

# Reading Borough Council ANNUAL MONITORING REPORT 2018-2019

December 2019



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# **ANNUAL MONITORING REPORT 2018-19**

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## EXECUTIVE SUMMARY

- i. The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis, both in terms of the progress of new policy documents, and the effects of the policies that already exist. This Annual Monitoring Report covers the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Progress on planning policy documents has been dominated by the examination of the Reading Borough Local Plan, which was still ongoing at the end of the year, although the Inspector's Report has subsequently been received and the plan adopted. Progress on the Joint Minerals and Waste Local Plan has now fallen some way behind the Local Development Scheme dates.
- iv. **Duty to Co-operate:** Work on duty to co-operate measures have been much more limited than in the previous year, due to the stage that the Local Plan is at. The Council's duty to co-operate efforts have mainly been focused on the plans of other authorities.
- v. **Contributions to Infrastructure:** The high level of CIL receipts from 2017-18 has been maintained. This year has seen around £1.7 million of CIL spend.
- vi. **Economic Development:** There has been an overall small net gain of employment floorspace in 2018-19, although new permissions granted this year would result in a net loss. New floorspace permitted and completed has generally been in line with the Council's spatial policies.
- vii. **Housing:** Numbers of new housing completions have been extremely healthy, with 910 homes completed in 2018-19. Reading has a five year supply of housing when measured against targets in the new Local Plan. Delivery of affordable housing has been significantly higher than in the preceding three years, but remains a significant way below Reading's needs.

## 1. INTRODUCTION

- 1.1 The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis. The purposes are to monitor the progress of the Local Development Scheme (LDS) including the positions of planning policy documents; to review the performance of the Local Plan in relation to key policy targets (indicators) set out in the documents; and to determine the extent to which objectives, targets and programmes are being met to inform and guide the development of future plans and policies.
- 1.2 This Annual Monitoring Report covers the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019. It provides a concise summary of key statistical information which considers the impact of the Local Plan policies.

### Context to the AMR 2018/19

- 1.3 The production of a single Annual Monitoring Report containing a range of planning monitoring information is no longer a statutory requirement. However, there remains a requirement for continuous reporting of important monitoring information, and therefore Reading Borough Council has continued to produce a monitoring report on an annual basis, as it has proven a helpful format for reporting information.

### Approach and Structure of the Report

- 1.4 This report looks first at progress on the process of plan making, and then moves on to monitor the effects of policies. By and large, the report focuses on data collected by the Council rather than third party data which is available in public elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.
- 1.5 The report is structured broadly into two key elements, which comprise monitoring policy progress and monitoring policy performance. The main sections of this report include:
- 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 2018 including the status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate.
  - Monitoring indicators relevant to the adopted Local Plan documents.
- 1.6 Section 2 of the Reading Borough AMR for the monitoring year 2018/19 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 Plan documents. Section 3 deals with the duty to co-operate, reporting on which is a statutory requirement. Section 4 refers to key monitoring information for the new Local Plan which came into force after the end of the monitoring year.

- 1.7 Section 5 onwards of the AMR 2018-19 considers the status of key policies and related targets within the adopted Reading Core Strategy (CS), the Sites and Detailed Policies Document (SDPD) and the Reading Central Area Action Plan (RCAAP) and monitors how those policies are being implemented.
- 1.8 The requirements under the Community Infrastructure Levy Regulations 2010 (as amended) to monitor measures related to CIL are fulfilled in section 6.
- 1.9 The housing trajectory for 2018/19 and headline indicators relating to housing monitoring are included in section 8 of the AMR. Information included relates to housing delivery, development on previously developed land, affordable housing and housing mix. The recent developments in business, retail and leisure development are also outlined through appropriate indicators in sections 7 and 9.
- 1.10 The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in 2019, Office of National Statistics (ONS), Thames Valley Environmental Records Centre etc.

### Sources of background information and data on Reading

- 1.11 Major sources of third party data and comparative information about Reading also include the Office of National Statistics' NOMIS service, which 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>

## 2. MONITORING POLICY PROGRESS

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2** The most up-to-date LDS at the start of the monitoring year was the version produced in November 2016, the focus of which was the production of a comprehensive Local Plan. This is therefore the version against which progress is monitored in this section.
- 2.3** In summary, the three main planning policy documents already in place at the start of the year are detailed below.
- 2.4 Core Strategy:** The Core Strategy was adopted in January 2008. It was amended in January 2015 to accommodate changes to the affordable housing policy CS16.
- 2.5 Reading Central Area Action Plan (RCAAP):** The RCAAP was adopted in January 2009.

*Table 1: Documents already adopted at 31<sup>st</sup> March 2018*

Core Strategy	January 2008
Reading Central Area Action Plan	January 2009
Sites and Detailed Policies Document	October 2012
Proposals Map	October 2012
Statement of Community Involvement	March 2014
Community Infrastructure Levy Charging Schedule	January 2015
Affordable Housing SPD	July 2013
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Chatham Street Development Brief	December 2002
Dee Park Planning Brief	December 2008
Design Guide to House Extensions	May 2003
Elvian School Planning and Development Brief	February 2011
Employment, Skills and Training SPD	April 2013
Kenavon Drive Urban Design Concept Statement	July 2004
Meadway Centre Planning Brief	November 2013
Parking Standards and Design SPD	October 2011
Reading Prison Framework	March 2015
Reading Station Area Framework	December 2010
Residential Conversions SPD	November 2013
Revised Planning Obligations under Section 106 SPD	November 2013
South West Reading Planning Brief	April 2000
Station Hill South Planning and Urban Design Brief	March 2007

- 2.6 Sites & Detailed Policies Document (SDPD):** The Sites and Detailed Policies Document (and accompanying Proposals Map) was adopted in October 2012. It was also amended in January 2015 to accommodate changes to the affordable housing policy DM6.
- 2.7** Table 1 briefly summarises which Local Development Documents had already been adopted at the start of the monitoring year, and the date of adoption.
- 2.8** Table 2 sets out progress against the milestones that our Local Development Scheme expected to be reached between 1 April 2018 and 31 March 2019, and indicates whether these milestones were met or were missed.

*Table 2 Progress against Milestones in the LDS, 2018-19*

	STAGE	PLANNED MILESTONES 2018-19	ACTUAL MILESTONES
Local Plan	Examination	April - August 2018	April 2018 - September 2019 Hearings September - October 2018
	Inspector's Report	September - November 2018	September 2019
	Adoption	January 2019	November 2019
Other Site Development Briefs - Minster Quarter Development Framework	Draft	As required	July 2018
	Adoption	As required	December 2018
Other Site Development Briefs - Palmer Park Development Framework	Draft	As required	December 2018
Minerals and Waste Local Plan	Consultation on Preferred Options	January - May 2018	August - October 2018
	Proposed Submission Document Preparation	May - October 2018	November 2018 - present
	Proposed Submission Document Consultation	November 2018 - March 2019	TBC

Milestone met

Milestone missed

- 2.9 Local policy:** The main focus for 2018-19 has continued to be the production of the new Local Plan, intended to replace the three documents listed in paragraphs 2.4 to 2.6. The Local Plan was submitted to the Secretary of State in March 2018, within the last monitoring period, and one month behind the schedule set out in the Local Development Scheme. Submission began the process of examination, and this examination has



covered the whole of the monitoring year, with public hearings taking place in September and October 2018. This has meant that the timetable has fallen further behind that set out in the LDS, as the LDS expects that an Inspector's Report could be received in September 2018.

- 2.10** The timescale for the examination is not within the hands of the Council. One of the reasons for the time it took for the public hearings to take place is that a large number of other authorities also submitted their Local Plans in March 2018, due to the fact that plans had to be submitted by the end of March 2018 to be able to rely on the previous approach to calculating housing need. This is likely to have affected timetabling.
- 2.11** During the hearings, the Inspector identified a need for additional evidence to be submitted, which was prepared during October and November 2018. Once this was submitted, it was not until March 2019 that the Council heard back on whether further changes would be required. The Council had sent a letter on 15<sup>th</sup> March to the Planning Inspectorate expressing concern about the length of time that the process was taking. The changes identified also included a request for more information on the issue of small site affordable housing. One main modifications were agreed, there needed to be a consultation undertaken during June and July 2019, and a final Inspector's Report was received in September 2019. These latter stages, including final adoption in November 2019, therefore took place outside the monitoring year.
- 2.12** Therefore, whilst the progress on the Local Plan fell behind the LDS milestones, this is often the case with examinations, and was for a variety of reasons, not all of which the Council was responsible for.
- 2.13** Alongside the examination of the Local Plan, the Council was able to progress Supplementary Planning Documents for key sites identified in the Local Plan. The Minster Quarter Development Framework relates to the Hosier Street and Broad Street Mall area, and is specifically referenced in the LDS. This was subject to consultation and adoption during the monitoring year. The Palmer Park Development Framework was also subject to consultation on the draft during the monitoring year, and has subsequently progressed to adoption in November 2019.
- 2.14** Finally, the Council has needed to take steps to review its Statement of Community Involvement. This was not anticipated in the 2016 LDS, but the legislation changed in April 2018 to introduce a requirement that Local Plans and other documents, including SCIs, be subject to five-yearly reviews. The existing SCI was adopted in March 2014, so a review was undertaken which identified to a need to revise the document. A consultation on revisions to the SCI therefore took place from March to May 2019.
- 2.15 Minerals and Waste Local Plan:** The Council is working with Wokingham Borough Council, Bracknell Forest Borough Council and the Royal Borough of Windsor and Maidenhead on a joint minerals and waste local plan. A joint arrangement, which involved Hampshire County Council preparing the Central and Eastern Berkshire Minerals and Waste plan on behalf of the four authorities, was entered into in September 2016.

- 2.16** A Local Development Scheme for the Minerals and Waste Plan was agreed between the four authorities, and included as an appendix in the Council's November 2016 LDS. This anticipated a consultation on Preferred Options between January and May 2018. In the event, this consultation actually took place between August and October 2018. This has also meant that subsequent milestones have slipped. The process of production of this document is complicated by needing to go through the approval processes of four local authorities, which can mean that, where delays are required, this can have significant implications for the timetable.
- 2.17 Future Policy Production:** Adoption of the Local Plan took place on 4<sup>th</sup> November 2019. This enables further work to take place on Supplementary Planning Documents during 2019-20. A Sustainable Design and Construction SPD, to help implement the sustainability policies of the Local Plan, was subject to a consultation on a draft in July and was adopted on 16<sup>th</sup> December 2019. This latter document is not referred to above as the entirety of its production was during the 2019-20 monitoring year. Work on an Affordable Housing SPD is also expected to begin during 2019-20, as is adoption of the Palmer Park Development Framework.
- 2.18** In terms of the Minerals and Waste Local Plan, the progress during 2019-20 is expected to be limited. A consultation on a new proposed site within the Royal Borough of Windsor and Maidenhead took place in summer 2019, and a new Regulation 18 consultation is expected to begin in February 2020, but the Proposed Submission consultation is now not expected to be held until 2020-21.
- 2.19 Conclusions:** The monitoring year has been taken up with the examination of the Local Plan, which has taken somewhat longer than envisaged. However, good progress has been made on SPDs for two key Local Plan sites. Progress on the Minerals and Waste Local Plan has now fallen some way behind the LDS, and this will have a knock-on effect on later consultation periods, submission and adoption.

### 3. DUTY TO CO-OPERATE

- 3.1 The Council is required to report on measures that have been undertaken to comply with the Duty to Co-operate, which is set out in the Localism Act 2011. As the monitoring year has been taken up with examination of the Local Plan, there has not been a particular emphasis on complying with the duty to co-operate for the purposes of Reading's own plan – the duty to co-operate should take place well in advance of submission. However, there are also ongoing joint arrangements with neighbouring authorities, as well as work that has been undertaken to inform plans of other authorities during 2018-19.
- 3.2 The Council has prepared a Duty to Co-operate Scoping Strategy (December 2015), which identifies those issues to address within the local plan that are likely to be strategic matters and which therefore fall under the duty to co-operate, and identifies the specified bodies with which co-operation may be necessary. It therefore provides context for carrying out the duty to co-operate. It is available to view on the Council's website<sup>1</sup>.
- 3.3 **Development Plans Group:** The Council has long standing formal arrangements with the other five former Berkshire unitary authorities that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Plans Group (DPG) provides a co-ordinating role in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. Whilst not therefore representing a duty to co-operate measure in itself, it nonetheless forms part of the overall duty to co-operate picture, and has a role in co-ordinating a number of actions under the duty, such as the joint preparation of evidence. The following meetings of DPG were held during 2018-19:
- 25<sup>th</sup> April 2018
  - 8<sup>th</sup> June 2018
  - 25<sup>th</sup> July 2018
  - 30<sup>th</sup> November 2018
  - 13<sup>th</sup> March 2019
- 3.4 **Berkshire/Western Berkshire Housing Market Area joint working:** The Berkshire Strategic Housing Market Assessment 2016 (reported on in the 2016 AMR) identified a Western Berkshire Housing Market Area covering West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council. Emerging from the results of the SHMA, there has been a significant amount of joint working around this grouping, particularly around issues emerging from levels of housing growth.
- 3.5 In addition, a Berkshire-wide grouping of portfolio holders for Planning, together with senior officers and the Thames Valley Berkshire Local Enterprise Partnership, meet periodically to discuss strategic planning matters, with a particular emphasis on meeting identified housing needs. It provided the forum for discussions around the MoU on Reading's unmet needs, for instance. This group, known as the Berkshire Members' Strategic Planning Group during the monitoring year, met on the following dates:

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<sup>1</sup> [http://www.reading.gov.uk/media/4412/Duty-to-cooperate-scoping-strategy/pdf/RBC\\_Duty\\_to\\_Cooperate\\_Scoping\\_Strategy\\_1215.pdf](http://www.reading.gov.uk/media/4412/Duty-to-cooperate-scoping-strategy/pdf/RBC_Duty_to_Cooperate_Scoping_Strategy_1215.pdf)

- 13<sup>th</sup> April 2018
- 4<sup>th</sup> July 2018

**3.6 Local Plan duty to co-operate measures:** As the Local Plan was submitted in March 2018, the vast majority of duty to co-operate measures associated with Reading's new Local Plan had already been undertaken before the start of the monitoring year. There were, however, some continuing discussions after submission, mainly to deal with unresolved objections. This led to the signature of Statements of Common Ground with Historic England and Highways England. In the case of the latter, additional transport assessment information was required to take account of the effects of the M4 Smart Motorway.

**3.7 Grazeley:** The joint working that has been undertaken on strategic planning across the Western Berkshire Housing Market Area has been reported in previous reports. One of the possibilities that has arisen from that working is a new settlement of up to 15,000 homes at Grazeley, based on garden village principles. This site sits straddles the boundary between Wokingham and West Berkshire, just south of Reading. Wokingham Borough Council, West Berkshire District Council and Reading Borough Council have co-operated on considering this concept further, with the support of Thames Valley Berkshire Local Enterprise Partnership, including making bids for funding. A bid for capacity funding under the Garden Settlement Prospectus was submitted, and £750,000 was awarded in May 2019. A Housing Infrastructure Fund bid for forward funding of the necessary infrastructure was jointly developed and submitted in 20<sup>th</sup> March 2019, and RBC is clear that provision of the substantial infrastructure required in a timely manner is essential to its support for the project. Submission of this bid and associated work has involved substantial co-operation across the monitoring year, including with Homes England. The outcome of this bid is not yet known. The proposal needs to be formally considered through both authorities' Local Plans, and the submission of the bid does not mean that either authority endorses the development at this stage.

**3.8 Minerals and Waste Local Plan:** The previous section has already outlined the progress made on the Minerals and Waste Local Plan, which is being prepared jointly by Bracknell Forest Borough Council, Royal Borough of Windsor and Maidenhead, Wokingham Borough Council, as well as Reading Borough Council. This involves significant amounts of co-operation and coordination between the four authorities, and resulted in a consulted on Preferred Options between August and October 2018. As part of this, there have also been duty to co-operate discussions held with neighbouring minerals and waste planning authorities.

**3.9 Other authorities' plan making:** With Reading's Local Plan having already been submitted, much of the focus of duty to co-operate working has been on plan preparation with other authorities. Of Reading's immediate neighbours, the most advanced Local Plan has been that of South Oxfordshire District Council (SODC), and that has meant a number of meetings with SODC on matters around their Local Plan. There has also been involvement as a stakeholder in the Growth Study being undertaken by Slough Borough Council, Royal Borough of Windsor and Maidenhead and Chiltern and South Bucks District Councils, and with West Berkshire District Council and Bracknell Forest Borough Council.

