

Reading Borough Council

ANNUAL MONITORING REPORT

2014-2015

December 2015



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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 1st April 2014 to 31st March 2015.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Amendments to the Core Strategy and Sites and Detailed Policies Document relating to affordable housing have been adopted in 2014-15, as has the Community Infrastructure Levy charging schedule (although CIL did not start operating until 1st April 2015). Progress on the Local Plan has been subject to some delay, but is now well underway.
- iv. **Duty to Co-operate:** The Council has undertaken a significant amount of co-operation with neighbours and other bodies, in particular relating to assessing the levels of housing need within the area.
- v. **Economic Development:** There has been a substantial loss of employment floorspace in 2014-15, particularly of offices, some of which is related to the new permitted development right to convert offices to residential without needing planning permission.
- vi. **Housing:** Numbers of new housing completions have been much healthier this year than in the preceding four years, indicating that housebuilding rates are emerging from the recession. Many of these completions are changes of use. Reading has a five year supply of housing when measured against both Core Strategy targets and objectively assessed need. Levels of affordable housing delivery are higher than last year, although still below recent trends.

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 1st April 2014 to 31st March 2015. It provides a concise digest of key statistical information pertinent to the assessment of the impact of the LDF policies.

Context to the AMR 2014/15

- 1.3** Since the 2012/13 reporting period the government has issued new regulations which have significantly changed the necessities and procedures for reporting progress and outcomes of LDS policies, meaning in particular that an Annual Monitoring Report is no longer a requirement as such. 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 sections which comprises section (1) Monitoring Policy Progress and section (2) 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 2014 including the status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate.
 - Monitoring numerical indicators relevant to the adopted Local Plan documents.
- 1.6** Section 2 of the Reading Borough AMR for the monitoring year 2014/15 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.

- 1.7** Section 4 onwards of the AMR 2014/15 deliberates upon 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 the possible impact of these policies on national and local policy targets. It also assesses the performance of these policies in the present economic context.
- 1.8** The housing trajectory for 2014/15 and headline indicators relating to housing monitoring are included in this section 7 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 tourism development are also outlined through appropriate indicators.
- 1.9** This AMR presents information regarding the Borough's corporate priorities, e.g. housing, particularly affordable housing, economic progress, improving the local environment and future policy direction on spatial issues.
- 1.10** The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in September 2015, 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 include:
- The 2011 Census- a selection of data from the 2011 Census is available on the Borough's website at:
<http://www.reading.gov.uk/council/profile-of-reading-borough/2011-census-statistics/>
More data can be found on the ONS website:
<http://www.ons.gov.uk/ons/guidemethod/census/2011/index.html>
 - The Office of National Statistics' NOMIS service provides labour market statistics by local authority area. Data for Reading can be found at:
<http://www.nomisweb.co.uk/reports/lmp/la/1946157285/report.aspx>
 - Centre for Cities Outlook: This is an annually produced economic index of the 64 largest cities and towns in the UK. In this document "Reading" includes the boroughs of Wokingham and Bracknell Forest. The document can be accessed at:
<http://www.centreforcities.org/publication/cities-outlook-2015/>

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 updated in November 2013, proposing the production of a comprehensive Local Plan. This was updated with revised timescales in November 2014. Therefore, two LDSs have covered various parts of the monitoring year.
- 2.3** In summary, the three main planning policy documents already in place at the start of the year are detailed below.
- 2.4** **Reading Central Area Action Plan (RCAAP):** The Submission Draft Reading Central Area Action Plan was subject to examination in September 2008, and the document was subsequently found sound in November 2008. The RCAAP was adopted in January 2009.
- 2.6** **Sites & Detailed Policies Document (SDPD):** The Sites and Detailed Policies Document (and accompanying Proposals Map) was submitted to the Secretary of State in July 2011. It was subject to examination later in 2011, including public hearings in November and December. Main modifications were consulted on during Spring and Summer 2012, and the document was found sound in September 2012 and adopted in October 2012.

Table 1: Documents already adopted at 31st March 2014

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
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	October 2011
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

- 2.7** 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 2014 and 31 March 2015, and indicates whether these milestones were met or were missed.
- 2.9** The position relating to the LDS has changed over this period. At the start of the monitoring year, the Council was working to a LDS approved in November 2013, which reflected the intention to produce a new comprehensive Local Plan. This LDS was revised in the middle of the monitoring year, in November 2014, to revise the dates for Local Plan production and to remove some Supplementary Planning Documents which it was no longer intended to produce. The milestone that is referred to in the 'Planned Milestone' column is from the most up-to-date LDS at the time the milestone was reached.

