pits (RMLP) • M15: Building Sand (RMLP) • M16: Chalk, Clay and Other Minerals (RMLP) • M17: Oil and Gas (RMLP) • M18: Appropriate and Timely Restoration (RMLP) • M19: Securing Public Benefit through Restoration (RMLP) • M20: Proposals for Restoration (RMLP) • M21: Content of Minerals Applications (RMLP) • M26: Safeguarding Rail Depots (RMLP) • M28: Ancillary Structures (RMLP) • M29: importing Aggregates to Plant Sites (RMLP) |
| <p style="text-align: center;">WASTE DEVELOPMENT</p> | <ul style="list-style-type: none"> • W1: Sustainable Development (WLP) • W3: Phasing Out Putrescible/Polluting Waste (WLP) • W11: Proposed Preferred Areas (WLP) • W13: Local Facilities (WLP) • W14: Sites for Engineered Landfill (WLP) • W15: Temporary Sites for Engineered Landfill (WLP) • W16: Waste Management Facilities - Non-Landfill (WLP) • W17: Green Waste Composting (WLP) • W18: Sewage Works (WLP) • W19: Farm and Stable Waste (WLP) • W20: Other Landfill Sites for Putrescible/Polluting Waste (WLP) • W21: Safeguarding Sites for Waste Management (WLP) • W23: Temporary Local Separation Sorting and Recycling Sites (WLP) • W24: Temporary Recycling Facilities on inert Waste Landfill Sites (WLP) • W25: Disposal of Inert Waste by Landfilling (WLP) • W26: Controls on Landfill Permissions to Secure Inert Waste Recycling (WLP) |

| | |
|--------------------|--|
| | <ul style="list-style-type: none"> • W27: Is Development Needed? (WLP) • W28: Non-Identified Sites for Waste Management Development (WLP) • W29: Non-Identified Sites for Waste Management Development outside Preferred Areas (WLP) • W30: Assessing the Impact of Development Proposals (WLP) • W31: Information to be Provided with Application (WLP) • W33: Environmental Improvements and Wider Benefits (WLP) • W34: Land Raising (WLP) |
| OTHER TYPES | <ul style="list-style-type: none"> • DM20: Hazardous Installations (SDPD) • DM21: Telecommunications Development (SDPD) • DM22: Advertisements (SDPD) • DM23: Shopfronts (SDPD) |

BUILT & NATURAL ENVIRONMENT

| | |
|---------------------------------|--|
| HISTORIC ENVIRONMENT | <ul style="list-style-type: none"> • CS33: Protection and Enhancement of the Historic Environment (CS) |
| ENVIRONMENTAL PROTECTION | <ul style="list-style-type: none"> • CS34: Pollution and Water Resources (CS) • CS35: Flooding (CS) • DM19: Air Quality (SDPD) |
| NATURAL ENVIRONMENT | <ul style="list-style-type: none"> • CS36: Biodiversity and Geology (CS) • CS37: Major Landscape Features and Strategic Open Space (CS) • CS38: Trees, Hedges and Woodland (CS) • DM17: Green Network (SDPD) • DM18: Tree Planting (SDPD) • SA17: Major Landscape Features (SDPD) • NRM6: Thames Basin Heaths Special Protection Area (SEP) |

AREA-SPECIFIC

| | |
|----------------------|---|
| CENTRAL AREA | <ul style="list-style-type: none"> • RC1: Station/River Major Opportunity Area (RCAAP) • RC2: West Side Major Opportunity Area (RCAAP) • RC3: East Side Major Opportunity Area (RCAAP) • RC4: Other Opportunity Sites (RCAAP) • RC5: Design in the Centre (RCAAP) • RC6: Definition of the Centre (RCAAP) • RC7: Leisure, Culture and Tourism in the Centre (RCAAP) • RC8: Drinking Establishments (RCAAP) • RC9: Living in the Centre (RCAAP) • RC10: Active Frontages (RCAAP) • RC11: Small Retail Units (RCAAP) • RC12: Terraced Housing in the Centre (RCAAP) • RC13: Tall Buildings (RCAAP) • RC14: Public Realm (RCAAP) |
| SOUTH READING | <ul style="list-style-type: none"> • SA1: South Reading Development Principles (SDPD) |