**3.10 Other measures:** The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2018 and 31 March 2019.

<b>Chronological list of Duty to Co-operate Measures 2018-19</b>	
03/04/2018	Signature of Memorandum of Understanding between SODC and RBC by SODC (RBC had signed 20/03/2018)
13/04/2018	Berkshire Members' Strategic Planning Group meeting, Bracknell
25/04/2018	DPG, Bracknell
03/05/2018	Meeting with Wokingham Borough Council and South Oxfordshire District Council to discuss potential safeguarding of land for crossing of Thames in SODC's Local Plan
17/05/2019	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting, Maidenhead
08/06/2018	DPG, Wokingham
July 2018	Signature of Statement of Common Ground between RBC and Historic England re Reading Local Plan
July 2018	Memorandum of Understanding on SHMA Methodology signed by five of the six Berkshire authorities (RBC, BFBC, RBWM, SBC, WBDC)
04/07/2018	Berkshire Members' Strategic Planning Group meeting, Bracknell
23/07/2018	Western HMA Steering Group meeting, Reading - bid for funding for garden settlement at Grazeley.
25/07/2018	DPG, Reading
06/08/2018	Meeting with South Oxfordshire District Council re sites in SODC Local Plan on the boundary with Reading
13/08/2018	Meeting with Highways England re Statement of Common Ground for Reading Borough Local Plan Examination
September 2018	Signature of Statement of Common Ground between RBC and Highways England re Reading Local Plan
11/10/2018	Meeting with West Berkshire District Council re duty to co-operate matters with respect to West Berkshire's Local Plan
15/10/2018	Western HMA Steering Group meeting, Reading - Grazeley bids (HIF/Garden Settlement), gypsy and traveller sites.
18/10/2018	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting, Wokingham
30/10/2018	Meeting with Reading West Clinical Commissioning Group, Reading - discussion of implications of development numbers in Reading's Local Plan, planning application consultations.
01/11/2018	Meeting with West Berkshire District Council, Wokingham Borough Council and AWE regarding AWE matters, Wokingham
30/11/2018	DPG, Newbury
18/12/2018	Submission of RBC response to West Berkshire Local Plan Review Regulation 18 consultation
21/01/2019	Western HMA Steering Group meeting, Reading - Grazeley bid and potential delivery options, housing numbers, gypsy and traveller sites.
24/01/2019	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting, Wokingham
29/01/2019	Meeting with Bracknell Forest Borough Council and Wokingham Borough Council regarding a potential strategic site inclusion in Bracknell Forest Local Plan.

04/02/2019	Meeting with South Oxfordshire District Council re SODC Local Plan progress
06/02/2019	Joint Central and Eastern Berkshire Minerals and Waste Local Plan Members Group meeting, Reading
19/02/2019	Submission of RBC response to South Oxfordshire Publication Local Plan
21/02/2019	Eastern Berkshire and South Bucks Growth Study stakeholder event, Slough - presentation of the approach to identifying relevant geographies for the study being undertaken by SBC, RBWM, C&SBDC. RBC submitted follow-up comments after the event.
21/02/2019	Submission of RBC response to Wokingham Local Plan Update Regulation 18 consultation
13/03/2019	DPG, Slough (also attended by C&SBDC for part of meeting)
22/03/2019	Submission of Housing Infrastructure Fund bid for development at Grazeley. Joint bid from WBC, WBDC and RBC with support from TVBLEP.
<p>ABBREVIATIONS: Basingstoke and Deane Borough Council (BDBC); Berkshire Local Nature Partnership (BLNP), Bracknell Forest Borough Council (BFBC), Buckinghamshire County Council (BCC), Chiltern and South Bucks District Councils (C&amp;SBDC), Civil Aviation Authority (CAA), Environment Agency (EA), Hampshire County Council (HCC), Hart District Council (BDC), Highways England (HigE), Historic England (HisE), Homes and Communities Agency (HCA), Marine Management Organisation (MMO), Mayor of London (MoL), Natural England (NE), NHS England (NHS), NHS North and West Reading Clinical Commissioning Group (NWRCCG), NHS South Reading Clinical Commissioning Group (SRCCG), Office of Rail Regulation (ORR), Oxfordshire County Council (OCC), Royal Borough of Windsor and Maidenhead (RBWM), Rushmoor Borough Council (RuBC), Slough Borough Council (SBC), South Oxfordshire District Council (SODC), Surrey County Council (SCC), Surrey Heath Borough Council (SHBC), Swindon Borough Council (SwBC), Test Valley District Council (TVDC), Thames Valley Berkshire Local Enterprise Partnership (TVBLEP), Vale of White Horse District Council (VoWHDC), West Berkshire District Council (WBDC), Wiltshire Council (WC), Wokingham Borough Council (WBC), Wycombe District Council (WDC)</p>	

## 4. LOCAL PLAN MONITORING

- 4.1 As set out in Section 2, the Council has made significant progress on its new Local Plan during the monitoring year, and adopted the plan on 4<sup>th</sup> November 2019. Section 11 of the Local Plan is the monitoring section of the plan, and this includes a number of indicators with associated targets which should be used to assess the success of the policies.
- 4.2 In order to judge the success of the Local Plan policies, it is important to set the baseline figures for each indicator before the policies start being applied. Appendix V therefore includes the table of the Local Plan monitoring indicators, and sets out the most recent information, which usually covers the 2018-19 year. Where relevant, it also includes any cumulative figures for the Local Plan period so far, as the base date for the plan is 1<sup>st</sup> April 2013. Appendix V shows whether Local Plan monitoring targets have been met in 2018-19, although it should be noted that, as the plan was not adopted within the monitoring year and was not generally used for planning decisions, not meeting those targets does not amount to a plan failure. However, it represents a useful baseline.
- 4.3 Future versions of the AMR will include this table and update it with the most recent information so that there is an ongoing, easy-to-use guide to the success of the policies.

## 5. SUSTAINABLE DEVELOPMENT

### Key Policies (at end of monitoring year):

- CS1: Sustainable Construction and Design (CS)
- DM1: Adaptation to Climate Change (SDPD)
- DM2: Decentralised Energy (SDPD)

- 5.1** The Core Strategy places sustainable development at the heart of its agenda, in particular sustainable design and construction measures in policy CS1. It is important that sustainable design and construction techniques are incorporated within development schemes in order to minimise their impact upon the environment. 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: Sustainability requirements attached to major planning applications approved in 2017-18*

No. of major applications permitted	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
29	19	10

- 5.2** Of the 29 major planning applications that were permitted during the monitoring year, 19 had conditions relating to sustainability.
- 5.3** The remaining 10 applications are related to applications for:
- Reserved matters (2)
  - Temporary change of use of land (1)
  - Use of land (1)
  - Replacement of windows (1)
  - Change of use of building (1)
  - Variation of condition (4)
- 5.4** 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 account.
- 5.5** For the reserved matters applications, conditions related to sustainability tended to have been set out in the earlier outline approval. Changes to land that do not include buildings, which applies to two major applications this year, will not be subject to CS1. Four applications for variation of condition did not have sustainability conditions applied, but this was dependent on whether the original permission had these conditions.
- 5.6** Therefore, whilst the sustainable design and construction policies have generally been implemented during the monitoring year, there are improvements that the Local Plan will need to make to ensure that development is as sustainable as it can be within the current context. The new Local Plan includes significantly strengthened policies that should see new developments meeting higher levels of sustainability.



## 6. INFRASTRUCTURE CONTRIBUTIONS

### Key Policies (at end of monitoring year):

- CS9: Infrastructure, Services, Resources and Amenities (CS)
- DM3: Infrastructure Planning (SDPD)

### Main purpose of policies:

- *Provide infrastructure to support development in the area*

- 6.1 The Council has long been successful in securing developer contributions through S106 planning obligations. Policy CS9 provided the strategic level policy and SDPD Policy DM3 provided further details as to the level of priority, although these have been replaced by Local Plan policy CC9 since the end of the monitoring year. On 1 April 2015, the Council introduced the Community Infrastructure Levy, which replaces Section 106 for tariff-style contributions to strategic infrastructure. Section 106 continues to apply for affordable housing, employment and skills measures, and more site-specific infrastructure.
- 6.2 In terms of money brought in, the full receipts and expenditure for the financial year through Section 106 agreements are detailed on the Council's website alongside the Statement of Accounts<sup>2</sup>. Information on the Section 106 agreements that have been signed during the year is set out below.
- 6.3 Changes to the CIL Regulations came into force in September 2019 which means that each charging authority should produce an Infrastructure Funding Statement (IFS) setting out the items on which CIL will be spent, and detailing the spend of contributions raised both through CIL and Section 106. The first IFS must be produced by the end of December 2020. This will need to be a separate document to the AMR, but it is anticipated that the AMR will continue to include summary information from the IFS.

### Indicator 2: Contributions towards infrastructure agreed through Section 106 agreements during 2018/19

Type of infrastructure	Total agreed 2018-2019
Affordable Housing	£1,336,619.86
Education	£7,690.59
Leisure	£1,845,038.35
Transport	£535,903.12
Other	£358,402.26

*Excludes monitoring and legal fees included in Section 106 agreements*

*Also excludes deeds of variation that do not change the financial contributions agreed in previous years*

- 6.4 For most forms of infrastructure provision, the Community Infrastructure Levy has largely replaced Section 106 agreements unless there are specific site-related issues to address. For this reason, contributions agreed towards education, leisure and transport are lower than they had been in many previous years. However, contributions are still sought for affordable housing and employment and skills plans, as well as any site-specific requirements. This year, however, there are particularly significant agreed

<sup>2</sup> <http://www.reading.gov.uk/statementofaccounts>

contributions towards leisure, most of which is due to the agreement of over £1million towards site-specific leisure as part of the Royal Elm Park planning permission.

- 6.5 In terms of affordable housing contributions, there has been considerable change over recent years. A ministerial statement in November 2014 sought to prevent affordable housing contributions being made on sites of ten or less dwellings. West Berkshire District Council and Reading Borough Council challenged this decision in the High Court, and the Court found in the Councils' favour on 31<sup>st</sup> July 2015. However, on 11<sup>th</sup> May 2016, the Court of Appeal found in favour of the Government, and the ministerial statement and consequent changes to Planning Practice Guidance were reinstated. The Council continued to operate its local policies, with some modifications, and seeks affordable housing contributions from small sites. There have been a number of appeals against refusals of small housing developments for failure to provide affordable housing, and these have virtually always supported the Council's position. This policy approach has been continued as part of the newly adopted Local Plan in 2019, after having been endorsed by the Planning Inspector.
- 6.6 Therefore, there continues to be a strong level of off-site financial affordable housing contributions agreed through Section 106, and this represents an increase from 2017-18. These contributions are generally directed towards the Council's Local Authority New Build programme, which is already delivering new affordable homes.
- 6.7 A total of 398 new affordable housing units on development sites were secured through Section 106 agreements signed in 2018-19. This is significantly higher than the new units secured in 2017-18, but this is in the context of extremely high levels of new residential permissions overall (2,588).
- 6.8 The 'other' contributions in the table above are usually towards employment and skills provision, although there is also a small contribution on one site towards land management.

### *Indicator 3: Community Infrastructure Levy receipts and expenditure*

- 6.9 Reading Borough Council began charging the Community Infrastructure Levy (CIL) on 1st April 2015. The Charging Schedule and other relevant information is set out on the Council's website.
- 6.10 Regulation 62 of the CIL Regulations 2010 (as amended) requires local authorities that charge CIL to report on CIL collected and spent during each financial year by no later than the 31st December after the end of that year. There are a number of individual items that need to be reported on, set out in the table below.
- 6.11 This is the fourth year of operating the CIL regime. The amount of CIL collected is very similar to the amount in 2017-18, after significantly smaller amounts in the first two years of operating CIL, as significantly more schemes permitted since CIL was introduced have commenced. In terms of spend, a range of transport, leisure, community and environmental projects

have received CIL money, with the largest spend being on Community Hubs within the Borough. None of the neighbourhood CIL collected has yet been spent, but the Council has allocated the 15% of local CIL collected up until the end of 2017-18 to some specific projects following a consultation, money on which has yet to be spent.

**6.12** In summary, between 1 April 2018 and 31 March 2019:

- Liability Notices were issued totalling **£15,474,396.97**
- CIL was received totalling **£4,587,372.28**
- CIL expenditure totalled **£1,667,607.83**

#### Summary of CIL receipts and expenditure

Reg 62 Ref	Description	Details
3	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	(a) £0.00 (b) £0.00
4(a)	Total CIL receipts for the reported year	£4,587,372.28
4(b)	Total CIL expenditure for the reported year	£1,667,607.83
4(c)(i)	The items of infrastructure to which CIL (including land payments) has been applied	See table below
4(c)(ii)	Amount of CIL expenditure on each item	See table below
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4(c)(iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that Regulation	£129,988.52 (2.8%)
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A <sup>3</sup> or 59B	£0.00 <sup>4</sup>
4(ca)(ii)	Amount of CIL passed to any person under Regulation 59(4)	£0.00
4(cb)(i)	The total receipts that Regulations 59E <sup>5</sup> and 59F <sup>6</sup> applied to	£679,619.17 (15%)
4(cb)(ii)	The items to which the CIL receipts that Regulations 59E and 59F applied have been applied	None
4(cb)(iii)	The amount of expenditure on each item	£0.00
4(cc)(i)	Total value of CIL receipts requested from each local council	£0.00

<sup>3</sup> Regulation 59A — Duty to pass CIL to local councils - This regulation sets down details on how a charging authority must pass to every local council (generally parish councils) within its area a proportion of CIL receipts raised from chargeable developments within those areas.

<sup>4</sup> There are no local councils within Reading Borough

<sup>5</sup> Regulation 59E — Recovery of CIL passed in accordance with regulation 59A or 59B - This regulation sets down that where CIL monies have been passed to the local council, and where the local council has not spent those funds within 5 years, how these funds should then be repaid to the charging authority.

<sup>6</sup> Regulation 59F — Use of CIL in an area to which regulations 59A and 59B do not apply - This regulation sets down how the charging authority should spend a proportion of CIL receipts in areas that are not covered by a local council; describing that the charging authority may use the CIL to support the development of the relevant area by funding: the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

	served with a notice under Regulation 59E.	
4(cc)(ii)	Any funds not yet recovered from each local council at the end of the reported year.	£0.00
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which Regulation 59E or 59F applied.	£3,907,753.11
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which Regulation 59E or 59F applied.	£102,068.90
4(d)(iii)	CIL receipts for the reported year to which Regulation 59E or 59F applied retained at the end of the reported year.	£679,619.17
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year.	£990,807.81
4(e)	In relation to any infrastructure payments accepted by the charging authority - i) Items of infrastructure to which the infrastructure payments relate, ii) The amount of CIL to which each item of infrastructure relates	None

#### CIL expenditure - specific projects

Project	Expenditure (£)
Bridges and Carriageways	497,922.17
Community Hubs	859,146.13
Demountable Pool	7,612.00
Tree Planting	27,704.00
West Reading Transport Study - Southcote/Coley Improvements	275,222.93
<b>TOTAL EXPENDITURE</b>	<b>1,667,607.83</b>

## 7. ECONOMIC DEVELOPMENT AND EMPLOYMENT

### Key Policies (at end of monitoring year):

- 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 4: Amount of land completed and permitted for employment by type during 2018/2019\* - Net

Total Floorspace (m <sup>2</sup> ) - <u>Completed</u> 2018-19* (Net)	B1	B2	B8	Total
Central Reading	-55	0	-573	-628
A33 Corridor	-4,875	11,067	0	6,192
Core Employment Areas (outside A33 Corridor)	0	-1,281	1,878	597
<b>Reading Total</b>	<b>-5,939</b>	<b>9,786</b>	<b>1,305</b>	<b>5,152</b>

Total Floorspace (m <sup>2</sup> ) - <u>Newly permitted</u> 2018-19* (Net)	B1	B2	B8	Total
Central Reading	-5,042	0	0	-5,042
A33 Corridor	-2,585	6,183	-6,408	-2,810
Core Employment Areas (outside A33 Corridor)	26	-10,775	-33	-10,782
<b>Reading Total</b>	<b>-9,221</b>	<b>-4,592</b>	<b>-6,586</b>	<b>-20,399</b>

Source: *Non-Residential Commitments 2018-2019, Reading Borough Council*

- 7.1** In terms of completed developments, the completion of a new industrial development at Island Road has ensured that there is a substantial net gain of B2 floorspace. There has been a loss of B1 floorspace, particularly in south Reading, although most of this is B1 light industrial changing use or being redeveloped for alternative employment uses. New office floorspace in Central Reading has been offset by ongoing losses of floorspace through permitted development rights.