Table 2 Progress against Milestones in the LDS, 2014-15

	STAGE	PLANNED MILESTONES 2014-15	ACTUAL MILESTONES
Review and Alteration of the Council's Affordable Housing Policies	Submission	June 2014*	August 2014
	Examination	Summer 2014*	September - December 2014
	Adoption	March 2015**	January 2015
Local Plan	Consultation on Issues and Options	July 2014* August 2015**	January 2016 (expected)
Community Infrastructure Levy Charging Schedule	Examination	Summer 2014*	September - December 2014
	Adoption	March 2015**	January 2015
Sustainability Appraisal Scoping Report	Final version	February 2014***	September 2014
Site-Specific Section 106 Agreements SPD	Adoption	March 2015**	April 2015
			Milestone met
			Milestone missed

*Milestone from Local Development Scheme November 2013

**Milestone from Local Development Scheme November 2014

- 2.10** In summary, progress on some documents has been somewhat behind targets. In the case of the Alteration on Affordable Housing and the Community Infrastructure Levy Charging Schedule, the timing of which was aligned, the examination took place somewhat later than anticipated, but adoption took place within the revised milestones. The Site-Specific S106 SPD was dependent on CIL and therefore was delayed until its adoption.
- 2.11** The Local Plan is the most significant document on the list, and progress on this was delayed because much of it hinged on the results of a Strategic

Housing Market Assessment, being produced in conjunction with the other five Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership, which has taken longer than anticipated. Results from the study were made public in October 2015.

- 2.12 Minerals and Waste Development Framework.** Progress on the Joint Minerals and Waste Development Framework¹ has been reported in a separate AMR up to 2010. The 2010 Joint Minerals and Waste AMR reported on the major setback in production of the Minerals and Waste Development Framework in the 2009-10 monitoring year, namely the withdrawal of the draft Minerals and Waste Core Strategy, which had reached Examination stage. The Joint Strategic Planning Unit was wound up in September 2011, and joint working on minerals and waste planning has now ceased. Each authority is now responsible for minerals and waste planning policy.
- 2.13** The 2013 and 2014 LDSs suggest that minerals and waste policies may be included within an overall Local Plan. However, the Local Plan Issues and Options document now states that the intention is to work jointly with some neighbouring authorities on minerals and waste planning. No timescales for this work have yet been produced or included within any AMR.
- 2.14 Future Policy Production:** The next significant stage expected to be reached is consultation on Issues and Options for the Local Plan. This is anticipated to take place in January and February 2016. The consultation document itself was approved by Strategic Environment, Planning and Transport Committee on 24th November 2015, and the proposed consultation document is on the Council's website².
- 2.15 Conclusions:** Whilst there has been progress in terms of adopting alterations to the Core Strategy and Sites and Detailed Policies Document on affordable housing, and in approving and implementing the Community Infrastructure Levy, some of the other stages have been subject to some delays. However, work continues on these documents, particularly the new comprehensive Local Plan.

¹ Production of minerals and waste planning policy documents has until recently been undertaken jointly with Bracknell Forest Borough Council, Slough Borough Council, West Berkshire Council, Royal Borough of Windsor and Maidenhead and Wokingham Borough Council, through the Berkshire Unitary Authorities' Joint Strategic Planning Unit.

² www.reading.gov.uk/newlocalplan

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. The Council has started the process of preparing new development plan policy within the monitoring year, so has begun to undertake co-operation for this purpose, specifically on the vital issue of housing needs. There are also ongoing joint arrangements with neighbouring authorities, as well as work that has been undertaken to inform plans of other authorities.

3.2 Development Plans Group: The Council has long standing formal arrangements with the other five unitary authorities that are part of Berkshire that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Planning Group (DPG) provides a co-ordinating role in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. It is therefore the main vehicle for the duty-to-cooperate between the Berkshire authorities. DPG met on the following occasions during the monitoring year:

- 22nd April 2014
- 10th June 2014
- 14th August 2014
- 10th October 2014
- 3rd December 2014
- 21st January 2015
- 17th March 2015

3.3 Strategic Housing Market Assessment: The most significant project that falls under the duty to co-operate is the production of a Strategic Housing Market Assessment to cover the housing market area(s) within which the Berkshire authorities fall. This is being undertaken jointly with West Berkshire Council, Wokingham Borough Council, Bracknell Forest Borough Council, the Royal Borough of Windsor and Maidenhead, Slough Borough Council and the Thames Valley Berkshire Local Enterprise Partnership, and aims to define the housing market areas and identify housing needs within those areas. South Bucks District Council was invited to become part of the commissioning group when it was clear that South Bucks would fall within a housing market area with authorities in Berkshire, but declined.