| | |
|------------------------------------|--|
| | <ul style="list-style-type: none"> • SA2: South Reading Strategic Development Sites (SDPD) • SA3: Retail, Leisure and Culture Uses in South Reading (SDPD) |
| OTHER DEVELOPMENT LOCATIONS | <ul style="list-style-type: none"> • SA4: Dee Park (SDPD) • SA5: Park Lane Primary School, The Laurels and Downing Road (SDPD) • SA6: Whiteknights Campus, University of Reading (SDPD) • SA7: Crescent Road Campus (SDPD) • SA8: Other Sites for Housing Development (SDPD) • SA9: Other Sites for Mixed Use Development Including Housing (SDPD) • SA10: Other Sites for Leisure Development (SDPD) |

CS - Core Strategy

RCAAP - Reading Central Area Action Plan

SDPD - Sites and Detailed Policies Document

SEP - South East Plan (now revoked, but policy NRM6 retained)

WLP - Waste Local Plan

RMLP - Replacement Minerals Local Plan

APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2013 for 2014/15 to 2018/19

| REQUIREMENT | |
|---|-------------|
| Based on RBC Core Strategy 2006-2026 | 10930 |
| Net Completions 2006-2012 | 3,582 |
| Net Completions 2012-2013 | 474 |
| Projected Completions 2013-2014 | 444 |
| Residual requirement 2014-2019 | 6,430 |
| Annual requirement for remaining 12 years, i.e. 6430/12 | 536 |
| Annual requirement for remaining 12 years with 5% buffer (NPPF para 47) | 563 |
| Total requirement for 5 years 2014/15-2018/19, i.e. 536x5 | 2815 |

| SUPPLY | |
|--|-------------|
| Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2014-2019 | 2347 |
| Soft commitments (strategic sites) subject to S106 to be delivered 2014-2019 | 11 |
| Reading Central Area Action Plan allocations to be delivered 2014-2019 | 721 |
| SDPD allocations to be delivered 2014-2019 | 597 |
| Allowance for small site windfalls at 145 per annum | 725 |
| Total site-specific supply for 5 years 2014/15-2018/19 | 4401 |
| This represents a 7.82 years supply (i.e. 4401/563) | |

| Annual Figures (Strategic Sites) | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|---|---------|---------|---------|---------|---------|
| TOTAL Annual Supply for Strategic Sites (including Lapsed Rate) | 599 | 820 | 769 | 830 | 659 |

| Annual figures (Small Sites) | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|-------------------------------------|---------|---------|---------|---------|---------|
| Total Annual Supply for Small Sites | 145 | 145 | 145 | 145 | 145 |

| | | | | | |
|------------------------------------|------------|------------|------------|------------|------------|
| Total Supply (Large+ Small) | 744 | 965 | 914 | 975 | 804 |
|------------------------------------|------------|------------|------------|------------|------------|

HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/2013

| Site address | Area (ha) | No of proposed dwellings | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|--|--------------|--------------------------|------------|------------|------------|------------|------------|
| EXISTING COMMITMENTS NOT STARTED | | | | | | | |
| Former Sorting Office, Caversham Road | 2.2 | 434 | | | 60 | 80 | 80 |
| 118 Chatham Street | 0.06 | 14 | 7 | 7 | | | |
| 29-35 Station Road | 0.05 | 103 | 50 | 53 | | | |
| 6-14 Weldale Street | 0.17 | 14 | | 14 | | | |
| 21 Caversham Road | 0.01 | 11 | | | 11 | | |
| 17-23 Queen Victoria Street | 0.05 | 13 | 13 | | | | |
| Station Hill Site, Station Hill | 2.56 | 782 | | 50 | 50 | 100 | 100 |
| 84 Watlington Street | 0.07 | 10 | 10 | | | | |
| Phase 2, Chatham Place | 0.75 | 184 | 50 | 50 | 50 | 34 | |
| 80-82 Kings Road | 0.2 | 103 | 50 | 53 | | | |
| 13-17 Church Road | 0.15 | 14 | 7 | | | | |
| The Old British School, Southampton St | 0.13 | 14 | | | 14 | | |
| Enterprise House 89-97, London Street | 0.15 | 10 | 10 | | | | |
| 1025-1027 Oxford Road | 0.19 | 10 | 7 | | | | |
| Land adj The Roebuck Hotel, Oxford Rd | 0.1 | 11 | 11 | | | | |
| 5-9 Berkeley Avenue | 0.63 | 112 | | | 56 | 56 | |
| 72 Berkeley Avenue | 0.34 | 10 | 6 | 4 | | | |
| 19 Westcote Road | 0.01 | 11 | | -1 | 12 | | |
| Thames Water Reservoir, Bath Rd | 2.2 | 78 | 30 | 30 | 18 | | |
| 103 Dee Road | 0.85 | 42 | | | 20 | 22 | |
| 2-64 Victory Close | 0.22 | -19 | -32 | 13 | | | |
| 34 Eldon Terr & 79 London Rd | 0.12 | 12 | 6 | 6 | | | |
| 46 Redlands Road | 0.24 | 10 | 5 | 5 | | | |
| Avon House & Clifton House, London Rd | 0.09 | 14 | 7 | 7 | | | |
| Wells Hall, Upper Redlands Road | 2.07 | 34 | 17 | 17 | | | |
| 60 Granville Road | 0.4 | 30 | | 15 | 15 | | |
| Green Park Village | 24.65 | 737 | | 100 | 100 | 100 | 100 |
| TOTAL | 38.66 | 2798 | 254 | 423 | 406 | 392 | 280 |
| TOTAL incl lapse rates | | 2386 | 224 | 370 | 354 | 335 | 234 |
| EXISTING COMMITMENTS UNDER CONSTRUCTION | | | | | | | |
| 139-141 Oxford Road | 0.04 | 10 | 3 | | | | |
| 5-21 Tudor Road | 0.1 | 20 | 9 | | | | |
| Whitley Tavern, Northumberland Ave | 0.19 | 16 | 8 | | | | |
| Avenue School, Basingstoke Road | 2.28 | 109 | | 39 | 30 | | |
| Melrose Cottage 8 Crown Place | 0.1 | 10 | 5 | | | | |
| Dee Park | 16.4 | 387 | 73 | 73 | 73 | | |
| 88-96 Lower Henley Road | 0.37 | 14 | 4 | | | | |
| Kennet Island Phases 1 and 2 | 40 | 822 | 13 | | | | |
| Kennet Island Phase 3 | 5.46 | 546 | 100 | 100 | 100 | 100 | 100 |
| TOTAL | 64.94 | 1934 | 215 | 212 | 203 | 100 | 100 |
| TOTAL incl lapse rates | | 1934 | 215 | 212 | 203 | 100 | 100 |