- 7.2** In terms of new permissions, the biggest single change is the loss of B2 floorspace, which is almost all due to the permission for residential redevelopment of the former Cox and Wyman site on Cardiff Road. Whilst this was within the Core Employment Area according to adopted policy at the time of permission, it should be noted that this site is no longer part of the CEA in the new Local Plan. Other than continuing prior approvals for loss of office for residential, the only other significant change has been a change of use between B8 and B2.
- 7.3** The long term trend has been for a reduction in B1/B2 floorspace, so that 2016/17 saw the lowest level in over 25 year. The increases over the last two years 2017/18 buck this trend, but new permissions indicate that this is unlikely to continue. The level of B8 space has increased over recent years, and has increased slightly over last year, which already represented the highest levels for decade.
- 7.4** Note that Indicator 4 is not directly comparable with 5 and 6. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 5 and 6, whereas net figures were used for 4.

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

Total B1 Floorspace (m <sup>2</sup> ) - Gross Internal Floor Space	Completed 2018/19	Permitted 2018/19
Central Reading	7,487	5,572
A33 Corridor	0	1,972
<b>Total in Reading</b>	<b>7,742</b>	<b>7,570</b>
<b>% of total which is in centre/A33 corridor</b>	<b>97%</b>	<b>100%</b>

- 7.5** Virtually all new office floorspace completed or permitted has been either in the centre or in the A33 corridor, in accordance the objectives of policy CS10.

***Indicator 6: Proportion of industrial/warehouse development completed and permitted which is in the A33 Corridor or Core Employment Areas***

Total B2-B8 Floorspace (m <sup>2</sup> )* - Gross Internal Floor space	Completed 2018/19	Permitted 2018/19
A33 Corridor	11,067	6,183
Core Employment Areas (outside A33 corridor)	1,878	243
<b>Total in Reading</b>	<b>12,945</b>	<b>6,426</b>
<b>% of total which is in CEA/A33 corridor</b>	<b>100%</b>	<b>100%</b>

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2018-2019, Reading Borough Council 2019*

- 7.6** All completed and newly permitted industrial and warehousing development has been in the A33 Corridor or Core Employment Areas, in line with policy CS10.

**Indicator 7: Net change in small business units (industrial/warehousing units of less than 150 m<sup>2</sup> completed and permitted)**

Net change in small units (less than 150m <sup>2</sup> )	Completed 2018/19	Permitted 2018/19
Net change in number of small units	0	0
Net change in floorspace of small units (m <sup>2</sup> )	0	0

NB: Figures are for gross internal floor-space

Source: Non-Residential Commitments 2018-2019, Reading Borough Council 2019

- 7.7 There have been no losses of small industrial or warehouse uses either completed or permitted during the monitoring year, in accordance with policy CS12.

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

Net Change in B8 Floorspace (m <sup>2</sup> ) in South of Basingstoke Road	Completed 2018/19	Permitted 2018/19
Net change	0	-6,183

- 7.8 No changes have taken place in storage and distribution floorspace in the south of Basingstoke Road, but there has been one new permission for a significant change of use from B8 to a flexible B2 or B8 use, which could result in a loss of B8 floorspace in the area.

**Conclusion - Are policies fulfilling their purpose?**

- Direct major office development to central Reading and the A33 Corridor*  
Virtually all major office development completed and permitted is directed to central Reading and the A33 corridor.
- Direct major employment development other than offices to the A33 corridor and Core Employment Areas*  
All new development for industry or warehouses both completed and permitted is in the A33 corridor or Core Employment Areas.
- Protect employment land within Core Employment Areas*  
There has been a net gain of employment floorspace completed within Core Employment Areas. New permissions would lead to a loss of employment protected as CEA at the time of permission, although this had been proactively factored into the new Local Plan.
- Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*  
There has been no change in small business units. New permissions would potentially lead to a loss of B8 floorspace in the South of Basingstoke Road area, although this is through a flexible permission which also includes the retention of B8.



## 8. HOUSING

### Key Policies (at end of monitoring year):

- 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 an objectively assessed need of 699 per annum from 2013-2036, and a target in the new Local Plan of 689 per annum*
- *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*

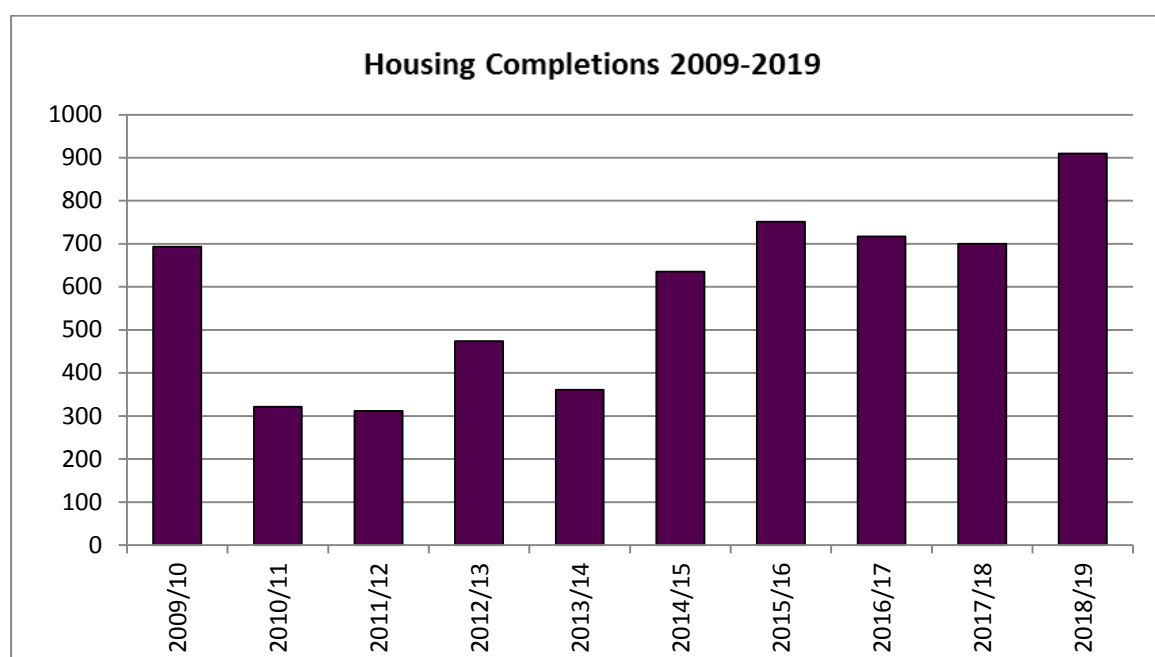
**8.1** This section sets out figures relating to the provision of housing over the monitoring year. It incorporates the annual assessment of Five Year Housing Land Supply required by national policy, as well as the full housing trajectories on which that is based.

**8.2** For the purposes of Indicators 10, 11 and 12, i.e. the Five Year Housing Land Supply and Housing Trajectory, the 2018-19 AMR now uses the housing target in policy H1 of the Local Plan, whereas the 2017-18 AMR monitored against the Core Strategy target as well as objectively assessed need. At the end of the monitoring year, the new Local Plan was at an advanced stage, having been through the hearings. The Inspector did identify main modifications after the end of the monitoring year which increased the housing target, but at the time of drafting this AMR the outcome is known and the Local Plan containing the revised H1 is adopted. For other indicators, this AMR continues to monitor against previous documents such as the Core Strategy, but it is considered that in the case of housing figures, the Core Strategy is now so out of date that it no longer makes any sense to monitor against it.



### Indicator 9: New housing delivered

Monitoring Year	Net completed additional dwellings
2009/10	693
2010/11	321
2011/12	312
2012/13	474
2013/14	361
2014/15	635
2015/16	751
2016/17	717
2017/18	700
2018/19	910



- 8.3** Since the recession, there have now been five years of strong housing delivery, the last four years of which have seen delivery over the objectively assessed need identified in the Strategic Housing Market Assessment. Completions in 2018-19 were the highest since 2005, and the second highest since figures started to be published in 1985. Much of this development has taken place in either south or central Reading, with 249 dwellings completed at Green Park Village alone. There continues to be a strong supply of dwellings through conversions and changes of use, approximately 30% this year, including as a result of permitted development rights, explored in Indicator 19.
- 8.4** The figures for dwellings under construction in 2017-18 were the highest in decades, and, despite many of last year's dwellings under construction having been completed this year, the overall figure for 2018-19 is only marginally lower. There is therefore reason to believe that a healthy supply of new homes will continue in current years.

**Indicator 10: Five Year Housing Land Supply (measured against Local Plan targets) including C3 dwellings only**

REQUIREMENT	
<b>Based on Local Plan 2013-2036 (policy H1)</b>	<b>15,847</b>
Net Completions 2013-2018	3,164
Net Completions 2018-2019	910
Residual requirement 2019-2026	11,773
Annual requirement for remaining 17 years, i.e. 11,773/17	693
<b>Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)</b>	<b>727</b>
<b>Total requirement for 5 years 2019/20-2023/24, i.e. 727x5</b>	<b>3,636</b>
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	3,322
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	18
Local Plan allocations to be delivered 2019-2024	187
Other allowances to be delivered 2019-2024	-120
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2019/20-2023/24</b>	<b>4,042</b>
<b>This represents a 5.56 years supply (i.e. 4,042/727)</b>	

*Please see Appendix II for full tables of sites*

- 8.5** This version of the 5-year housing land supply deals only with dwellings within the C3 use class, so excludes consideration of other forms of housing such as student accommodation or residential care. These are included within the equivalent calculation under Indicator 11.
- 8.6** As the Local Plan is now at such an advanced stage (and has actually already been adopted at the time of publication of this AMR), the AMR now assesses housing land supply against the policy targets of the new Local Plan. Previous versions have assessed against both the Core Strategy target and the objectively assessed need from the Strategic Housing Market Assessment.
- 8.7** As can be seen above, Reading has a healthy 5.56 years supply against Local Plan housing targets.
- 8.8** As this represents a new start for monitoring housing land supply in Reading, the opportunity has also been taken to amend the way that the calculation is made. Previous versions have taken the five-year period as starting one year after the base date - so, in the 2017-18 AMR, the projected completions for 2018-19 were included separately and the five year period was from 2019 to 2024. It has been decided to change this so that the five-year period begins at the base date. This brings the methodology into line with the way it is calculated in other authorities. It is also in line with the

more restrictive interpretation of 'deliverability' in recent national policy, because essentially projecting supply more than five years ahead will often necessitate some use of outline permissions and Local Plan sites.

**Indicator 11: Five Year Housing Land Supply (measured against Local Plan targets) including other forms of accommodation**

REQUIREMENT	
<b>Based on Local Plan policies H1, H6, H12 (2013-2036)</b>	<b>16,224</b>
Net Completions 2013-2018	3,250
Net Completions 2018-2019	954
Residual requirement 2019-2036	12,020
Annual requirement for remaining 17 years, i.e. 12,020/17	707
<b>Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)</b>	<b>742</b>
<b>Total requirement for 5 years 2019/20-2023/24, i.e. 742x5</b>	<b>3,775</b>
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	3,367
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	18
Local Plan allocations to be delivered 2019-2024	236
Other allowances to be delivered 2019-2024	-120
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2019/20-2023/24</b>	<b>4,136</b>
<b>This represents a 5.57 years supply (i.e. 4,136/742)</b>	

**8.9** This version of the 5-year housing land supply assessment factors in forms of residential accommodation that are not dwellings within the C3 use class. Planning Practice Guidance clarifies that housing provision should take account of housing for older people, which may be within the C2 residential institution use class. It also states that student accommodation can count towards the housing requirement on the basis that it frees up other housing. Our approach also takes account of houses in multiple occupation (which forms an important source of accommodation in Reading) and other residential institutions. The key is that these should only be included as part of the supply if they have also been factored into need, to ensure consistency.

**8.10** The different sources of housing have been dealt with as follows:

- Student accommodation**

Our approach assumes that four student bedspaces equate to one dwelling. This is based on the fact that, where students occupy traditional housing, it tends to be terraced housing close to the University for 3-5 people.

The Statement of Common Ground signed between the Council and University of Reading recognises an existing need for first year accommodation of 1,000 bedspaces, and this is reflected in the Local Plan. It has been added to the need as an equivalent of 250 dwellings, on the basis of the assumption above.

- **Houses in Multiple Occupation**

The approach to HMOs is largely similar to that for student accommodation. Small C4 HMOs are already counted as 'dwellings' in our monitoring anyway. For larger 'sui generis' HMOs, it is considered that, where it is a cluster of bedrooms in a dwelling style with shared kitchen and living facilities, it is equivalent to a single dwelling. Where it is bedsits with shared toilet facilities, it is assumed that four bedsits equates to one dwelling. There is no additional need for HMOs identified in the SHMA or Local Plan.

- **Residential care and other accommodation for older people**

Some accommodation for older people, such as extra care housing, tends to count as a C3 dwelling anyway, where it is a wholly self-contained residential unit, and this section does not therefore apply in those cases.

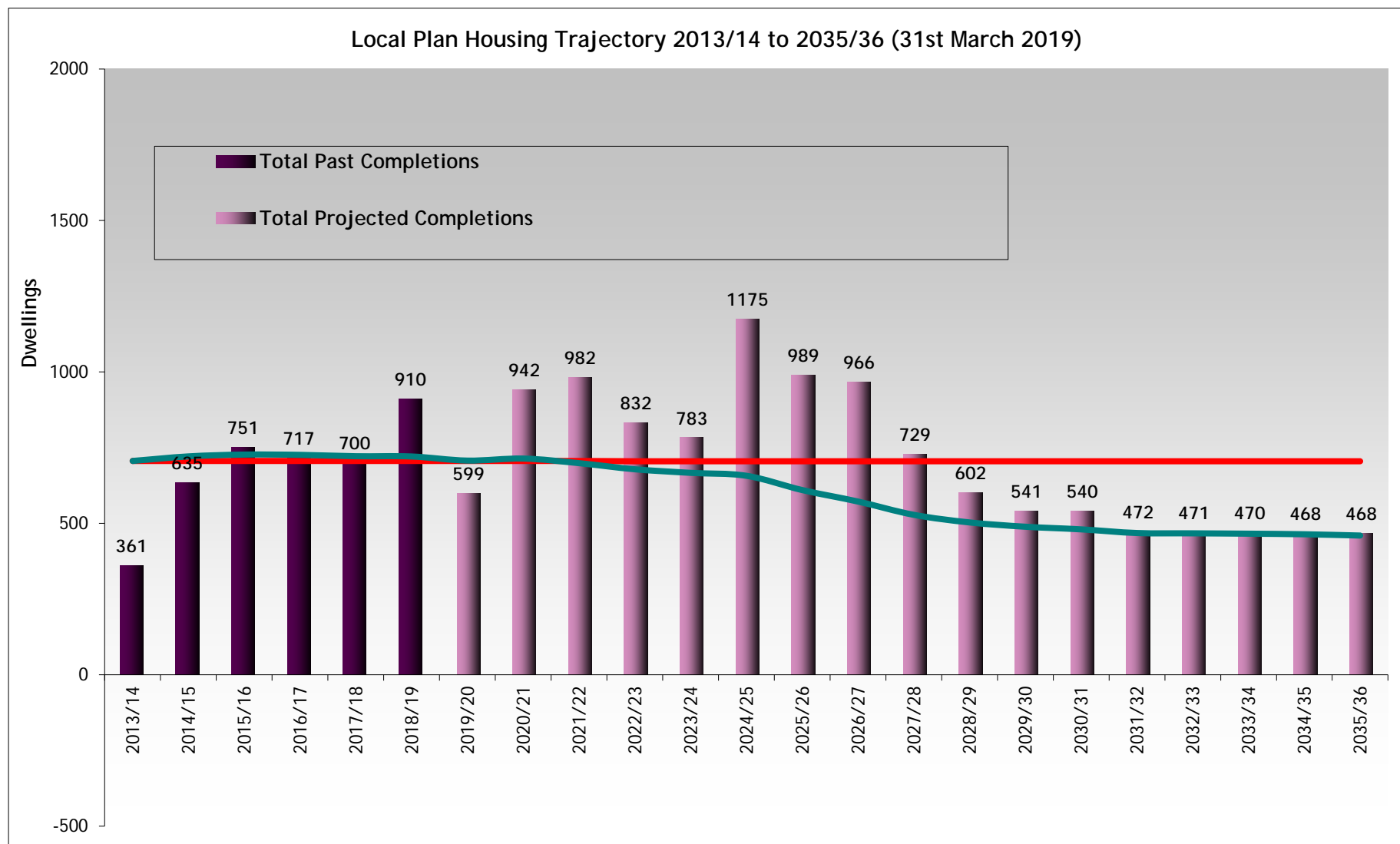
Provision of residential care, or other specialist housing for older people also potentially frees up existing housing to help meet needs. However, it will not be the case that each residential care (or equivalent) space equates to one dwelling. A partner may stay living in the main home, for instance, or someone may move into care after living with family, either in the main home or in an annexe. The assumption has been made that entirely self-contained units free up one dwelling, whereas in care accommodation with shared facilities, two new residential care spaces free up one new home.