3.4 In the previous monitoring period (2013-14) it was reported that the specification for the project had been drafted. Within this monitoring year, the specification was finalised and advertised for tender. The contract was then let to GL Hearn (together with Justin Gardner Consulting and Wessex Economics) in January 2015, and the study got underway in the same month. At the time of publication of the AMR, a final version of the study is expected to be published shortly, and the summary conclusions are already known as a result of a presentation given to a stakeholder workshop - however, this falls within the 2015-16 monitoring year and will therefore be fully reported in next year's AMR, along with any joint work to take those housing figures forward.

3.5 Other meetings: The following meetings were held during 2014-15 that fall under the heading of the Duty to Co-Operate:

- Berkshire Minerals and Waste Officers Group - Tuesday 13th May 2014 (progress on West Berkshire minerals and waste plan, national guidance updates, Local Aggregate Assessment)
- Duty to Co-operate meeting with South Oxfordshire District Council, (along with West Berkshire, Wokingham, Bracknell Forest and RBWM) - Tuesday 2nd September 2014 (local plan updates, progress on Oxfordshire SHMA and Berkshire SHMA, key issues for individual authorities and cross-boundary infrastructure requirements)
- Minerals and Waste meeting - Friday 5th September 2014 (Meeting between West Berkshire, Reading, Wokingham and Bracknell Forest to discuss opportunities for joint working)
- Duty to Co-operate meeting with Oxfordshire County Council on minerals and waste matters (along with West Berkshire, Wokingham, Bracknell Forest and Slough) - Wednesday 8th October 2014 (discussing cross boundary minerals and waste matters, in particular the progress of minerals and waste plan making in Oxfordshire).
- South East England Aggregates Working Party - Monday 27th October 2014 (SEEAWP is the grouping of South East minerals planning authorities and industry representatives)
- Berkshire Minerals and Waste Officers Group - Wednesday 10th December 2014 (progress on minerals and waste plan making in Berkshire and elsewhere, Local Aggregate Assessment, national and regional updates)
- Minerals and Waste meeting - Thursday 8th January 2015 (Meeting between Reading, Wokingham, Bracknell Forest and RBWM to discuss opportunities for joint working)
- Minerals and Waste meeting - Tuesday 10th February 2015 (Meeting between Reading, Wokingham, Bracknell Forest and RBWM to discuss potential joint working)
- South East England Aggregates Working Party - Monday 23rd February 2015

3.6 Other measures: Five Berkshire authorities including Reading (excluding West Berkshire, which produces its own report) jointly commission an annual Local Aggregate Assessment to comply with the NPPF requirements. The most recent version, produced by Atkins, covers the period to the end of 2013 and was published in October 2014, after being approved by SEEAWP.

3.7 Reading Borough Council is currently exploring a number of options for future joint working with neighbouring authorities on matters such as economic and retail evidence and minerals and waste plan making, and expects to be able to report some further progress for 2015-16.

4. SUSTAINABLE DEVELOPMENT

Key Policies:

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

- 4.1** 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 2: Sustainability requirements attached to major planning applications approved in 2014-15

No. of major applications permitted	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
37	25	12

- 4.2** Of the 37 major planning applications that were permitted during the monitoring year, 25 had conditions relating to sustainability.
- 4.3** The remaining 12 applications are related to applications for:
- Reserved matters
 - Change of use
 - Temporary permission
 - Variation of condition
- 4.4** 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.
- 4.5** For the reserved matters applications, conditions related to sustainability tended to have been set out in the earlier outline approval.
- 4.6** Therefore, the sustainable design and construction policies have generally been implemented during the monitoring year. However, in March 2015, a ministerial statement withdrew the Code for Sustainable Homes, with the intention of replacement in the Building Regulations by measures related to water and energy efficiency. Whilst existing Code for Sustainable Homes conditions should still be complied with, the Council has changed how it uses conditions for new build housing as a result.

5. INFRASTRUCTURE, SERVICES, RESOURCES AND AMENITIES

Key Policies:

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

Main purpose of policies:

- *Provide infrastructure to support development in the area*

- 5.1 The Council has been successful over more than a decade in securing developer contributions through S106 planning obligations. Policy CS9 provides the strategic level policy and SDPD Policy DM3 provides further details as to the level of priority.
- 5.2 In terms of money brought in, the full receipts and expenditure for the financial year are detailed on the Council's website³. Information on the Section 106 agreements that have been signed during the year is set out below.