| Site address | Area (ha) | No of proposed dwellings | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
|--|---------------|--------------------------|------------|------------|------------|------------|------------|
| PERMITTED SUBJECT TO S106 | | | | | | | |
| 7-11 Station Road | 0.04 | 14 | | 7 | 7 | | |
| TOTAL | 0.04 | 14 | 0 | 7 | 7 | 0 | 0 |
| TOTAL incl lapse rates | | 11 | 0 | 6 | 6 | 0 | 0 |
| ALLOCATED R.C.A.A.P SITES WITHOUT PLANNING PERMISSION | | | | | | | |
| RC1b: Friars Walk & Greyfriars Rd | 0.48 | 121 | | | | 14 | 14 |
| RC1e: North of Station - Remainder | 2.85 | 21 | | | | 21 | |
| RC1g: Riverside | 1.24 | 166 | | | | 19 | 19 |
| RC1h: Napier Road Corner | 0.49 | 177 | 44 | 44 | 44 | 45 | |
| RC2b: Gr Knollys St & Weldale St | 2.53 | 346 | 33 | 33 | 33 | 33 | 32 |
| RC2e: Hosier Street | 3.33 | 458 | | | | 51 | 51 |
| RC3c: Forbury Retail Park | 6.66 | 605 | | | | 68 | 68 |
| RC3d: Forbury Bus Pk/Kenavon Dr | 2.07 | 392 | | | | 52 | 52 |
| RC4a: Oxford Rd & Eaton Place | 1.12 | 127 | | | | 15 | 14 |
| RC4b: Reading Family Centre | 0.23 | 36 | 12 | 12 | 12 | | |
| RC4k: Crown St/Southampton St | 0.08 | 12 | | | | 3 | 3 |
| RC4l: Crown St/Silver St | 0.38 | 60 | 15 | 15 | 15 | 15 | |
| TOTAL | 21.46 | 2521 | 104 | 104 | 104 | 336 | 253 |
| TOTAL incl lapse rates (20%) | | 2017 | 83 | 83 | 83 | 269 | 202 |
| ALLOCATED S.D.P.D. SITES WITHOUT PLANNING PERMISSION | | | | | | | |
| SA2a: Worton Grange & Little Chef | 8.79 | 239 | 34 | 34 | 34 | 34 | 34 |
| SA4: Downing Road/Park Lane School | 2.19 | 68 | | | | 28 | 27 |
| SA8a: 780-784 Oxford Road | 0.22 | 14 | | 2 | 2 | 2 | 1 |
| SA8b: Alice Burrows Homes Dwyer Road | 0.48 | 22 | 11 | 11 | | | |
| SA8c: R/o 305-313 Oxford Road | 0.22 | 11 | 5 | 6 | | | |
| SA8d: Dellwood Hospital | 0.31 | 14 | | 3 | 3 | 3 | 3 |
| SA8f: Part of Former Battle Hospital | 2.77 | 70 | 18 | 18 | 9 | 9 | 8 |
| SA8g: Land adj 40 Redlands Road | 0.32 | 15 | 7 | 8 | | | |
| SA8h: Land at Lowfield Road | 0.93 | 28 | | 4 | 15 | 3 | 3 |
| SA8i: Napier Court | 1.1 | 225 | | 45 | 45 | 45 | 45 |
| SA9a: 211-221 Oxford Road etc | 0.3 | 15 | | 8 | 2 | 2 | 2 |
| SA9b: Elvian School Bath Road | 5 | 90 | 11 | 23 | 23 | 11 | 11 |
| SA9c: 261-275 London Road | 0.16 | 13 | | 3 | 3 | 3 | 2 |
| TOTAL | 22.79 | 824 | 86 | 165 | 136 | 140 | 136 |
| TOTAL incl lapse rates (10%) | | 742 | 77 | 149 | 122 | 126 | 122 |
| TOTAL FOR ALL (with lapse rates) | 147.89 | 7090 | 599 | 820 | 769 | 830 | 659 |

APPENDIX III - HOUSING TRAJECTORY 2012-13 (Detailed Sites)

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2013)

| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | TO TA L |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Small Scale unidentified windfalls | 157 | 177 | 203 | 193 | 134 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 145 | 3039 |
| Large Scale unidentified windfalls | 207 | 269 | 222 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 698 |
| Planning Permissions (strategic) | | | | | | | | | | | | | | | | | | | | | |
| Former Sorting Office, Caversham Road | | | | | | | | | | | 60 | 80 | 80 | 80 | 80 | 54 | | | | | 434 |
| 118 Chatham Street | | | | | | | | 7 | 7 | | | | | | | | | | | | 14 |
| 139-141 Oxford Road | | | | | | | | 7 | 3 | | | | | | | | | | | | 10 |
| 29-35 Station Road | | | | | | | | 50 | 53 | | | | | | | | | | | | 103 |
| 173-175 Friar Street | | | | | | | | 14 | | | | | | | | | | | | | 14 |
| 6-14 Weldale Street | | | | | | | | | | 14 | | | | | | | | | | | 14 |
| 21 Caversham Road | | | | | | | | | | | 11 | | | | | | | | | | 11 |
| 5-21 Tudor Road | | | | | | -9 | | 20 | 9 | | | | | | | | | | | | 20 |
| 17-23 Queen Victoria Street | | | | | | | | | | 13 | | | | | | | | | | | 13 |
| Station Hill Site, Station Hill | | | | | | | | | | | 50 | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 82 | | 782 |
| 84 Watlington Street | | | | | | | | | 10 | | | | | | | | | | | | 10 |
| Phase 2, Chatham Place | | | | | | | | | 50 | 50 | 50 | 34 | | | | | | | | | 184 |
| 80-82 Kings Road | | | | | | | | | 50 | 53 | | | | | | | | | | | 103 |
| The West Village (Battle Hospital inc Tesco) | | 44 | 120 | 22 | 104 | 40 | 158 | | | | | | | | | | | | | | 488 |
| Taylor Court | | | | | | -53 | | 33 | | | | | | | | | | | | | -20 |
| Land Between, Abbotsmead Place And School Lane | | | | | | | | 54 | | | | | | | | | | | | | 54 |
| 1a South Street & 2 Gosbrook Road | | | | | | | | 10 | | | | | | | | | | | | | 10 |
| 13-17 Church Road | | | | | | | | | 7 | 7 | | | | | | | | | | | 14 |
| Whitley Tavern, Northumberland Avenue | | | | | | | | | 8 | 8 | | | | | | | | | | | 16 |
| 74-76 London Street | | | | | | | | | 12 | | | | | | | | | | | | 12 |
| The Old British School, Southampton Street | | | | | | | | | | | | 14 | | | | | | | | | 14 |

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2013)

| | | | | | | | | | | | | | | | | | | | | | |
|--|-----|-----|----|-----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|--|--|--|-----|
| Avenue School, Basingstoke Road | | | | | | | | 40 | | 39 | 30 | | | | | | | | | | 109 |
| Enterprise House 89-97, London Street | | | | | | | | | 10 | | | | | | | | | | | | 10 |
| 77-81 Basingstoke Road | | | | | | | 12 | | | | | | | | | | | | | | 12 |
| Melrose Cottage 8 Crown Place | | | | | | | | 5 | 5 | | | | | | | | | | | | 10 |
| 1025-1027 Oxford Road | | | | | | -2 | | 5 | 7 | | | | | | | | | | | | 10 |
| Land adjoining The Roebuck Hotel, Oxford Road | | | | | | | | | 11 | | | | | | | | | | | | 11 |
| 5-9 Berkeley Avenue | | | | | | | | | | | 56 | 56 | | | | | | | | | 112 |
| 72 Berkeley Avenue | | | | | | | | | 6 | 4 | | | | | | | | | | | 10 |
| 19 Westcote Road | | | | | | | | | | -1 | 12 | | | | | | | | | | 11 |
| Former Thames Water Reservoir, Bath Road | | | | | | | | | 30 | 30 | 18 | | | | | | | | | | 78 |
| 103 Dee Road | | | | | | | | | | | 20 | 22 | | | | | | | | | 42 |
| Dee Park | | | | | | -25 | 138 | -18 | 73 | 73 | 73 | 73 | | | | | | | | | 387 |
| 2-64 Victory Close | | | | | | | | | | -32 | 13 | | | | | | | | | | -19 |
| 88-96 Lower Henley Road | | | | | | | | 10 | 4 | | | | | | | | | | | | 14 |
| 34 Eldon Terr & 79 London Rd | | | | | | | | | 6 | 6 | | | | | | | | | | | 12 |
| 46 Redlands Road | | | | | | | | | 5 | 5 | | | | | | | | | | | 10 |
| Avon House & Clifton House, London Road | | | | | | | | | 7 | 7 | | | | | | | | | | | 14 |
| Wells Hall, Upper Redlands Road | | | | | | | | | 17 | 17 | | | | | | | | | | | 34 |
| James Court | | | | | | -64 | 53 | | | | | | | | | | | | | | -11 |
| Happy Prospect Public House, Coronation Square | | | | | | | 16 | | | | | | | | | | | | | | 16 |
| 60 Granville Road | | | | | | | | | | 15 | 15 | | | | | | | | | | 30 |
| Land r/o 17-19 St Peters Hill | | | | | | | 5 | | | | | | | | | | | | | | 5 |
| Iris Court | | | | | | -47 | | 43 | | | | | | | | | | | | | -4 |
| Kennet Island Phases 1 and 2 | 105 | 192 | 91 | 123 | 66 | 165 | 44 | 23 | 13 | | | | | | | | | | | | 822 |
| Kennet Island Phase 3 | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 46 | | | | | | | 546 |
| Pingemead Business Park & Land adj to, Longwater Avenue (Green Park Village) | | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 37 | | | | 737 |