The SHMA has also identified a fairly limited need for new residential care on top of the overall housing need, of 253 bedspaces over the whole plan period, which is identified in policy H6 of the Local Plan. Using the two to one ratio above, a need of 127 over the plan period is added to the overall housing requirement.

**8.11** The resulting calculation is very similar to the supply when only C3 dwellings are included. A healthy supply of 5.57 years is identified.

**8.12** The Council's view is that, because this is the most comprehensive assessment of residential accommodation supply, it is Indicator 11 which is Reading's official figure for 5-year housing land supply.

## Indicator 12: Housing trajectory against Local Plan targets



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

- 8.13** As can be seen from the trajectory as measured against Local Plan targets, it is expected to exactly meet the overall Local Plan housing targets by 2036. This is unsurprising, as the housing evidence that fed into the Local Plan housing figures is the same evidence, correct to the end of 2018-19. This version of the housing trajectory is therefore identical to the version within the Local Plan itself. As the plan period progresses, it can be expected that there will be some divergence from the Local Plan version.
- 8.14** For the avoidance of doubt, the housing trajectory includes forms of accommodation other than C3 dwellings, and so it is based on the same figures as in the 5-year housing land supply in Indicator 11.

### **Indicator 13: Affordable housing completions**

Monitoring Year (2018-19)	Rented (affordable/social) (gross)	Intermediate Housing		Other Affordable Housing	Total (gross)
		Intermediate rent	Shared ownership (gross)		
	116	0	42	0	158

- 8.15** The amount of affordable housing completed in 2018-19 represents a significant increase over the delivery of 2017-18 (66), 2016-17 (60) and 2015-16 (52). In part this is because much of the affordable housing portion of Reading's largest ongoing development at Green Park Village happened to be delivered this year. In addition, this year saw the first delivery of new homes under the Local Authority New Build programme, with 14 new homes at Conwy Close. There are 149 affordable dwellings under construction, so it is expected that there will continue to be better delivery than the 2015-18 period, but it should be noted that this is still a long way below the assessed need for new affordable housing of 406 from the SHMA.
- 8.16** It should be noted that this indicator relates to new dwellings completed, in line with the commitments monitoring, which is not necessarily the same point as when the dwelling is transferred to a registered provider or occupied, and for that reason the affordable housing delivery figures in this AMR may well differ from other affordable housing monitoring sources.
- 8.17** There are still constraints on the Council's ability to secure affordable housing. Some developers have been able to demonstrate that full compliance with the Council's policy is not viable. In addition, there continues to be significant use of the permitted development right to convert offices to residential (see Indicator 19). As no planning permission is required, these developments avoid the requirement to provide affordable housing.
- 8.18** Section 5 covers the new affordable housing units and financial contributions agreed through Section 106 agreements during 2018-19.

- 8.19** There is a continued very substantial need to secure additional affordable housing - the results of the Berkshire Strategic Housing Market Assessment show that there is a need for 406 affordable dwellings per annum<sup>7</sup>. At the same time, changes to the national planning system are making it more and more difficult to secure provision of affordable housing from new developments.

#### **Indicator 14: Affordable housing secured**

<b>Affordable housing contributions secured through Section 106 in 2018-19</b>			
	<b>Sites of 1-4 dwellings</b>	<b>Sites of 5-9 dwellings</b>	<b>Sites of 10+ dwellings</b>
<b>Total homes permitted on sites subject to policy H3</b>	<b>86</b>	<b>81</b>	<b>2,249</b>
On-site affordable homes secured	0	4	492
Off-site financial contribution secured	£875,604.10	£189,356.00	£35,000.00
<b>Equivalent affordable dwellings secured on-site and off-site</b>	<b>8.8</b>	<b>5.9</b>	<b>492.4</b>
<b>Overall contribution as a proportion</b>	<b>10.2%</b>	<b>7.3%</b>	<b>21.9%</b>

- 8.20** Policy H3 of the Local Plan sets expectations for how much affordable housing will be secured as part of a planning permission, and these expectations differ according to the scale of site. This indicator considers the degree to which those proportions are achieved in planning permissions granted during the year.
- 8.21** A number of types of development do not result in a Section 106 agreement, and there are not therefore opportunities to secure affordable housing. This includes prior approvals and certificates of lawfulness. The policy also excludes replacement of a single dwelling with another single dwelling and conversion of a dwelling to self-contained flats where there is no new floorspace. These are not therefore included in the total homes permitted.
- 8.22** Since there is often a mix of on-site units and off-site financial contributions, there needs to be a way of converting this to a consistent measure which can be calculated as a percentage. Background information to the Local Plan estimated that a developer contribution of £100,000 was required to deliver one affordable unit, on the basis of an overall cost of £200,000, but with the Council then using the contribution to subsidise part of the build and borrow for the remaining costs. If a property were to be let at target rent, this would mean subsidising 50% of the build, so £100,000 is required. On individual sites, policy compliance can only be assessed on the basis of the Gross Development Value of the development, but the above represents a useful shorthand.
- 8.23** In general, on sites of 1-4 dwellings, the policy requirement of 10% has been met. However, the affordable housing achieved on sites of 5-9 and 10 or more dwellings has fallen short of the respective policy requirements of 20% and 30%. This is generally the result of applicants being able to demonstrate a viability case for a lower contribution. The new Local Plan policy was only adopted after the end of the monitoring year, so the effects of the new policy, which will also be applied in tandem with new NPPF wording, will need to be closely monitored.

<sup>7</sup> [http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire\\_Strategic\\_Housing\\_Market\\_Assessment\\_Feb\\_2016.pdf](http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf)

**Indicator 15: Dwellings completed and permitted during 2018-19 by size and type**

Dwellings completed (net change) during 2018-19 by size and type				
Size	Flats	Houses	Total	% of total
1-bed/studio	368	4	372	41.0
2-bed	286	7	293	32.2
3-bed	11	136	147	16.2
4-bed	1	101	102	11.2
5+ bed	0	-4	-4	-0.4
<b>Total</b>	<b>666</b>	<b>244</b>	<b>910</b>	
<b>% of total</b>	<b>73.2</b>	<b>26.8</b>		

Dwellings permitted (net change) during 2018-19 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	1,034	11	1,045	40.4
2-bed	1,237	6	1,243	48.0
3-bed	163	118	281	10.9
4-bed	17	20	37	1.4
5+ bed	0	-18	-18	-0.7
<b>Total</b>	<b>2,451</b>	<b>137</b>	<b>2,588</b>	
<b>% of total</b>	<b>94.7</b>	<b>5.3</b>		

**8.24** This indicator measures the overall proportion of the net change in dwellings which are flats or houses and the number of bedrooms. It includes development from all sources, including conversions and changes of use, which tend to provide smaller accommodation.

**8.25** In terms of completions, just over a quarter of dwellings were for three-bed or more, and a similar proportion were for houses rather than flats. The majority of accommodation therefore continues to be small and flatted, although this is actually less marked than in most recent years due to a relatively strong supply of houses, particularly in South Reading.

**8.26** Almost all new permissions were for flats, and 88% of new permissions were for one or two bed dwellings. This is in line with the figures for 2017-18 and shows that proposals continue to be dominated by smaller accommodation.

**Indicator 16: New build dwellings completed and permitted during 2018-19 by size and type**

New build dwellings completed (net change) during 2018-19 by size and type				
Size	Flats	Houses	Total	% of total
1-bed/studio	154	2	156	22.8
2-bed	258	8	266	38.8
3-bed	11	136	147	21.5
4-bed	2	104	106	15.5
5+ bed	0	10	10	1.5
<b>Total</b>	<b>425</b>	<b>260</b>	<b>685</b>	
<b>% of total</b>	<b>62.0</b>	<b>38.0</b>		



New build dwellings permitted (net change) during 2018-19 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	821	10	831	35.3
2-bed	1,186	11	1,197	50.8
3-bed	160	123	283	12.0
4-bed	19	25	44	1.9
5+ bed	0	2	2	0.1
<b>Total</b>	<b>2,186</b>	<b>171</b>	<b>2,357</b>	
<b>% of total</b>	<b>92.7</b>	<b>7.3</b>		

**8.27** This section deals with new build dwellings only, for the reason that the Council's housing mix policies refer only to new build dwellings. This is therefore more meaningful in evaluating the effectiveness of the Council's policies.

**8.28** In terms of completions, around 40% of the total is for three-bed or more. This is less than the policy target, although it is substantially closer to meeting it than would be the case in most years. When dwellings in designated centres are excluded, to consider compliance with policy H5, the figure is higher, at 43%. As stated in paragraph 8.25 above, there has been a strong supply of family houses in South Reading.

**8.29** However, new permissions remain dominated by smaller units and, with 14% of new build permissions of three-bed or more, are much further away from the policy target. Even when the indicator is narrowed down to new build housing developments outside centres, which are the developments to which the main housing mix policy will apply, only 20% of new permissions are for three-bed dwellings or larger. This is largely the result of new permissions at Royal Elm Park and to increase the amount of dwellings at Green Park Village. In the case of the latter, it needs to be considered in the context of a much larger development site within which the overall mix is broadly policy-compliant. However, it nevertheless emphasises the importance of securing larger family homes in future developments.

#### *Indicator 17: New dwellings on previously developed land*

Net Completions	910
Net Completions on previously developed land	641
% of completions on previously developed land	70%

**8.30** The majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough. The proportion of housing development on previously developed land, however, is significantly lower than the approximately 90% in most years, due to a particularly significant amount of dwellings being delivered at Green Park Village, Reading's only large greenfield development of recent years.

#### *Indicator 18: Net additional gypsy and traveller pitches*

- 8.31** No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2018-19. A Gypsy and Traveller Accommodation Assessment was commissioned in November 2016 to assess the need for new pitches. This reported in September 2017, and identified a need for new permanent and transit pitches, which subsequently led to a consultation on potential sites, but the Council has not been able to identify appropriate sites to accommodate this need.

#### *Indicator 19: Office to residential prior approvals*

	Completed 2018-19	Underway at 31/03/19	Newly permitted 2018-19	Permitted (not started) at 31/03/19
Number of prior approvals	7	6	20	27
Amount of office floorspace lost (m <sup>2</sup> )	7,327	4,196	16,462	26,178
Amount of dwellings gained	188	100	300	409

- 8.32** This measure monitors the take-up of the permitted development right introduced in 2013 to allow offices to convert to residential. It can be seen that there continues to be significant use of this right in Reading. The completed developments represent 21% of overall housing supply this year, which is somewhat higher than the 16% in 2017-18 but significantly lower than the peak of 40% of supply in 2016-17. The amount of development underway shows that there may be a short-term reduction in these developments, but there have been a significant amount of new proposals this year, so this will continue to be a feature of development in the Borough. The majority of prior approvals continue to be within the town centre, but office buildings in South Reading in particular are increasingly now featuring.
- 8.33** Also of note is the amount of office floorspace that Reading has lost and stands to lose as a result of this permitted development right, with around 30,000 sq m of floorspace either in the process of conversion or with prior approval to convert.

#### *Indicator 20: Residential care bedspaces*

Net Change in Residential Care Bedspaces	Completed 2018/19	Newly permitted 2018/19	Under construction 31/03/19	Not started 31/03/19
Net change	43	5	-12	90

- 8.34** The Berkshire Strategic Housing Market Assessment considered the need for new residential care bedspaces (within the C2 use class) alongside more general housing requirements. It identified a need for 253 bedspaces within Reading up to 2036, which policy H7 of the new Local Plan aims to provide. This is a reasonably modest total. There were 43 new bedspaces delivered this year, as a result of the development of the former Arthur Clark Home on Albert

Road. In total, a net loss of 62 residential care bedspaces has been recorded over the period of the new Local Plan so far (i.e. between 2013 and 2019).

- 8.35** These bedspaces are in addition to the general homes referred to in relation to Indicator 9, but are incorporated within the Housing Trajectory and Five Year Housing Land Supply. It should be noted that there are also specialist homes, often for older people, which fall within the C3 use class and are therefore counted as general homes for the purposes of Indicator 9 rather than being part of this indicator.

#### *Indicator 21: Student accommodation*

Net Change in Student Bedspaces	Completed 2018/19	Newly permitted 2018/19	Under construction 31/03/19	Not started 31/03/19
Net change	0	145	49	215

- 8.36** There were no new bedspaces completed in Reading in 2018-19, although there were three permissions under construction at the end of the monitoring year. However, there have been a number of new permissions for student accommodation that should ensure that new bedspaces continue to be delivered in the coming years.
- 8.37** There is known to be a need for new student accommodation, and the University of Reading currently has difficulties in meeting its guarantee of University accommodation for new students who listed the University as their preferred choice. At the moment, the shortfall in meeting this guarantee is in the region of 1,000 spaces. In this context, it is worth bearing in mind that all of the bedspaces in the figures above are within private, rather than University, accommodation.

#### *Indicator 22: Self and custom-build*

Number of entries on self-build register in first base period up to 31/10/2016	41
Number of entries on self-build register in second base period up to 31/10/2017	112
Number of entries on self-build register in third base period up to 31/10/2018	158
Total dwellings with self-build relief granted up to 31/03/2019	22
<i>Of which granted in 2018-19</i>	9
Total dwellings with self-build relief completed up to 31/03/2019	5
<i>Of which completed in 2018-19</i>	3

- 8.38** The Council has a statutory duty to grant permission to enough serviced plots for self and custom-housebuilding to meet the need in the relevant base period. The relevant base period for this monitoring year is between 31<sup>st</sup> October 2017 and 31<sup>st</sup> October 2018, for which there were 158 entries.
- 8.39** Planning permissions do not generally specify whether a development is self-build. There could be an exception to this where plots are set aside as part of a larger development, but this has not yet happened in Reading. Therefore, the only way in which the Council can monitor its statutory duty is through the

granting of self-build relief from the Community Infrastructure Levy. As can be seen from the table above, the number of dwellings granted self-build relief is a small fraction of the overall scale of demand on the register. This is unsurprising given that there is no policy yet in place to secure self-build housing, and that the mostly flatted development in Reading does not lend itself to self-build.

- 8.40 The position with regard to self-build in Reading is changing. On 1<sup>st</sup> April 2019, the Council introduced a test of sufficient resources, and a local connection test. As a result, the Self Build Register has been divided into a Part 1 and Part 2. Part 1 contains those who have demonstrated a local connection, and it is the number of entries on Part 1 which will be of importance in exercising the statutory duty. It is expected that this will be lower than the number on the register for the 2017-18 base period. At the same time, a new policy on securing self-build is being introduced as part of the new Local Plan, which in the long term should help bring supply more into line with demand.