Indicator 2: Contributions towards infrastructure agreed through Section 106 agreements during 2014/15

Type of infrastructure	Total agreed 2014-2015
Affordable Housing	£5,626,054.00
Education	£553,062.36
Leisure	£1,228,768.00
Transport	£2,335,278.40
Other	£1,854,196.00

Excludes monitoring and legal fees included in Section 106 agreements

- 5.3 It should be noted that, although the figures above exclude deeds of variation or direct like-for-like replacement of existing S106s, to some extent some of the figures above will replace sums agreed in previous years. One example of this is the very significant development at Station Hill, which would replace sums agreed under previous permissions. Nonetheless, it shows a significant contribution to infrastructure necessary to support those schemes. In terms of affordable housing, the figure above represents the financial contribution to provision off-site, and excludes the value of on-site provision.
- 5.4 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. This means that the 2014/15 monitoring year will be the last one where such substantial new S106 agreements are likely to be recorded for matters other than affordable housing, as much of the contribution towards infrastructure will now be made through CIL.
- 5.5 Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires local authorities that charge CIL to report on CIL

³ http://www.reading.gov.uk/media/4208/Section-106-Report-2014--2015/pdf/Section_106_Report_2014_-2015.pdf

collected and spent during each financial year by no later than the 31st December after the end of that year. This is intended to therefore be a matter that can be included in the Annual Monitoring Report. As CIL was implemented at the beginning of the 2015-2016 monitoring year, this will be included for the first time in next year's report.

6. ECONOMIC DEVELOPMENT AND EMPLOYMENT

Key Policies:

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

Main purpose of policies:

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

Indicator 3: Amount of land completed and permitted for employment by type during 2014/2015* - Net

Total Floorspace (m ²) - <u>Completed</u> 2014-15* (Net)	B1	B2	B8	Total
Central Reading	-50,366	0	0	-50,366
A33 Corridor	0	-1,990	3,863	1,873
Core Employment Areas (outside A33 Corridor)	-698	1,868	-2,418	-1,248
Reading Total	-55,748	-122	1,445	-54,425

Total Floorspace (m ²) - <u>Newly permitted</u> 2014-15* (Net)	B1	B2	B8	Total
Central Reading	-22,072	0	0	-22,072
A33 Corridor	761	938	-640	1,059
Core Employment Areas (outside A33 Corridor)	-374	1,000	-1,040	-414
Reading Total	-27,334	1,715	-1,680	-27,299

Source: Non-Residential Commitments 2014-2015, Reading Borough Council

- 6.1** The striking trend during 2014/15 has been one of loss of offices, particularly in central Reading. A large proportion of this has been due to the permitted development rights introduced during 2013 to allow changes of offices to residential without requiring planning permission. There has been substantial take-up of this within central Reading, in particular around the Kings Road and London Street areas, and this has started to filter into changes on the ground, as well as continuing new permissions during the

monitoring year. Whilst this has led to a loss of offices, it has boosted housing completions, as seen in the next section.

- 6.2** However, the other trend with offices in the centre has been for redevelopment of existing offices to provide more modern office floorspace, and the demolitions of Alwych House (around 7,500 sq m) and the Energis building (around 21,000 sq m) in advance of new office developments were recorded in 2014/15. We therefore expect there to be some new office completions in 2015/16.
- 6.3** In terms of how these figures fit into overall trends, there has been a continued reduction in B1/B2 floorspace to the lowest level in at least 20 years. In contrast, there has been a continued increase in B8 floorspace, with the amount of B8 warehouses sitting at the highest level for decades.
- 6.4** There has been little change in B1 and B2 floorspace in the Core Employment Areas this monitoring year.
- 6.5** Note that Indicator 3 is not directly comparable with 4 and 5. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 4 and 5, whereas net figures were used for 2.

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

Total B1 Floorspace (m ²) - Gross Internal Floor Space	Completed 2014/15	Permitted 2014/15
Central Reading	350	6,289
A33 Corridor	0	761
Total in Reading	540	7,050
% of total which is in centre/A33 corridor	65%	99%

- 6.6** A very limited amount of new office floorspace has been completed this year, the majority of which is in the centre. In terms of new permissions, virtually all new floorspace permitted has been in the centre or A33 corridor in line with policy CS10. Therefore, on the basis of the quite limited evidence presented, policies on office location seem to be being implemented.