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2013)

| | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|---------|----------|
| Total Per Outstanding (Strategic) | | | | | | | | 300 | 469 | 635 | 609 | 492 | 380 | 326 | 280 | 254 | 137 | 82 | 0 | 0 | 39 64 |
| Total Per o/s (Str) incl lapse rates ¹¹ | | | | | | | | 299 | 439 | 582 | 557 | 435 | 334 | 280 | 234 | 213 | 113 | 66 | 0 | 0 | 35 52 |
| Permissions subject to S106 (strategic) | | | | | | | | | | | | | | | | | | | | | |
| 7-11 Station Road | | | | | | | | | | 7 | 7 | | | | | | | | | | 14 |
| Total Per subject to S106 (strategic) | | | | | | | | 0 | 0 | 7 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Total Per subj S106 incl lapse rates (20%) | | | | | | | | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Allocated Sites (RCAAP) | | | | | | | | | | | | | | | | | | | | | |
| RC1a: Friar St & Station Rd | | | | | | | | | | | | | | | | | 13 | 13 | 13 | 13 | 52 |
| RC1b: Friars Walk & Greyfriars Rd | | | | | | | | | | | 14 | 14 | 14 | 14 | 13 | 13 | 13 | 13 | 13 | 12 1 | |
| RC1e: North of Station - Remaining from Former Sorting Office | | | | | | | | | | | 21 | | | | | | | | | | 21 |
| RC1g: Riverside | | | | | | | | | | | 19 | 19 | 19 | 19 | 18 | 18 | 18 | 18 | 18 | 16 6 | |
| RC1h: Napier Road Corner | | | | | | | | | 44 | 44 | 44 | 45 | | | | | | | | | 17 7 |
| RC2a: Cattle Market | | | | | | | | | | | | | | | 65 | 65 | 65 | 65 | 64 | | 32 4 |
| RC2b: Gr Knollys St & Weldale St | | | | | | | | | 33 | 33 | 33 | 33 | 32 | 32 | 32 | 24 | 24 | 24 | 23 | 23 | 34 6 |
| RC2c: Chatham St (remainder) | | | | | | | | | | | | | | | 31 | 31 | 30 | 30 | 30 | | 15 2 |
| RC2d: Broad Street Mall | | | | | | | | | | | | | | | | | | | | | 0 |
| RC2e: Hosier Street | | | | | | | | | | | | 51 | 51 | 51 | 51 | 51 | 51 | 51 | 51 | 50 | 45 8 |
| RC3b: Reading Prison | | | | | | | | | | | | | | | | | | | | | 0 |
| RC3c: Forbury Retail Park | | | | | | | | | | | | 68 | 68 | 67 | 67 | 67 | 67 | 67 | 67 | 67 | 60 5 |
| RC3d: Forbury Bus Pk/Kenavon Dr | | | | | | | | | | | | 52 | 52 | 51 | 51 | 38 | 37 | 37 | 37 | 37 | 39 2 |
| RC3f: Gas Holder | | | | | | | | | | | | | | | 27 | 27 | 27 | 27 | 26 | | 13 4 |
| RC4a: Oxford Rd & Eaton Place | | | | | | | | | | | | 15 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 12 7 |

¹¹ Permitted sites in red - 20% lapse rate applied; Permitted sites in black - 10% lapse rate applied; Permitted sites in blue - 0% lapse rate applied.