#### Conclusion - Are policies fulfilling their purpose?

- *Ensure a good supply of housing, with an objectively assessed need of 699 per annum from 2013-2036, and a target in the new Local Plan of 689 per annum*  
Housing delivery continues to be at a very healthy level, continuing the post-recession trend of strong delivery, and significantly exceeded assessed need in 2018-19. When judged against Core Strategy targets, there is a healthy five year housing land supply position (5.56 years supply).
- *Ensure a good supply of affordable housing*  
Delivery of affordable housing in 2018-19 represents a significant increase over the previous three years. However, delivery is some way below Reading's very high levels of need for new affordable homes.
- *Ensure a mix of housing in Reading, and avoid dominance by small units and flats*  
In terms of new permissions, small (1 and 2-bed) flats represent most of new supply this year, due in part to the reliance on central Reading, which is not subject to the same dwelling mix policies. However, the proportion of family homes (3-bed or more) completed has been somewhat higher than in previous years.
- *Direct housing towards previously-developed land where possible*  
The vast majority of residential development continues to take place on previously-developed land.
- *Set out policy for sites for gypsies and travellers*  
A need for 10-17 permanent pitches and 5 transit pitches for gypsies and travellers has been identified, but no additional pitches have been provided or identified in the new Local Plan. The Council is currently considering the way forward in terms of meeting the pressing transit needs.

## 9. RETAIL, LEISURE AND CULTURE

Key Policies (at end of monitoring year):

- 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 strategic 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 23: Proportion of retail and leisure floorspace permitted during 2018-19 that is in a designated centre**

Floorspace Permitted (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	2,284	0	3,062	260	0	1,500	2,062	9,168
Total in Reading	3,312	0	3,930	1,179	0	25,159	28,495	62,075
% of total in centres	69%	N/A	78%	22%	N/A	6%	7%	15%

**Indicator 24: Proportion of retail and leisure floorspace completed during 2018-19 that is in a designated centre**

Floorspace Completed (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	276	0	433	501	0	0	376	1,586
Total in Reading	371	557	703	1,242	0	4,134	376	7,383
% of total in centres	74%	0%	62%	40%	N/A	0%	100%	21%

**9.1** The proportion of both completions and new permissions that are within designated centres are exceptionally low this year. The most significant completion this year has been for the mixed use development at Worton Grange, including a hotel, restaurant and other A class uses. Although not within a centre, this was in line with an allocation in the Sites and Detailed Policies Document. New permissions are dominated by the Royal Elm Park proposal, which includes significant hotel and leisure use, as well as some A class uses, in an out of centre location, albeit within an area where retail and leisure is established. The policy approach does not rule out development outside centres, as long as a sequential approach can be followed, so this does not mean that policy is not working.

**9.2** Note that Indicators 23 and 24 are not directly comparable with 25 and 26. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 23 and 24, whereas net figures were used for 25 and 26.

**Indicator 25: Amount of retail and leisure floorspace permitted during 2018-19**

New Floorspace Permitted ( $m^2$ net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-10,072	-1,944	2,390	-251	0	1,040	-214	-9,051
Caversham	110	0	-443	0	0	0	0	-333
Cemetery Junction	-180	0	180	0	0	0	0	0
Oxford Road West	-236	0	0	0	0	0	0	-236
Whitley Street	152	0	0	-152	0	0	0	0
<b>Total in Centres</b>	<b>-10,226</b>	<b>-1,944</b>	<b>2,127</b>	<b>-403</b>	<b>0</b>	<b>1,040</b>	<b>-214</b>	<b>-9,620</b>
<b>Total in Reading</b>	<b>-9,308</b>	<b>-1,944</b>	<b>2,995</b>	<b>144</b>	<b>0</b>	<b>24,699</b>	<b>23,559</b>	<b>40,145</b>

**Indicator 26: Amount of retail and leisure floorspace completed during 2018-19**

New Floorspace Completed ( $m^2$ net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-5,166	0	-771	501	0	0	-1,900	-7,336
Caversham	-103	0	0	0	0	0	0	-103
Cemetery Junction	-180	0	180	0	0	0	0	0
Oxford Road West	-147	0	147	0	0	0	0	0
Whitley Street	152	0	0	-152	0	0	0	0
<b>Total in Centres</b>	<b>-5,444</b>	<b>0</b>	<b>-444</b>	<b>349</b>	<b>0</b>	<b>0</b>	<b>-1,900</b>	<b>-7,439</b>
<b>Total in Reading</b>	<b>-8,270</b>	<b>557</b>	<b>-174</b>	<b>597</b>	<b>0</b>	<b>4,134</b>	<b>-3,133</b>	<b>-6,289</b>

Source: Non-Residential Commitments 2018-2019, Reading Borough Council 2019

NB: Figures are for gross internal floorspace

**9.3** Completions for retail and leisure uses this year have mainly resulted in a net loss of floorspace, particularly in A1 floorspace in Central Reading. The biggest loss was a development of the former Primark on West Street for offices, albeit retaining some retail use on the ground floor. Development in smaller centres has been for small-scale changes of use.

**9.4** In terms of new permissions, there would be a significant net loss of A1 retail in Central Reading. This is the result of a new permission for residential on the former Homebase and Toys R Us site at Kenavon Drive, a development which has been part of planning policy for ten years. The most significant amounts of floorspace are for hotel and leisure use as part of the Royal Elm Park development adjacent to the Madejski Stadium. This is not within a centre, although it does build upon an existing leisure and retail destination.

**Indicator 27: Proportion of Key Frontage in smaller centres in A1 and A5 use**

CENTRE	Last survey	% A1/A2 Target	% A1/A2 Actual	% A5 Target	% A5 Actual
Basingstoke Road North	2019	50	59.6	30	6.7
Caversham	2019	60	51.1	30	2.6
Cemetery Junction	2019	60	59.9	30	12.9
Christchurch Road	2019	60	54.8	30	6.7
Coronation Square	2019	60	63.2	30	18.5
Dee Park	2019	50	64.1	30	0
Emmer Green	2019	50	58.1	30	20.2
Erleigh Road	2019	50	48.3	30	8.8
The Meadway	2019	50	36.3	30	11.9
Northumberland Avenue North	2019	50	65.1	30	24.1
Oxford Road West	2019	50	55.0	30	10.5
Shinfield Road	2019	50	54.0	30	29.6
Tilehurst Triangle	2019	60	58.1	30	8.2
Wensley Road	2019	60	80.7	30	19.3
Whitley	2019	60	52.8	30	17.8
Whitley Street	2019	40	52.3	30	26.5
Whitley Wood	2019	60	67.3	30	9.1
Wokingham Road	2019	50	54.0	30	17.0

**9.5** The survey was undertaken in December 2019. The new policy thresholds were based on the previous survey in 2017, but it is clear that there are already a number of centres where the overall proportion of the frontage in A1 or A2 use has fallen below the policy target, although in some cases this is only marginal. The centre where the current proportion falls most significantly below the policy is The Meadway. This is a centre with identified issues, and where there are proposals for redevelopment, including a Local Plan allocation and adopted development brief. There has also been a particular recent decline in the proportion of A1 and A2 in Caversham centre.

**9.6** In terms of the maximum proportions of A5 takeaways, there are no centres where the policy ceiling has been exceeded, but three centres (Emmer Green, Northumberland Avenue North, Shinfield Road and Whitley Street) where it is being approached, and where proposals for new A5 uses should be particularly carefully considered.



## Indicator 28: Retail vacancy in centres

CENTRE	Last survey	All shop units	Units vacant	% Vacancy
Reading Centre	2019	TBC	TBC	TBC
Basingstoke Road North	2019	19	1	5.3
Caversham	2019	115	8	7.0
Cemetery Junction	2019	51	4	7.8
Christchurch Road	2019	14	4	28.6
Coronation Square	2019	12	2	16.7
Dee Park	2019	3	0	0.0
Emmer Green	2019	19	0	0.0
Erleigh Road	2019	15	2	13.3
The Meadway	2019	27	7	25.9
Northumberland Avenue North	2019	9	0	0.0
Oxford Road West	2019	160	11	6.9
Shinfield Road	2019	26	0	0.0
Tilehurst Triangle	2019	70	1	1.4
Wensley Road	2019	4	0	0.0
Whitley	2019	29	1	3.4
Whitley Street	2019	42	1	2.4
Whitley Wood	2019	7	0	0.0
Wokingham Road	2019	51	3	5.9

**9.7** The levels of vacancy shown are based on surveys at the end of 2019. In general, some level of vacancy is to be expected to allow for turnover in the market, but vacancy levels above 10% could be cause for concern. The vacancy survey of the town centre was still ongoing at time of publication, so this figure is not available to inform this document.

**9.8** In the smaller centres, most have a healthy level of vacancy, but there are four which exceed the 10% rule of thumb. Coronation Square and Erleigh Road are small centres both have two vacant units each, which, because of the very low numbers involved, may not be of particular concern, but are worth keeping under review. However, the levels of vacancy in Christchurch Road and The Meadway are particularly high. The Meadway has identified issues and is proposed for redevelopment in a Local Plan allocation and adopted development brief.

### Conclusion - Are policies fulfilling their purpose?

- *Direct retail, leisure and culture development to existing centres*  
In general, most of the retail, leisure and culture development permitted and completed is outside existing centres. However, this was mainly due to two large developments in particular.
- *Preserve the network and hierarchy of centres*  
There have not been any developments of a scale or in a location that would disrupt 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*

A number of centres are below the threshold for proportion of A1 or A2 uses in the new Local Plan, and need to be carefully monitored. No centres exceed the threshold for proportion of takeaways. Vacancy levels are generally good in most cases, but there are some centres where there is concern.

## 10. TRANSPORT

Key Policies (at end of monitoring year):

- CS20: Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011) (CS)
- 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 (CS)

**10.1** The Council continues to secure developer contributions via the Community Infrastructure Levy and, for site specific matters, S106 planning obligations, as well as funding which have contributed towards a range of transport measures and the delivery of the strategy set out in Reading's transport strategy. All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.

### Indicator 29: Progress on Major Transport Schemes

**10.2** There are a number of transport schemes, both major and minor, that are underway or are in preparation in the Borough. The Transport pages of the Council's website<sup>8</sup> include information on the projects. In addition, a report was given to the Council's Traffic Management Sub-Committee on 7<sup>th</sup> March 2019 that reported on progress on some of the major schemes during the monitoring year<sup>9</sup>. This progress is summarised below.

Scheme	Progress to 31 March 2019
Cow Lane Bridges	Scheme was delayed due to need for CPO process. Opened to two-way traffic February 2019. Full scheme expected to be completed Summer 2019.
South Reading Mass Rapid Transit	Phase 1A (between M4 J11 and Imperial Way) already complete at December 2016. Phase 1B and 2 (between Imperial Way and Lindisfarne Way) completed December 2017. Phases 3 and 4 (up to town centre) granted financial approval. Town centre sections of Phase 3 complete and remainder of phase 3 expected to complete Summer 2019. Phase 4 design work is ongoing.
Green Park Station	Financial approval secured. Concept designs for the station and full designs for interchange produced, and enabling works for interchange underway. Detailed design work underway. Delivery now expected Spring 2020.
Thames Valley Park Park and Ride and East Reading Mass Rapid Transit	Permission for park and ride already granted by Wokingham Borough Council November 2016 and varied October 2018. Works are underway and expected to complete Summer 2019.

<sup>8</sup> <http://www.reading.gov.uk/transport-schemes-and-projects>

<sup>9</sup> <https://democracy.reading.gov.uk/documents/s3607/7%20Major%20Projects%20Update%20-%20TMS%20Mar%202019.pdf>

	<p>Planning applications to Reading and Wokingham for East Reading MRT submitted July 2017, and, although Reading resolved to grant permission in March 2018, Wokingham refused permission in June 2018.</p> <p>Revised applications for East Reading MRT submitted, but refused by Wokingham in December 2018</p> <p>Funding for East Reading MRT has now been lost as a result of the refusals and the Council is not pursuing it at the current time.</p>
National Cycle Network Route 422	<p>Phase 1 (Borough boundary to Berkeley Avenue) complete July 2017</p> <p>Phase 2 (Berkeley Avenue through town centre) commenced January 2018 and expected to complete early 2019.</p> <p>Phase 3 (East Reading) scheme granted scheme and spend approval in November 2018, and expected to commence April 2019.</p>
Reading West Station Upgrade	<p>Council has been working with Great Western Railway and Network Rail to produce a masterplan.</p> <p>Funding allocated for passenger enhancements in January 2019 subject to full scheme business case. This does not include accessibility enhancements, and Council investigating further funding opportunity.</p>
Third Thames Crossing	<p>Production of Outline Strategic Business Case complete September 2017.</p> <p>Cross Thames Travel Group is currently exploring options to fund the next stage of scheme development work, including full scheme business case.</p>

## 11. NATURAL ENVIRONMENT

### Key Policies (at end of monitoring year):

- CS28: Loss of Open Space (CS)
- CS29: Provision of Open Space (CS)
- CS30: Access to Open Space (CS)
- CS35: Flooding (CS)
- CS36: Biodiversity & Geology (CS)
- CS37: Major Landscape Features and Strategic Open Space (CS)
- CS38: Trees, Hedges and Woodland (CS)
- DM11: Development of Private Residential Garden Land (SDPD)
- DM16: Provision of Open Space (SDPD)
- DM17: Green Network (SDPD)
- DM18: Tree Planting (SDPD)
- SA16: Public and Strategic Open Space (SDPD)
- SA17: Major Landscape Features (SDPD)

### Main strategic purpose of policies:

- *Protect and, where appropriate, enhance areas of biodiversity significance*
- *Protect the character of key areas of landscape*
- *Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding*
- *Protect important areas of open space and avoid net loss of recreational public open space*

**11.1** The significant pressure for development in 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.

**11.2** 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.

**Indicator 30: Number of Local Wildlife Sites in positive conservation management**

Local Wildlife Sites	2016-2017	2017-2018	2018-2019
Number of Local Wildlife Sites	21	20	19
Number of Local Wildlife Sites under positive conservation management	18	17	16
Percentage of Local Wildlife Sites under positive conservation management	86%	85%	84%

Source: Thames Valley Environmental Records Centre, 2019

**11.3** 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.

**11.4** Local Wildlife 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 organisations<sup>10</sup>. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

**11.5** The proportion of sites in positive conservation management in Reading has remained at a very similar level between 2018 and 2019. The slight decline has been down to one site no longer qualifying.

**11.6 Comparison with the rest of Berkshire:** The proportion of sites in positive conservation management in Reading remains the highest in Berkshire and significantly higher than the overall Berkshire total of 66%.

**Indicator 31: Area of Biodiversity Action Plan (BAP) priority habitats in Reading**

UK Biodiversity Action Plan Habitat	Area (hectares)
Coastal and floodplain grazing marsh	128.4
Eutrophic standing waters	10.2
Lowland fens	26.0
Lowland mixed deciduous woodland	134.5
Lowland wood pasture and parkland	33.9
Open mosaic habitats on previously developed land	34.8
Ponds	0.1
Reedbeds	1.1
Rivers	0.0
Traditional orchards	1.2
Wet woodland	8.7
<b>Total</b>	<b>383.7</b>

<sup>10</sup> 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.

- 11.7** The total area of priority habitat in RBC has been calculated at 383.7 ha, approximately 10.5% of the land area. TVERC carry out the analysis which is based on analysis of aerial photographs, and augmented by ground based observations in some situations. The most recent analysis was undertaken in 2018. The overall amount of priority habitat is very slightly higher than in the last survey (381.2 ha), as a new habitat created in recent years at Fobney Island has now qualified. However, it is slightly lower than the figure reported in the 2018 AMR, potentially due to more accurate mapping and classification rather than loss of habitats on the ground.

#### *Indicator 32: Development in Major Landscape Features*

	Residential dwellings (net change)	Non-residential floorspace (net change)
Amount of development completed in Major Landscape Features	0	138 sq m
Amount of development permitted in Major Landscape Features	1	194 sq m

- 11.8** The only development completed in a Major Landscape Feature has been minor development at Reading Crematorium which was required to continue its function. The only new permission involves changes to the Wire Mill next to the Kennet and Avon Canal. Both of these developments are small scale and do not have any significant landscape implications.

#### *Indicator 33: Development in Flood Zones 2 and 3*

	Residential dwellings (net change)	Non-residential floorspace (net change)
Amount of development completed on sites wholly or partly in Flood Zones 2 and 3	+515	-11,162 sq m
Amount of development permitted on sites wholly or partly in Flood Zones 2 and 3	+1,997	+46,154 sq m

- 11.9** In terms of permissions, the vast majority of new permissions for residential have been on sites wholly or partly in flood zones 2 and 3, as the three largest residential developments permitted in the year (at Kenavon Drive, Royal Elm Park and Green Park Village) are all at least partly in flood zones 2 or 3. Royal Elm Park also makes up the vast majority of the non-residential floorspace permitted.