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

Total B2-B8 Floorspace (m ²)* - Gross Internal Floor space	Completed 2014/15	Permitted 2014/15
A33 Corridor	5,433	3,748
Core Employment Areas (outside A33 corridor)	1,868	1,510
Total in Reading	7,301	5,258
% of total which is in CEA/A33 corridor	100%	100%

NB: Figures are for gross internal floor-space

Source: Non-Residential Commitments 2014-2015, Reading Borough Council 2015

- 6.7 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 6: Net change in small business units (industrial/warehousing units of less than 150 m² completed and permitted)

Net change in small units (less than 150m ²)	Completed 2014/15	Permitted 2014/15
Net change in number of small units	0	0
Net change in floorspace of small units (m ²)	0	0

NB: Figures are for gross internal floor-space

Source: Non-Residential Commitments 2014-2015, Reading Borough Council 2015

- 6.8 No change is recorded.

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

Net Change in B8 Floorspace (m ²) in South of Basingstoke Road	Completed 2014/15	Permitted 2014/15
Net change	3,373	0

- 6.9 A new warehouse on Imperial Way has been completed, which is on part of a site formerly occupied by a factory.

Conclusion - Are policies fulfilling their purpose?

- Direct major office development to central Reading and the A33 Corridor*
Virtually all new permissions have been in these locations. Very little new development has been completed, but the majority is in the centre or 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 small net loss of employment floorspace within Core Employment Areas, although this does not necessarily translate to a loss of employment land.
- Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*
An increase in B8 floorspace in the south of Basingstoke Road has been permitted.

7. HOUSING

Key Policies:

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

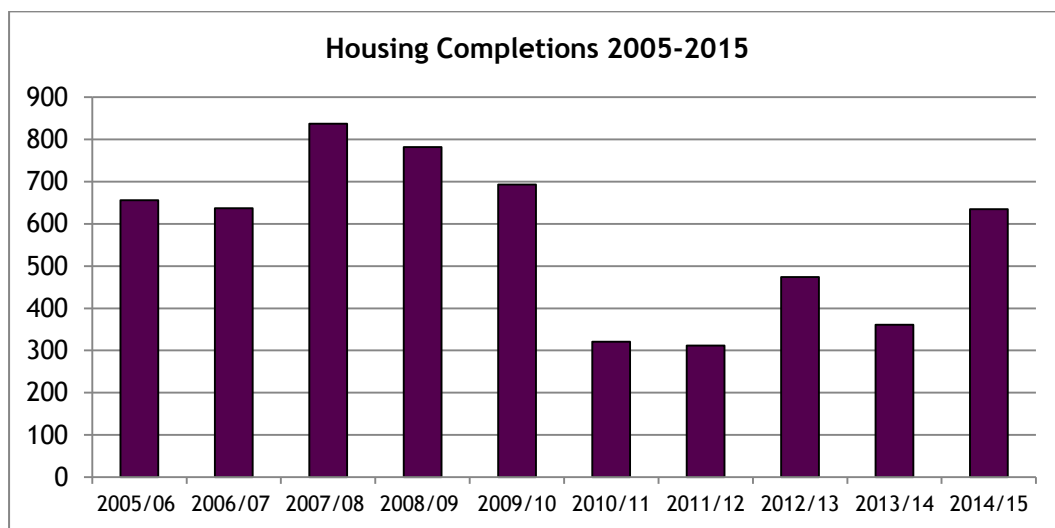
Main strategic purpose of policies:

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

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

Indicator 8 New housing delivered

Monitoring Year	Net completed additional dwellings
2005/06	656
2006/07	637
2007/08	837
2008/09	782
2009/10	693
2010/11	321
2011/12	312
2012/13	474
2013/14	361
2014/15	635



- 7.2** House-building in Reading was clearly significantly affected by the recession, with four consecutive years of delivery below Core Strategy targets between 2010 and 2014. Much of this was due in particular to very low levels of delivery in the town centre. However, 2014/15 has seen a return to strong levels of completions, including in the town centre, and with almost 1,000 dwellings under construction, this is expected to continue over the next few years.
- 7.3** The low house building figures during the recession must also be seen in the context of overall significantly exceeding Core Strategy targets.
- 7.4** One particular trend has been the conversion of offices to residential, and there have been over 200 dwellings delivered as a result of this type of development in 2014-15. Many of these have been as a result of new permitted development rights, and this is explored in Indicator 17.