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2013)

| | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|---|
| 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 | |
| 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 | 0 | 104 | 104 | 104 | 336 | 253 | 251 | 251 | 376 | 387 | 386 | 385 | 380 | 33 | 17 | |
| RCAAP (Lapse Rate 20%) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 83 | 83 | 83 | 269 | 202 | 201 | 201 | 301 | 310 | 309 | 308 | 304 | 26 | 54 | |
| Allocated Sites (SDPD) | | | | | | | | | | | | | | | | | | | | | | | |
| SA2a: Worton Grange & Little Chef | | | | | | | | | 34 | 34 | 34 | 34 | 34 | 34 | 35 | | | | | | | 23 | 9 |
| SA2c: Land North of Manor Farm Road | | | | | | | | | | | | | | | 75 | 75 | 75 | 75 | 75 | 75 | | 45 | 0 |
| SA4: Downing Road/Park Lane School | | | | | | | | | | | | 28 | 27 | 13 | | | | | | | | 68 | |
| SA8a: 780-784 Oxford Road | | | | | | | | | | | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 14 | |
| SA8b: Alice Burrows Homes Dwyer Road | | | | | | | | | 11 | 11 | | | | | | | | | | | | 22 | |
| SA8c: R/o 305-313 Oxford Road | | | | | | | | | 5 | 6 | | | | | | | | | | | | 11 | |
| SA8d: Dellwood Hospital | | | | | | | | | | 3 | 3 | 3 | 3 | 2 | | | | | | | | 14 | |
| SA8f: Part of Former Battle Hospital | | | | | | | | | 18 | 18 | 9 | 9 | 8 | 8 | | | | | | | | 70 | |
| SA8g: Land adj 40 Redlands Road | | | | | | | | | 7 | 8 | | | | | | | | | | | | 15 | |
| SA8h: Land at Lowfield Road | | | | | | | | | | 4 | 15 | 3 | 3 | 3 | | | | | | | | 28 | |
| SA8i: Napier Court | | | | | | | | | | 45 | 45 | 45 | 45 | 45 | | | | | | | | 22 | 5 |
| SA9a: 211-221 Oxford Road etc | | | | | | | | | | 8 | 2 | 2 | 2 | 1 | | | | | | | | 15 | |
| SA9b: Elvian School Bath Road | | | | | | | | | 11 | 23 | 23 | 11 | 11 | 11 | | | | | | | | 90 | |
| SA9c: 261-275 London Road | | | | | | | | | | 3 | 3 | 3 | 2 | 2 | | | | | | | | 13 | |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 | 165 | 136 | 140 | 136 | 120 | 111 | 76 | 76 | 76 | 76 | 76 | 12 | 74 | |

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2013)

| | | | | | | | | | | | | | | | | | | | | | |
|--|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|
| SDPD (lapse rate 10%) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 77 | 149 | 122 | 126 | 122 | 108 | 100 | 68 | 68 | 68 | 68 | 68 | 1147 |
| Total Past Completions | 637 | 837 | 782 | 693 | 321 | 312 | 474 | | | | | | | | | | | | | | 4056 |
| Total Projected Completions | | | | | | | | 444 | 744 | 965 | 914 | 975 | 804 | 734 | 680 | 727 | 636 | 588 | 521 | 517 | 9249 |
| Cumulative Completions | 637 | 1474 | 2256 | 2949 | 3270 | 3582 | 4056 | 4500 | 5244 | 6209 | 7122 | 8097 | 8901 | 9635 | 10314 | 11042 | 11678 | 12266 | 12787 | 13305 | |
| <i>MONITORING AGAINST CORE STRATEGY REQUIREMENTS</i> | | | | | | | | | | | | | | | | | | | | | |
| PLAN - Strategic Allocation (annualised) | 572 | 572 | 572 | 572 | 572 | 572 | 572 | 572 | 572 | 572 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 10930 |
| MONITOR - No dwellings above or below cumulative allocation | 65 | 330 | 540 | 661 | 410 | 150 | 52 | -76 | 96 | 489 | 881 | 1335 | 1618 | 1831 | 1989 | 2196 | 2311 | 2378 | 2378 | 2375 | |
| MANAGE - Annual requirement taking account of past / projected completions | 547 | 542 | 525 | 510 | 499 | 511 | 525 | 529 | 536 | 517 | 472 | 423 | 354 | 290 | 216 | 123 | -28 | -249 | -668 | -1857 | |