- 11.10** Completions on sites wholly or partly in flood zones 2 and 3 have also been extensive, including a significant amount of development at Green Park Village and a number of town centre developments, some of which have been under prior approvals. There has been a net loss of non-residential development on such sites, indicating that a lot of the residential completions have been as a result of changes of use.

- 11.11** Given the location of significant parts of central Reading, along with some of the employment areas and Caversham district centre, within flood zones 2 and 3, it is not surprising that some level of development takes place, and the new Local Plan allocates a number of sites in flood zones 2 and 3. However, this is generally re-use of previously developed land, and is subject to the flooding tests in the NPPF.

#### *Indicator 34: Gains and losses of public open space*

Site	Change in unrestricted open space		Description
	Gain	Loss	
Coley Park, Wensley Road	0.11		Formal play area
Former Elvian School, Bath Road	0.17		Small informal open area
Green Park Village	0.26		Informal open area/SuDS as part of major development of previously undeveloped land
Worton Grange, Imperial Way	0.17		Small informal open area
<b>TOTAL</b>	<b>0.71</b>		

- 11.12** The 2007 Open Spaces Strategy (OSS) mapped open space on the basis of access, as 'unrestricted', 'limited' or 'restricted'. It is changes to unrestricted open space which is set out in the table above, as this is of greatest value in fulfilling a recreational function. It should be noted that not all 'unrestricted' open space is recreational public open space, as it may also include amenity land and town squares. There has been a net gain of 0.71 ha in 2018-19. Of this gain, the 0.11 ha at Coley Park would count as an addition of recreational public open space.

- 11.13** For context, this follows on from a net gain of unrestricted open space over the 2007-2018 period of 11.518 ha. This was assessed in the Open Spaces Strategy 2018 Update Note and in the 2017-18 AMR. The overall unrestricted open space of Reading is estimated at 427 ha at the end of the monitoring year.

- 11.14** There has been a net loss of 8.13 ha of 'limited' open space over the 2018-19 period when compared to the areas mapped in 2007, and as updated in the 2018 update note and in 2017-18. However, this figure is misleading, as those areas had no recreational value. Most of this was development of inaccessible greenfield land at Green Park Village, but it also included some loss of open brownfield land at Conwy Close. There has been no change in 'restricted' open space.

#### **Conclusion - Are policies fulfilling their purpose?**

- Protect and, where appropriate, enhance areas of biodiversity significance*  
No significant loss of areas of biodiversity importance has taken place, and the proportion in positive conservation management remains the highest level in Berkshire.

- *Protect the character of key areas of landscape*  
Very little development has been permitted or completed in the major landscape features.
- *Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding*  
Whilst relatively significant levels of development are occurring in Flood Zones 2 and 3, this is reflective of the character of Reading, where the centre of Reading is partially within these areas. Development that is taking place in these areas is generally redevelopment or conversion, and should not therefore substantially affect water flows, whilst individual proposals have been subject to the requirement to demonstrate compliance with national and local flooding policies.
- *Protect important areas of open space and avoid net loss of recreational public open space*  
There has been a small net gain in public open space with unrestricted access in 2018-19.



## 12. MINERALS

### Key Policies (at end of monitoring year):

- 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)

- 12.1** The Council, together with four other unitary authorities in Berkshire (Wokingham, Bracknell Forest, Windsor and Maidenhead and Slough Boroughs) has historically produced separate reports for aggregates monitoring in Berkshire (Local Aggregate Assessments). This has now been taken over by Hampshire County Council on behalf of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead. 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. The latest Local Aggregate Assessment covers the data up to and including 2017. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2018/19.

## 13. WASTE

### Key Policies (at end of monitoring year):

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

### Main strategic purpose of policies:

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

### Indicator 35: Capacity of new waste management facilities by type

13.1 No new waste management facilities have been permitted.

### Indicator 36: Amount of Household Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL HOUSEHOLD WASTE MANAGEMENT/ DISPOSAL (tonnes)	Household waste sent for Reuse, Recycling or Composting (tonnes)	Household Waste Sent For Energy Recovery (tonnes)	Household Waste Sent To Landfill (tonnes)	Household Waste sent to other Disposal Routes (tonnes)	Total Household Waste Collected (tonnes)
Reading Borough Council	18,442.66	30,848.39	6,604.51	1,831.17	57,726.73

HOUSEHOLD WASTE MANAGEMENT/ DISPOSAL (percentage)	Percentage HH waste sent for Reuse, Recycling or Composting	Percentage of household waste used for energy recovery	Percentage of household waste Landfilled	Percentage of household waste sent to other Disposal Routes
Reading Borough Council	31.95%	53.43%	11.44%	3.17%

*Source: Re3 Partnership*

- 13.2** The overall amount of household waste collected is lower than the previous year by over 3,000 tonnes. The proportion of waste sent for reuse recycling or composting has slightly increased over last year, as has the proportion sent to energy recovery. There has been a significant reduction in the percentage sent to landfill, which forms part of a notable reduction in use of landfill over the longer term. The percentage sent to other disposal routes is higher than last year. This mainly involves wood for biomass.

## APPENDIX I: PLANNING POLICIES AS AT 31 MARCH 2019

NB: These policies were replaced by the adoption of the Reading Borough Local Plan on 4<sup>th</sup> November 2019, with the exception of policies from the Replacement Minerals Local Plan and Waste Local Plan and the saved South East Plan policy.

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

	<ul style="list-style-type: none"> <li>DM11: Development of Private Residential Gardens (SDPD)</li> </ul>
<b>TRANSPORT</b>	<ul style="list-style-type: none"> <li>CS20: Implementation of the Reading Transport Strategy (CS)</li> <li>CS21: Major Transport Projects (CS)</li> <li>CS22: Transport Assessments (CS)</li> <li>CS23: Sustainable Travel and Travel Plans (CS)</li> <li>CS24: Car/ Cycle Parking (CS)</li> <li>DM12: Access, Traffic and Highway-Related Matters (SDPD)</li> <li>SA13: Transport Improvements (SDPD)</li> <li>SA14: Cycle Routes (SDPD)</li> </ul>
<b>RETAIL, LEISURE &amp; CULTURE</b>	<ul style="list-style-type: none"> <li>CS25: Scale and Location of Retail, Leisure and Culture Development (CS)</li> <li>CS26: Network and Hierarchy of Centres (CS)</li> <li>CS27: Maintaining the Retail Character of Centres (CS)</li> <li>DM13: Vitality and Viability of Smaller Centres (SDPD)</li> <li>DM14: Impact of Main Town Centre Uses (SDPD)</li> <li>DM15: Protection of Leisure Facilities and Public Houses (SDPD)</li> <li>SA15: District and Local Centres (SDPD)</li> </ul>
<b>OPEN SPACE &amp; RECREATION</b>	<ul style="list-style-type: none"> <li>CS28: Loss of Open Space (CS)</li> <li>CS29: Provision of Open Space (CS)</li> <li>CS30: Access to Open Space (CS)</li> <li>DM16: Provision of Open Space (SDPD)</li> <li>SA16: Public and Strategic Open Space (SDPD)</li> </ul>
<b>COMMUNITY FACILITIES</b>	<ul style="list-style-type: none"> <li>CS31: Additional and Existing Community Facilities (CS)</li> <li>CS32: Impacts on Community Facilities (CS)</li> </ul>
<b>MINERALS DEVELOPMENT</b>	<ul style="list-style-type: none"> <li>M1: Husbanding Resources (RMLP)</li> <li>M2: Prevention of Sterilisation (RMLP)</li> <li>M2A: Extraction to Prevent Sterilisation (RMLP)</li> <li>M6: General Considerations for Sand and Gravel Extraction (RMLP)</li> <li>M7: Material Considerations for Sand and Gravel Extraction (RMLP)</li> <li>M8: Preferred Areas (RMLP)</li> <li>M10: Outside Preferred Areas Applications will Normally be Refused (RMLP)</li> <li>M11: Strongest Presumption Against Extraction (RMLP)</li> <li>M12: Strong Presumption Against Extraction (RMLP)</li> <li>M13: Strong Presumption Against Extraction all Other Areas (RMLP)</li> <li>M14: Borrow Pits (RMLP)</li> <li>M15: Building Sand (RMLP)</li> <li>M16: Chalk, Clay and Other Minerals (RMLP)</li> <li>M17: Oil and Gas (RMLP)</li> <li>M18: Appropriate and Timely Restoration (RMLP)</li> <li>M19: Securing Public Benefit through Restoration (RMLP)</li> <li>M20: Proposals for Restoration (RMLP)</li> <li>M21: Content of Minerals Applications (RMLP)</li> <li>M26: Safeguarding Rail Depots (RMLP)</li> <li>M28: Ancillary Structures (RMLP)</li> <li>M29: importing Aggregates to Plant Sites (RMLP)</li> </ul>

<b>WASTE DEVELOPMENT</b>	<ul style="list-style-type: none"> <li>• W1: Sustainable Development (WLP)</li> <li>• W3: Phasing Out Putrescible/Polluting Waste (WLP)</li> <li>• W11: Proposed Preferred Areas (WLP)</li> <li>• W13: Local Facilities (WLP)</li> <li>• W14: Sites for Engineered Landfill (WLP)</li> <li>• W15: Temporary Sites for Engineered Landfill (WLP)</li> <li>• W16: Waste Management Facilities - Non-Landfill (WLP)</li> <li>• W17: Green Waste Composting (WLP)</li> <li>• W18: Sewage Works (WLP)</li> <li>• W19: Farm and Stable Waste (WLP)</li> <li>• W20: Other Landfill Sites for Putrescible/Polluting Waste (WLP)</li> <li>• W21: Safeguarding Sites for Waste Management (WLP)</li> <li>• W23: Temporary Local Separation Sorting and Recycling Sites (WLP)</li> <li>• W24: Temporary Recycling Facilities on inert Waste Landfill Sites (WLP)</li> <li>• W25: Disposal of Inert Waste by Landfilling (WLP)</li> <li>• W26: Controls on Landfill Permissions to Secure Inert Waste Recycling (WLP)</li> <li>• W27: Is Development Needed? (WLP)</li> <li>• W28: Non-Identified Sites for Waste Management Development (WLP)</li> <li>• W29: Non-Identified Sites for Waste Management Development outside Preferred Areas (WLP)</li> <li>• W30: Assessing the Impact of Development Proposals (WLP)</li> <li>• W31: Information to be Provided with Application (WLP)</li> <li>• W33: Environmental Improvements and Wider Benefits (WLP)</li> <li>• W34: Land Raising (WLP)</li> </ul>
<b>OTHER TYPES</b>	<ul style="list-style-type: none"> <li>• DM20: Hazardous Installations (SDPD)</li> <li>• DM21: Telecommunications Development (SDPD)</li> <li>• DM22: Advertisements (SDPD)</li> <li>• DM23: Shopfronts (SDPD)</li> </ul>

<b>BUILT &amp; NATURAL ENVIRONMENT</b>	
<b>HISTORIC ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>• CS33: Protection and Enhancement of the Historic Environment (CS)</li> </ul>
<b>ENVIRONMENTAL PROTECTION</b>	<ul style="list-style-type: none"> <li>• CS34: Pollution and Water Resources (CS)</li> <li>• CS35: Flooding (CS)</li> <li>• DM19: Air Quality (SDPD)</li> </ul>
<b>NATURAL ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>• CS36: Biodiversity and Geology (CS)</li> <li>• CS37: Major Landscape Features and Strategic Open Space (CS)</li> <li>• CS38: Trees, Hedges and Woodland (CS)</li> <li>• DM17: Green Network (SDPD)</li> <li>• DM18: Tree Planting (SDPD)</li> </ul>

	<ul style="list-style-type: none"> <li>• SA17: Major Landscape Features (SDPD)</li> <li>• NRM6: Thames Basin Heaths Special Protection Area (SEP)</li> </ul>
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AREA-SPECIFIC	
<b>CENTRAL AREA</b>	<ul style="list-style-type: none"> <li>• RC1: Station/River Major Opportunity Area (RCAAP)</li> <li>• RC2: West Side Major Opportunity Area (RCAAP)</li> <li>• RC3: East Side Major Opportunity Area (RCAAP)</li> <li>• RC4: Other Opportunity Sites (RCAAP)</li> <li>• RC5: Design in the Centre (RCAAP)</li> <li>• RC6: Definition of the Centre (RCAAP)</li> <li>• RC7: Leisure, Culture and Tourism in the Centre (RCAAP)</li> <li>• RC8: Drinking Establishments (RCAAP)</li> <li>• RC9: Living in the Centre (RCAAP)</li> <li>• RC10: Active Frontages (RCAAP)</li> <li>• RC11: Small Retail Units (RCAAP)</li> <li>• RC12: Terraced Housing in the Centre (RCAAP)</li> <li>• RC13: Tall Buildings (RCAAP)</li> <li>• RC14: Public Realm (RCAAP)</li> </ul>
<b>SOUTH READING</b>	<ul style="list-style-type: none"> <li>• SA1: South Reading Development Principles (SDPD)</li> <li>• SA2: South Reading Strategic Development Sites (SDPD)</li> <li>• SA3: Retail, Leisure and Culture Uses in South Reading (SDPD)</li> </ul>
<b>OTHER DEVELOPMENT LOCATIONS</b>	<ul style="list-style-type: none"> <li>• SA4: Dee Park (SDPD)</li> <li>• SA5: Park Lane Primary School, The Laurels and Downing Road (SDPD)</li> <li>• SA6: Whiteknights Campus, University of Reading (SDPD)</li> <li>• SA7: Crescent Road Campus (SDPD)</li> <li>• SA8: Other Sites for Housing Development (SDPD)</li> <li>• SA9: Other Sites for Mixed Use Development Including Housing (SDPD)</li> <li>• SA10: Other Sites for Leisure Development (SDPD)</li> </ul>

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 LOCAL PLAN TARGETS AS AT 31/3/2019 for 2019/20 to 2023/24 INCLUDING C3 DWELLINGS ONLY

REQUIREMENT	
Based on Local Plan 2013-2036 (policy H1)	15,847
Net Completions 2013-2018	3,164
Net Completions 2018-2019	910
Residual requirement 2019-2036	11,773
Annual requirement for remaining 17 years, i.e. 11,773/17	693
Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)	727
Total requirement for 5 years 2019/20-2023/24, i.e. 727 x 5	3,636

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	3,322
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	18
Local Plan allocations to be delivered 2019-2024	187
Other allowances to be delivered 2019-2024	-120
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,042
This represents a 5.56 years supply (i.e. 4,042/727)	

Annual Figures (Strategic Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	472	778	845	678	634

Annual figures (Small Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
Total Annual Supply for Small Sites	127	127	127	127	127

<b>Total Supply (Strategic + Small)</b>	<b>599</b>	<b>905</b>	<b>972</b>	<b>805</b>	<b>761</b>
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Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
<b>EXISTING COMMITMENTS NOT STARTED</b>							
Bristol and West Arcade, Market Place	0.2	43		22	21		
Station Hill Site, Station Hill	2.56	475		100	100	100	100
Havell House, 62-66 Queens Road	0.06	13		13			
Former Gas Works Building, Gas Works Road	0.06	20		20			
Greyfriars House, 30 Greyfriars Road	0.12	43		43			
Land between Weldale Street and Chatham Street	1.32	427			100	100	100
1 Station Road and 22 Friar Street	0.03	11	11				
Clarendon House, 59-75 Queens Rd (new build)	0.21	43		43			
City Wall House, 26 West Street	0.05	10		10			
33 Blagrove Street	0.07	28			28		
1-2 Wesley Gate, Queens Road	0.08	15		15			
Land at Kenavon Drive	2.8	765			100	100	100
Former Cox & Wyman, Cardiff Road	1.31	96			48	48	
Former Reading Family Centre, North Street	0.23	47			47		
Former Battle Hospital Site, Portman Road	2.78	211			43	42	42
St Martins Precinct	1.71	40		20	20		
14 Arkwright Road	0.33	37			37		
54 Queens Road	0.16	20			20		
83-85 London Street	0.06	18		18			
10 Southern Court, South Street	0.01	16		16			
85-87 Basingstoke Road	0.06	17		17			
1025-1027 Oxford Road	0.19	12			12		
Cadogan House, Rose Kiln Lane	0.23	24		24			
Dee Park Phase 3	16.4	108		-82	50	50	50
Alexander House, 205-207 Kings Road	0.16	56		56			
Aspen House, Kings Road (new build)	0.06	14			14		
Warwick House, Warwick Road	0.15	10		10			
199-207 Henley Road	0.96	39	-3	21	21		
Green Park Village Phase 6A	1.44	339					
Land at Madejski Stadium, Shooters Way	19	618			98	98	100
<b>TOTAL</b>	<b>31.19</b>	<b>3615</b>	<b>8</b>	<b>366</b>	<b>759</b>	<b>538</b>	<b>492</b>
<b>TOTAL incl lapse rates (various)</b>		<b>3252</b>	<b>7</b>	<b>334</b>	<b>688</b>	<b>489</b>	<b>448</b>
<b>EXISTING COMMITMENTS UNDER CONSTRUCTION</b>							
Jacksons Corner 1-9 Kings Road	0.1	33	18	15			
114 Oxford Road	0.14	16		16			
3-4 Wesley Gate	0.07	18	14	4			
Clarendon House, 59-75 Queens Rd (conversion)	0.22	49	49				
Former Cooper BMW, Kings Meadow Road	0.49	315		315			
13-21 Crown Street and 27 Silver Street	0.33	80		80			
5-9 Berkeley Avenue	0.63	112	54	34	24		
1 Castle Crescent	0.26	12	12				
St Georges Hall, St Georges Road	0.31	12	12				

Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
Aspen House, Kings Road (conversion)	0.29	78	78				
Elvian School, Bath Road	5	118	10				
Land at Conwy Close	1.04	57	44				
Green Park Village	24.65	836	98	101	101	101	100
Worton Grange	6.17	175	76				
<b>TOTAL</b>	<b>39.7</b>	<b>1911</b>	<b>465</b>	<b>565</b>	<b>125</b>	<b>101</b>	<b>100</b>
<b>TOTAL (no lapse rates on sites U/C)</b>		<b>1911</b>	<b>465</b>	<b>565</b>	<b>125</b>	<b>101</b>	<b>100</b>
<b>PERMITTED SUBJECT TO S106</b>							
53-55 Argyle Road	0.04	10			10		
34-38 Southampton Street	0.03	10		-1	11		
<b>TOTAL</b>	<b>0.07</b>	<b>20</b>	<b>0</b>	<b>-1</b>	<b>21</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates (10%)</b>		<b>18</b>	<b>0</b>	<b>-1</b>	<b>19</b>	<b>0</b>	<b>0</b>
<b>ALLOCATED LOCAL PLAN SITES WITHOUT PLANNING PERMISSION</b>							
CR12d: Broad Street Mall	2.75	250				63	63
CR14h: Central Club, London Street	0.05	10				3	3
CR14i: Enterprise House, 89-97 London Street	0.15	10				3	3
CR14j: Crown Street/Southampton Street	0.08	12				3	3
CR14m: Caversham Lock Island	0.45	-1			-1		
WR3e: Yeomanry House, Castle Hill	0.44	12			3	3	2
WR3n: Amethyst Lane	0.57	40			8	8	8
WR3p: Alice Burrows Home, Dwyer Road	0.48	22			5	5	4
WR3s: Land at Kentwood Hill	1.52	51				13	13
WR3t: Land at Armour Hill	0.4	15				4	4
<b>TOTAL</b>	<b>6.89</b>	<b>421</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>105</b>	<b>103</b>
<b>TOTAL incl lapse rates (various)</b>		<b>352</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>88</b>	<b>86</b>
<b>OTHER ALLOWANCES</b>							
SA8b: Alice Burrows Home, Dwyer Road	0.48	22				6	6
Allowances for secondary school site	N/A	-120		-120			
<b>TOTAL</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates (no lapse rate)</b>		<b>-120</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL FOR ALL (with lapse rates)</b>	<b>77.85</b>	<b>5413</b>	<b>472</b>	<b>778</b>	<b>845</b>	<b>678</b>	<b>634</b>

**READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST  
LOCAL PLAN TARGETS AS AT 31/3/2019 for 2019/20 to 2023/24 INCLUDING  
OTHER FORMS OF ACCOMMODATION**

<b>REQUIREMENT</b>	
Based on Local Plan 2013-2036 (policy H1)	16,224
Net Completions 2013-2018	3,250
Net Completions 2018-2019	954
Residual requirement 2019-2036	12,020
Annual requirement for remaining 17 years, i.e. 11,773/17	707
Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)	742
Total requirement for 5 years 2019/20-2023/24, i.e. 742 x 5	3,712

<b>SUPPLY</b>	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	3,367
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	18
Local Plan allocations to be delivered 2019-2024	236
Other allowances to be delivered 2019-2024	-120
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,136
This represents a 5.57 years supply (i.e. 4,136/727)	

Annual Figures (Strategic Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	472	814	854	705	656

Annual figures (Small Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
Total Annual Supply for Small Sites	127	127	127	127	127

<b>Total Supply (Strategic + Small)</b>	<b>599</b>	<b>941</b>	<b>981</b>	<b>832</b>	<b>783</b>
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Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
<b>EXISTING COMMITMENTS NOT STARTED</b>							
Bristol and West Arcade, Market Place	0.2	43		22	21		
Station Hill Site, Station Hill	2.56	475		100	100	100	100
Havell House, 62-66 Queens Road	0.06	13		13			
Former Gas Works Building, Gas Works Road	0.06	20		20			
Greyfriars House, 30 Greyfriars Road	0.12	43		43			
Land between Weldale Street and Chatham Street	1.32	427			100	100	100
1 Station Road and 22 Friar Street	0.03	11	11				
Clarendon House, 59-75 Queens Rd (new build)	0.21	43		43			
City Wall House, 26 West Street	0.05	10		10			
33 Blagrove Street	0.07	28			28		
1-2 Wesley Gate, Queens Road	0.08	15		15			
Land at Kenavon Drive	2.8	765			100	100	100
Former Cox & Wyman, Cardiff Road	1.31	96			48	48	
Former Reading Family Centre, North Street	0.23	47			47		
Former Battle Hospital Site, Portman Road	2.78	211			43	42	42
St Martins Precinct	1.71	40		20	20		
79 Silver Street*	0.1	14		14			
Woodley Arms, Waldeck Street*	0.09	10			10		
Private Car Park, East Street*	0.13	26		26			
14 Arkwright Road	0.33	37			37		
54 Queens Road	0.16	20			20		
83-85 London Street	0.06	18		18			
10 Southern Court, South Street	0.01	16		16			
85-87 Basingstoke Road	0.06	17		17			
1025-1027 Oxford Road	0.19	12			12		
Cadogan House, Rose Kiln Lane	0.23	24		24			
Dee Park Phase 3	16.4	108		-82	50	50	50
Alexander House, 205-207 Kings Road	0.16	56		56			
Aspen House, Kings Road (new build)	0.06	14			14		
Warwick House, Warwick Road	0.15	10		10			
199-207 Henley Road	0.96	39	-3	21	21		
Green Park Village Phase 6A	1.44	339					
Land at Madejski Stadium, Shooters Way	19	618			98	98	100
<b>TOTAL</b>	<b>31.51</b>	<b>3665</b>	<b>8</b>	<b>406</b>	<b>769</b>	<b>538</b>	<b>492</b>
<b>TOTAL incl lapse rates (various)</b>		<b>3297</b>	<b>7</b>	<b>370</b>	<b>697</b>	<b>489</b>	<b>448</b>
<b>EXISTING COMMITMENTS UNDER CONSTRUCTION</b>							
Jacksons Corner 1-9 Kings Road	0.1	33	18	15			
114 Oxford Road	0.14	16		16			
3-4 Wesley Gate	0.07	18	14	4			
Clarendon House, 59-75 Queens Rd (conversion)	0.22	49	49				
Former Cooper BMW, Kings Meadow Road	0.49	315		315			
13-21 Crown Street and 27 Silver Street	0.33	80		80			

Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
5-9 Berkeley Avenue	0.63	112	54	34	24		
1 Castle Crescent	0.26	12	12				
St Georges Hall, St Georges Road	0.31	12	12				
Aspen House, Kings Road (conversion)	0.29	78	78				
Elvian School, Bath Road	5	118	10				
Land at Conwy Close	1.04	57	44				
Green Park Village	24.65	836	98	101	101	101	100
Worton Grange	6.17	175	76				
<b>TOTAL</b>	<b>39.7</b>	<b>1911</b>	<b>465</b>	<b>565</b>	<b>125</b>	<b>101</b>	<b>100</b>
<b>TOTAL (no lapse rates on sites U/C)</b>		<b>1911</b>	<b>465</b>	<b>565</b>	<b>125</b>	<b>101</b>	<b>100</b>
<b>PERMITTED SUBJECT TO S106</b>							
53-55 Argyle Road	0.04	10			10		
34-38 Southampton Street	0.03	10		-1	11		
<b>TOTAL</b>	<b>0.07</b>	<b>20</b>	<b>0</b>	<b>-1</b>	<b>21</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates (10%)</b>		<b>18</b>	<b>0</b>	<b>-1</b>	<b>19</b>	<b>0</b>	<b>0</b>
<b>ALLOCATED LOCAL PLAN SITES WITHOUT PLANNING PERMISSION</b>							
CR12d: Broad Street Mall	2.75	250				63	63
CR14h: Central Club, London Street	0.05	10				3	3
CR14i: Enterprise House, 89-97 London Street	0.15	10				3	3
CR14j: Crown Street/Southampton Street	0.08	12				3	3
CR14m: Caversham Lock Island	0.45	-1			-1		
WR3e: Yeomanry House, Castle Hill	0.44	12			3	3	2
WR3n: Amethyst Lane	0.57	40			8	8	8
WR3p: Alice Burrows Home, Dwyer Road	0.48	22			5	5	4
WR3s: Land at Kentwood Hill	1.52	51				13	13
WR3t: Land at Armour Hill	0.4	15				4	4
ER1c: Land rear of 8-26 Redlands Road*	0.74	10					-5
ER1e: St Patrick's Hall, Northcourt Avenue*	3.39	119				30	30
<b>TOTAL</b>	<b>11.02</b>	<b>550</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>135</b>	<b>128</b>
<b>TOTAL incl lapse rates (various)</b>		<b>468</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>115</b>	<b>108</b>
<b>OTHER ALLOWANCES</b>							
SA8b: Alice Burrows Home, Dwyer Road	0.48	22				6	6
Allowances for secondary school site	N/A	-120		-120			
<b>TOTAL</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates (no lapse rate)</b>		<b>-120</b>	<b>0</b>	<b>-120</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL FOR ALL (with lapse rates)</b>	<b>82.30</b>	<b>5574</b>	<b>472</b>	<b>814</b>	<b>854</b>	<b>705</b>	<b>656</b>

*\*Sites marked with an asterisk are those which include forms of accommodation other than C3, and for which the number of dwellings shown is therefore a dwelling equivalent*

## APPENDIX III - DETAILED HOUSING TRAJECTORY AGAINST LOCAL PLAN TARGETS

## Housing Trajectory 2013/14 to 2035/36 (31st March 2019) against Local Plan targets

	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	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Small Scale unidentified windfalls (< 10 units)	123	129	80	103	141	124	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2859
<b>Planning Permissions (strategic)</b>																								
Jacksons Corner 1-9 Kings Road							18	15																33
114 Oxford Road								16																16
3-4 Wesley Gate, Queens Road							14	4																18
Clarendon House, 59-75 Queens Road (conversion)							49																	49
Former Cooper BMW, Kings Meadow Road								315																315
13-21 Crown Street and 27 Silver Street								80																80
5-9 Berkeley Avenue							54	34	24															112
1 Castle Crescent							12																	12
St Georges Hall, St Georges Road							12																	12
Aspen House, Kings Road (conversion)							78																	78
Elvian School					35	73	10																	118
Land at Conwy Close						13	44																	57
Green Park Village				26	60	249	98	101	101	101	100													836
Worton Grange					33	66	76																	175
Total Per under construction (10+)							465	565	125	101	100	0	0	0	0	0	0	0	0	0	0	0	0	1356
Total Per u/c (10+) incl lapse rates (0%)							465	565	125	101	100	0	0	0	0	0	0	0	0	0	0	0	0	1356
Bristol and West Arcade, Market Place								22	21															43
29-35 Station Road								0																0
Station Hill Site, Station Hill (5%)								100	100	100	100	75												475
Havell House, 62-66 Queens Road								13																13
160-163 Friar Street								0																0
35-38 Friar Street								0																0

Former Gas Works Building, Gas Works Road								20																20
Greyfriars House, 30 Greyfriars Road								43																43
Land between Weldale Street and Chatham Street									100	100	100	100	27											427
52-55 Friar Street and 12 Greyfriars Road									0															0
1 Station Road and 22 Friar Street							11																	11
Clarendon House, 59-75 Queens Road (new build)								43																43
City Wall House, 26 West Street								10																10
33 Blagrove Street									28															28
1-2 Wesley Gate, Queens Road								15																15
Land at Kenavon Drive									100	100	100	100	100	100	100	65								765
Former Cox & Wyman, Cardiff Road									48	48														96
Former Reading Family Centre, North Street									47															47
Former Battle Hospital Site, Portman Road						-28			43	42	42	42	42											183
St Martins Precinct								20	20															40
79 Silver Street*								14																14
Woodley Arms, Waldeck Street*									10															10
Private Car Park, East Street*								26																26
14 Arkwright Road									37															37
54 Queens Road									20															20
83-85 London Street								18																18
10 Southern Court, South Street								16																16
85-87 Basingstoke Road								17																17
1025-1027 Oxford Road									12															12
Chazey Farm, The Warren*								0																0
Cadogan House, Rose Kiln Lane								24																24
Dee Park Phase 3								-82	50	50	50	40												108



Alexander House, 205-207 Kings Road								56																56
Aspen House, Kings Road (new build)									14															14
Warwick House, Warwick Road								10																10
199-207 Henley Road							-3	21	21															39
Green Park Village Phase 6a												100	100	100	39									339
Land at Madejski Stadium, Shooters Way									98	98	100	100	100	100	22									618
Total Per not started (10+)							8	406	769	538	492	557	369	300	161	65	0	0	0	0	0	0	0	3665
Total Per n/s (10+) incl lapse rates (10% unless otherwise stated)							7	370	697	489	448	505	332	270	145	59	0	0	0	0	0	0	0	3322
Permissions subject to S106 (strategic)																								
53-55 Argyle Road									10															10
34-38 Southampton Street								-1	11															10
Total Per subject to S106 (10+)							0	-1	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Total Per subj S106 incl lapse rates (10%)							0	-1	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Allocated Local Plan Sites (Not yet with pp)																								
CR11a: Friar Street and Station Road (remainder unpermitted) (20%)												14	14	14	14	14	14	13						97
CR11b: Greyfriars Road Corner (20%)																								0
CR11d: Brunel Arcade and Apex Plaza (20%)														41	40	40	40	40	40	40	40	40	40	401
CR11e: North of Station (20%)												53	53	53	53	53	53	53	53	53	53	52	52	634
CR11f: West of Caversham Road (20%)														10	10	10	10	10	10	9	9	9	9	96
CR11g: Riverside (20%)												37	37	37	36	36	36	36						255
CR11i: Napier Court (20%)												22	22	22	22	22	22	22	22	22	21	21	21	261
CR12a: Cattle Market (10%)														45	45	45	45	45	45	45	45	45	45	450
CR12b: Great Knollys Street and Weldale Street (20%)														14	13	13	13	13						66
CR12c: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (15%)												47	47	47	47									188

CR12d: Broad Street Mall (20%)										63	63	62	62												250
CR12e: Hosier Street (10%)														69	69	69	68	68	68	68	68	68	68	68	683
CR13a: Reading Prison (10%)												40	40												80
CR13b: Forbury Retail Park (20%)														39	39	39	39	39	39	39	39	38	38		388
CR13c: Forbury Business Park and Kenavon Drive (10%)												80	79	79											238
CR13d: Gas Holder (10%)												29	29												58
CR14a: Central Pool, Battle Street (10%)												33	32	32											97
CR14c: 17-23 Queen Victoria Street (10%)																									0
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square (20%)																									0
CR14f: 1-5 King Street (20%)																									0
CR14h: Central Club, London Street (20%)										3	3	2	2												10
CR14i: Enterprise House, 89-97 London Street (20%)										3	3	2	2												10
CR14j: Corner of Crown Street & Southampton Street (10%)										3	3	3	3												12
CR14l: 187-189 Kings Road (20%)												14	13												27
CR14m: Caversham Lock Island (10%)									-1																-1
SR2: Land North of Manor Farm Road (20%)														86	86	86	86	86	85	85	85	85	85	85	855
SR3: South of Elgar Road (20%)														33	33	33	33	33	33	33	33	33	33	33	330
SR4a: Pulleyn Park, Rose Kiln Lane (10%)														9	9	9	9	9	9	8	8	8	8		86
SR4b: Rear of 3-29 Newcastle Road (20%)												4	3	3	3	3	3	3							22
SR4d: 169-173 Basingstoke Road (20%)																									0
WR2: Park Lane Primary School, The Laurels and Downing Road (20%)																									0
WR3b: 2 Ross Road and part of Meadow Road (20%)																									0
WR3c: 28-30 Richfield Avenue (20%)																									0