Indicator 9: Five Year Housing Land Supply (measured against Core Strategy targets)

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2014	4,417
Net Completions 2014-2015	635
Projected Completions 2015-2016	771
Residual requirement 2016-2021	5,107
Annual requirement for remaining 11 years, i.e. 5107/10	511
Annual requirement for remaining 11 years with 5% buffer (NPPF para 47)	536
Total requirement for 5 years 2016/17-2020/21, i.e. 536x5	2,681
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2016-2021	2,160
Soft commitments (strategic sites) subject to S106 to be delivered 2016-2021	0
Reading Central Area Action Plan allocations to be delivered 2016-2021	990
SDPD allocations to be delivered 2016-2021	641
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2016/17-2020/21	4,516
This represents a 8.43 years supply (i.e. 4,516/536)	

Please see Appendix II for full tables of sites

- 7.5** There has been a very slight reduction in the five year housing land supply from 8.49 years to 8.43 years when measured against Core Strategy housing targets. However, this still represents a very healthy land supply. It reflects the high level of dwellings under construction (998 in 2014/15) and those expected to start soon.

Indicator 10: Five Year Housing Land Supply (measured against objectively assessed need)

REQUIREMENT	
Based on Objectively Assessed Need from SHMA 2015 (2013-2036)	16,077
Net Completions 2013-2014	361
Net Completions 2014-2015	635
Projected Completions 2015-2016	771
Residual requirement 2016-2036	14,310
Annual requirement for remaining 20 years, i.e. 14,310/20	716
Annual requirement for remaining 10 years with 5% buffer (NPPF para 47)	751
Total requirement for 5 years 2016/17-2020/21, i.e. 751x5	3,756
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2016-2021	2,160
Soft commitments (strategic sites) subject to S106 to be delivered 2016-2021	0
Reading Central Area Action Plan allocations to be delivered 2016-2021	990
SDPD allocations to be delivered 2016-2021	641
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2016/17-2020/21	4,516
This represents a 6.01 years supply (i.e. 4,516/751)	

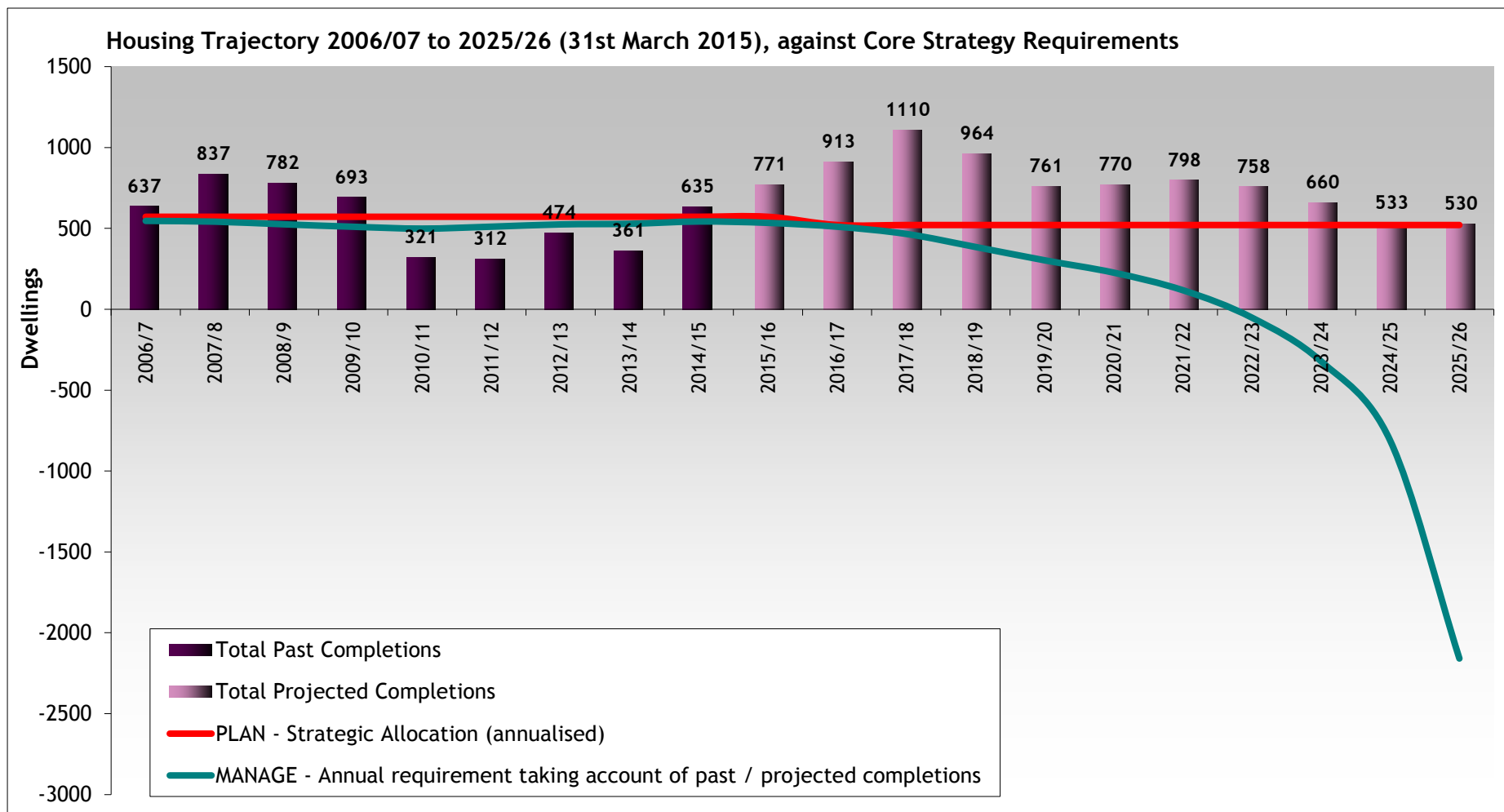
7.6 The Strategic Housing Market Assessment for Berkshire, commissioned by the six Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership, reported in October 2015, and identified a need of 699 new homes per year in Reading up to 2036.

7.7 This figure marks the start of a process of translating this need into a requirement in a Local Plan, which involves consultation, sustainability appraisal and consideration of capacity to accommodate these homes. This process will also involve significant co-operation with neighbouring authorities on where within the Housing Market Area⁴ needs can be met. Therefore, the 699 homes per year is by no means necessarily the final figure that Reading will need to plan for.

7.8 Nevertheless, until such time as the Local Plan proposes an alternative figure, it is important to consider whether the Council is able to demonstrate a five year housing land supply against objectively assessed needs. As can be seen above, the Council has a 6.01 years supply when measured against objectively assessed needs, which is still a reasonable supply, albeit not as strong as when measured against the Core Strategy.

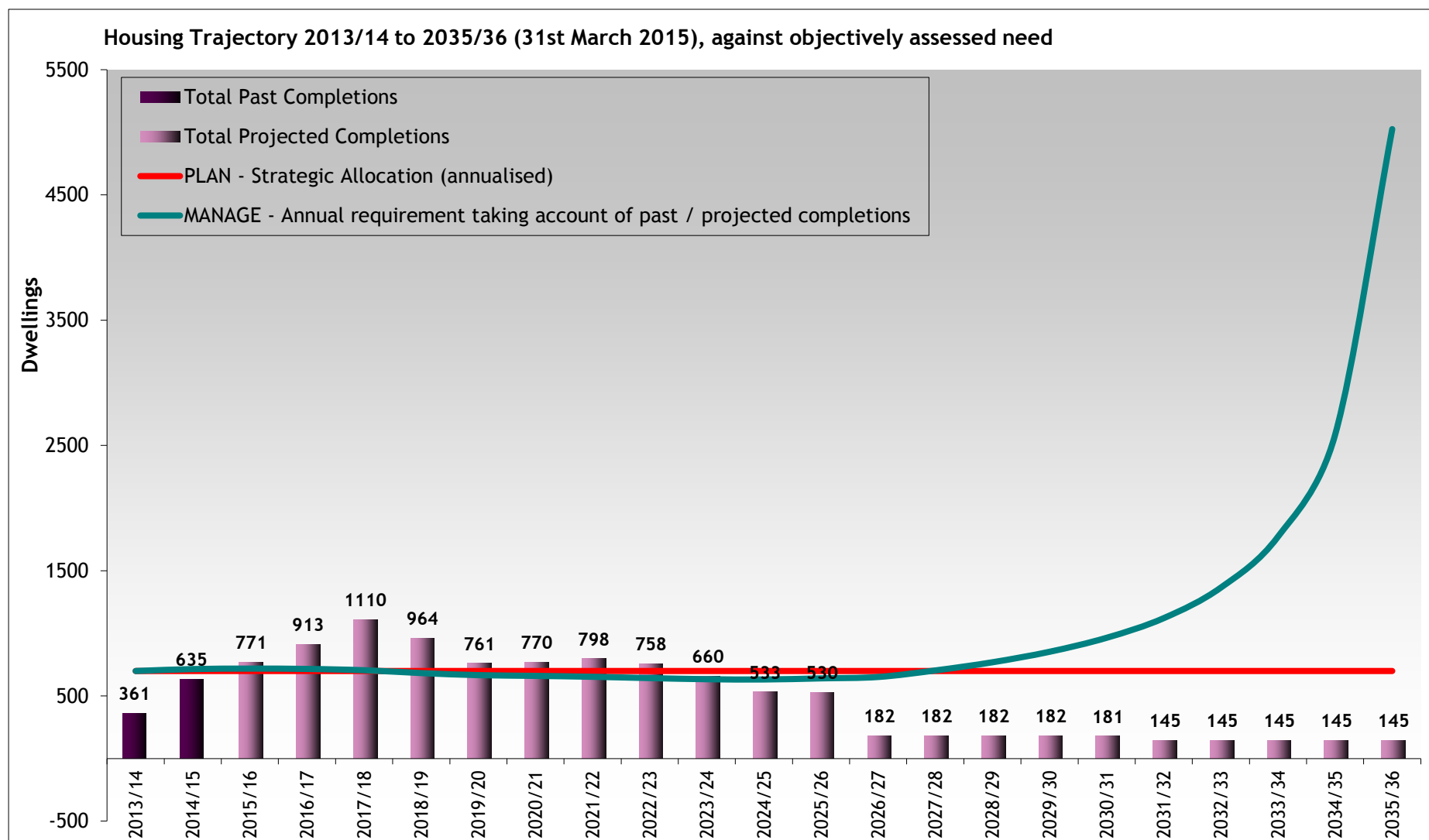
⁴ West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council