WR3e: Yeomanry House, Castle Hill (10%)								3	3	2	2	2												12
WR3f: 4 Berkeley Avenue (20%)											6	6												12
WR3g: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)																								0
WR3h: Rear of 303-315 Oxford Road (20%)											9	8												17
WR3i: Battle Hospital, Portman Road (remainder) (20%)													12											12
WR3j: Land at Moultsford Mews (20%)											7	6												13
WR3k: 784-794 Oxford Road (20%)																								0
WR3l: 816 Oxford Road (10%)											9	8												17
WR3m: 103 Dee Road (20%)											21	21												42
WR3n: Amethyst Lane (10%)								8	8	8	8	8												40
WR3p: Alice Burrows Home, Dwyer Road (10%)								5	5	4	4	4												22
WR3q: Norcot Community Centre, Lyndhurst Road (10%)													4	4	3	3	3							17
WR3r: Charters Car Sales, Oxford Road (20%)											8	7												15
WR3s: Land at Kentwood Hill (10%)									13	13	13	12												51
WR3t: Land at Armour Hill (10%)									4	4	4	3												15
CA1a: Reading University Boat Club, Thames Promenade (10%)											10	10												20
CA1b: Part of Reading Golf Club, Kidmore End Road (10%)													11	11	11	11	11	11	11	11	11	11	11	110
CA1c: Land at Lowfield Road (10%)													6	6	6	6	6							30
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 and 8 Copse Avenue (20%)											11	10												21
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road (10%)											6	5												11
CA1f: Rear of 1 & 3 Woodcote											5	5												10

Road and 21 St Peter's Hill (20%)																								
CA2: Caversham Park (20%)											6	6	6	6	6	5	5							40
ER1b: Dingley House, 3-5 Craven Road (10%)											9	9												18
ER1c: Land rear of 8-26 Redlands Road (10%)										-5	8	7												10
ER1d: Land adjacent to 40 Redlands Road (10%)											8	7												15
ER1e: St Patricks Hall, Northcourt Avenue* (10%)									30	30	30	29												119
ER1f: Hamilton Centre, Bulmershe Road (10%)											8	8												16
ER1h: Arthur Hill Swimming Pool, 221-225 Kings Road (20%)											4	4												8
ER1i: 261-275 London Road (20%)													3	3	3	2	2							13
ER1k: 131 Wokingham Road (20%)													2	2	2	2	2							10
Total Local Plan sites							0	0	15	135	128	638	623	677	551	503	500	499	415	413	412	410	410	6329
Local Plan sites including lapse rate (mixed)							0	0	14	115	108	543	530	569	458	417	414	413	345	344	343	341	341	5295
Other allowances																								
Allowance for secondary school site								-120																
Other allowances total							0	-120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-120
Total Past Completions (Housing)	361	635	751	717	700	910																		4074
Total Past Completions (Non-C3 Resi)	0	-41	-5	96	36	42																		128
Total Past Completions (All)	361	594	746	813	736	952																		4202
Total Projected Completions							599	942	982	832	783	1175	989	966	729	602	541	540	472	471	470	468	468	12030
Cumulative Completions	361	955	1701	2514	3250	4202	4801	5743	6724	7556	8339	9514	10504	11470	12200	12802	13343	13883	14356	14826	15296	15764	16232	
MONITORING AGAINST LOCAL PLAN TARGETS																								
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	15847
PLAN - Non-C3 residential (resi equiv p.a.)	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Strategic Allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	705	705	705	705	705	705	705	705	705	705	705	705	16224

MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-141	95	370	497	575	1045	1330	1591	1616	1513	1349	1184	952	717	482	245	8	
MANAGE - Annual requirement taking account of past / projected completions	706	721	727	726	722	721	707	714	699	679	667	657	610	572	528	503	489	480	468	467	466	464	460	

*\*Sites with an asterisk are those for non-C3 forms of accommodation for which a residential equivalent figure is used.*

## APPENDIX V - LOCAL PLAN MONITORING INDICATORS

The following table lists the monitoring indicators in section 11 of the Local Plan (adopted 2019) and sets out the most recent figure, which is generally for 2018-19 unless otherwise stated. As the Local Plan had not yet been adopted in the monitoring year, this represents a baseline against which to monitor in the future, and a failure to meet targets in 2018-19 or in previous years cannot therefore be considered a failure of the plan itself.

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
Cross-Cutting Policies							
Carbon footprint of Reading Borough	General, CR2	Reduce by 34% compared to 2005 levels	2020	Reduced by 44% compared to 2005 levels (2017, BEIS)		On track	
Sustainability requirements attached to major planning applications approved	CR2, H5	Requirements for all majors	Annual	66%	61%	Not met	See comments in section 5
Contributions towards infrastructure secured through Section 106 agreements	CC9	No specific target - maximise contribution		£2,747,034.32	£22,173,679.35	N/A	See comments in section 6
Community Infrastructure Levy receipts and expenditure	CC9	No specific target - maximise contribution		Receipt - £4,587,372.28	£11,212,329.27	N/A	
				Expenditure - £1,667,607.83	£5,070,843.91	N/A	
Built and Natural Environment							
Amount of public recreational open space	EN7 - EN9	No net loss	By 2036	+ 0.71 ha of unrestricted open space +0.11 ha of PROS -8.13 of 'limited' open space	+ 4.015 ha of unrestricted open space	On track (for unrestricted open space)	See comments in section 11
Loss of open space to development	EN7, EN8	None	Annual				
New public open space brought into use through development	EN9	Net gain	By 2036				
Number of Local Wildlife Sites in positive conservation	EN12	80%	Annual	84%	N/A	Met	

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
management							
Area of Biodiversity Action Plan habitat	EN12	No net loss	Annual	383.7 ha (2018)	N/A	On track	Figure lower than at the start of plan period due to more accurate mapping.
Development in Major Landscape Features	EN13	Dwellings - none	Annual	0	2	Met	
		Non-residential floorspace - none	Annual	138 sq m	965 sq m	Not met	
Air quality targets in the UK Air Quality Strategy	EN15	Various	2020	See 2019 Air Quality Annual Status Report: <a href="https://www.reading.gov.uk/media/6388/Air-Quality-Annual-Status-Report/pdf/Reading_ASR_2019_v1.pdf">https://www.reading.gov.uk/media/6388/Air-Quality-Annual-Status-Report/pdf/Reading_ASR_2019_v1.pdf</a>			
Development on sites wholly or partly in Flood Zones 2 and 3	EN18	Maximum 4,000 dwellings	By 2036	515	1,001	On track	See comments in section 11
		Maximum 250,000 sq m non-residential	By 2036	-11,162 sq m	21,329 sq m	On track	
Economic Development							
Office floorspace completed (net change)	EM1	53,000 - 112,000 sq m	By 2036	-5,939 sq m	-97,817 sq m	Behind	See comments in section 7
Industrial and warehouse floorspace completed (net change)	EM1	148,000 sq m	By 2036	11,091 sq m	34,405 sq m	Behind	
Proportion of office floorspace completed which is in the centre or A33 corridor	EM2	90%	Annual	97%	93%	Met	
Proportion of	EM2	80%	Annual	100%	89%	Met	



Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
industrial/warehouse floorspace completed which is in the A33 corridor or Core Employment Areas							
Net change of employment land within Core Employment Areas	EM3	No net loss	Annual	597 sq m	-10,981 sq m	Met	
Net change in small business units (less than 150 sq m)	EM4	No net loss	Annual	0 units	-2 units	Met	
Net change in storage & distribution floorspace in south of Basingstoke Road	EM4	No net loss	Annual	0 sq m	-1,160 sq m	Met	
<b>Housing</b>							
Five year housing land supply measured against targets in H1	H1	More than 5 year supply plus buffer <sup>11</sup>	Annual	5.57 years	N/A	Met	
Amount of new housing delivered (net change)	H1	689	Annual	910	4,074	Met	
Amount of new affordable housing delivered on new development sites.	H3	30% on sites of 10+ dwellings	Annual	492 dwellings + £35,000 secured. Equates to 21.9% <sup>12</sup>	911 dwellings + £1.35 million secured. Equates to 19.3%	Not met	See comments in section 8
		20% on sites of 5-9 dwellings		4 dwellings + £189,356 secured.	21 dwellings + £1.36 million secured.	Not met	

<sup>11</sup> The buffer is generally 5%, unless over the plan period a track record of under-delivery is established, in which case the buffer rises to 20%

<sup>12</sup> To calculate an equivalent proportion, the total units secured through a S106 signed in the monitoring year is added to the financial contribution converted to units on the basis that delivering an affordable unit is estimated to cost £100,000 as calculated in evidence for the Local Plan examination. This is compared to the total number of units granted within developments that in policy terms should generate an affordable housing requirement.

Indicator	Relevant policies	Target		Data				
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments	
				Equates to 7.3%	Equates to 11.9%			
		10% contribution on sites of 1-4 dwellings		£875,604.10 secured. Equates to 10.2%	4 dwellings + £3.14 million secured. Equates to 9.0%	Met		
New-build dwellings delivered by size and type	H2	At least 50% 3-bed or more outside centre	Annual	43% of 3-bed or more	37% of 3-bed or more	Not met		
Percentage of new dwellings on previously-developed land	General	90%	Annual	70%	90%	Not met		
Proportion of student accommodation delivered on non-FHE sites	H12	None	Annual	N/A (no completions in year)	100%	Met		
Net additional gypsy and traveller pitches	H13	TBC	By 2036	0	0	N/A		
Dwellings delivered and offices lost through office to residential prior approvals	General	Dwellings delivered - no target		188	938	N/A		
	General	Net change in offices (sq m) - no target		-7,327 sq m	-48,910 sq m	N/A		
Transport								
Delivery of identified transport projects in policy TR2	TR2	Various - see Local Transport Plan		See Section 9				
Retail, Leisure and Culture								
Retail, leisure and culture floorspace delivered	RL2	Up to 34,900 sq m	By 2036	-10,423 sq m	-19,943 sq m	Behind	See comments in section 10	
Proportion of retail, leisure and culture floorspace delivered that	RL1	80%	Annual	21%	69%	Not met		

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
is in a designated centre							
Retail vacancy within designated centres	RL1	Less than 10%	Biannual	Overall - TBC%	N/A	TBC	
				Reading Centre - TBC%		TBC	
				Basingstoke Rd N - 5.3%		Met	
				Caversham - 7.0%		Met	
				Cemetery Junction - 7.8%		Met	
				Christchurch Rd - 28.6%		Not met	
				Coronation Square - 16.7%		Not met	
				Dee Park - 0%		Met	
				Emmer Green - 0%		Met	
				Erleigh Rd - 13.3%		Not met	
				The Meadway - 25.9%		Not met	
				Northumberland Ave N - 0%		Met	
				Oxford Rd West - 6.9%		Met	
				Shinfield Rd - 0%		Met	
				Tilehurst Triangle - 1.4%		Met	
				Wensley Road -		Met	

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
				0%			
				Whitley - 3.4%		Met	
				Whitley St - 2.4%		Met	
				Whitley Wood - 0%		Met	
				Wokingham Rd - 5.9%		Met	
Proportion of key frontages within district and local centres in A1 or A2 use	RL3	Basingstoke Rd N - 50%	Annual	Basingstoke Rd N - 59.6%	N/A	Met	
		Caversham - 60%		Caversham - 51.1%		Not met	
		Cemetery Junction - 60%		Cemetery Junction - 59.9%		Not met	
		Christchurch Rd - 60%		Christchurch Rd - 54.8%		Not met	
		Coronation Square - 60%		Coronation Square - 63.2%		Met	
		Dee Park - 50%		Dee Park - 64.1%		Met	
		Emmer Green - 50%		Emmer Green - 58.1%		Met	
		Erleigh Rd - 50%		Erleigh Rd - 48.3%		Not met	
		The Meadway - 50%		The Meadway - 36.3%		Not met	
		Northumberland Ave N - 50%		Northumberland Ave N - 65.1%		Met	
		Oxford Rd West - 50%		Oxford Rd West - 55.0%		Met	
		Shinfield Rd -		Shinfield Rd -		Met	

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
		50%		54.0%			
		Tilehurst Triangle - 60%		Tilehurst Triangle - 58.1%		Not met	
		Wensley Road - 60%		Wensley Road - 80.7%		Met	
		Whitley - 60%		Whitley - 52.8%		Not met	
		Whitley St - 40%		Whitley St - 52.3%		Met	
		Whitley Wood - 60%		Whitley Wood - 67.3%		Met	
		Wokingham Rd - 50%		Wokingham Rd - 54.0%		Met	
Other Uses							
Floorspace for community facilities (use class D1) delivered	OU1	Net increase	Annual	2,035 sq m	21,164 sq m	Met	
Development for residential uses within the Consultation Zones for AWE Burghfield	OU2	Middle Zone - No target		249 dwellings	335 dwellings	N/A	The Consultation Zone approach to AWE has been superseded, but this indicator is still useful as a general measure.
		Outer Zone - No target		296 dwellings	981 dwellings	N/A	
Development for non-residential uses within the Consultation Zones for AWE Burghfield	OU2	Middle Zone - No target		0 sq m	-6,112 sq m	N/A	
		Outer Zone - No target		25,713 sq m	54,266 sq m	N/A	
Central Reading							
Dwellings completed in Central Reading (net change)	CR11, CR12, CR13, CR14	7,600 (approx.)	By 2036	311	1,642	Behind	Targets for areas are for general monitoring purposes and are not policy targets.
Office floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	71,000 sq m (approx.)	By 2036	-55 sq m	-58,717 sq m	Behind	
Retail and leisure floorspace completed in Central Reading	CR11, CR12,	Up to 27,000 sq m (approx.)	By 2036	-7,336 sq m	-22,571 sq m	Behind	

Indicator	Relevant policies	Target		Data			
		Target	Target Date	Most recent figure	Total for plan period so far (2013-2019)	Compared to target	Comments
(net change)	CR13, CR14						
South Reading							
Dwellings completed in South Reading (net change)	SR2, SR3, SR4	3,700 (approx.)	By 2036	411	1,168	On track	Targets for areas are for general monitoring purposes and are not policy targets.
Industrial/warehouse floorspace completed in South Reading (net change)	SR1, SR4	155,000 sq m (approx.)	By 2036	11,067 sq m	24,319 sq m	Behind	
West Reading and Tilehurst							
Dwellings completed in West Reading and Tilehurst (net change)	WR1, WR2, WR3	2,400 (approx.)	By 2036	142	823	On track	Targets for areas are for general monitoring purposes and are not policy targets.
Caversham and Emmer Green							
Dwellings completed in Caversham and Emmer Green (net change)	CA1, CA2	700 (approx.)	By 2036	9	100	Behind	Targets for areas are for general monitoring purposes and are not policy targets.
East Reading							
Dwellings completed in East Reading (net change)	ER1	1,100 (approx.)	By 2036	37	341	On track	Targets for areas are for general monitoring purposes and are not policy targets.

Where indicators are judged against a running total, they are considered to be 'behind' if they are more than 10% behind the annual average required to meet the total by 2036. Please note that being behind or ahead of these annual averages does not necessarily mean that there should be any concerns about meeting the overall 2036 target, as delivery will differ from year to year. For instance, the overall homes to be delivered in one part of Reading may be dependent on one or two sites which are not expected to be delivered until later in the plan process. Delivery against these indicators will ultimately need to be judged in 2036.

Planning Section

Reading Borough Council

Civic Offices, Bridge Street

Reading

RG1 2LU

Tel: 0800 626540

Email: [planningpolicy@reading.gov.uk](mailto:planningpolicy@reading.gov.uk)

Website: [www.reading.gov.uk/planningpolicy](http://www.reading.gov.uk/planningpolicy)



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