Indicator 11: Housing trajectory, when measured against Core Strategy targets



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

Indicator 12: Housing trajectory, when measured against objectively assessed needs



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

- 7.9** As can be seen from the trajectory as measured against Core Strategy targets, there are not expected to be any issues in meeting the 10,930 dwellings target by 2026, through existing permissions and local plan allocations. In fact, the expectation is that this will be exceeded by some 2,500 dwellings by 2026.
- 7.10** However, meeting the objectively assessed needs identified in the Strategic Housing Market Assessment (699 homes per year) will be considerably more challenging. Whilst a five year land supply against this can be demonstrated (see previous section), there is a lack of any currently identified specific supply in the last ten years of the period, which is hardly surprising given that current development plans only cover the period to 2026. Work on the Local Plan will seek to identify sites for development up to 2036, and will indicate whether this level of need can be accommodated.
- 7.11** It should be noted that, in developing the trajectory to sit alongside the Local Plan, there will be some changes in the way it operates. For instance, it is currently expected that the plan will seek to specifically identify sites of five dwellings or over, rather than ten. This will mean that more permissions will be individually included, but also that the assumptions about small site windfalls will need to change to reflect past levels of this size of development (which in recent years has been in the order of 100 dwellings per annum).

Indicator 13: Affordable housing completions

Monitoring Year (2014-15)	Target/ affordable rent (gross)	Intermediate Housing		Other Affordable Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	Homebuy	
	127	0	18	0	0	145

- 7.12** Although the level of delivery has been an improvement on last year's 109, it is still below recent years, with average provision from 2006 to 2013 being 199 units per annum. It represents 23% of all housing completions in the monitoring year.
- 7.13** One important factor here is that around 16% of new completions this year have come from the permitted development right to convert offices to residential (see Indicator 17). As no planning permission is required, these developments avoid the requirement to provide affordable housing.
- 7.14** In addition, financial contributions totalling £280,413 were received towards the provision of affordable housing in the Borough during the 2014-15 year.
- 7.15** Planning permission was granted for schemes that, under Section 106 agreements include financial contributions towards the provision of affordable housing amounting to more than £5.5 million (see section 5).

- 7.16** 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 annum⁵.

Indicator 14: New-build dwellings permitted during 2014-15 by size and type

New-build dwellings permitted during 2014-15 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	34	0	34	31.5
2-bed	44	4	48	44.4
3-bed	0	15	15	13.9
4-bed	0	8	8	7.4
5+ bed	0	3	3	2.8
Total	78	30	108	
% of total	72.2	27.8		

- 7.17** Despite the policy seeking larger accommodation and houses, the majority of new-build dwellings are smaller (1 or 2-bed) and are in the form of flats. However, more than half of the dwellings in the table above are within existing centres, and not therefore subject to the dwelling mix policy.
- 7.18** The above figures only refer to new build, and it is worth noting at this point that over 80% of newly permitted dwellings in 2014-15 are as a result of changes of use (the majority under permitted development rights). These tend to provide smaller accommodation.

Indicator 15: New dwellings on previously developed land

Net Completions	635
Net Completions on previously developed land	619
% of completions on previously developed land	97%

- 7.19** The vast majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough.

Indicator 16: Net additional gypsy and traveller pitches

- 7.20** No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2014-15.

⁵ http://www.reading.gov.uk/media/4104/SHMA-Presentation-Stakeholder-Event/pdf/SHMA_Presentation_Stakeholder_Event_201015.pdf

Indicator 17: Office to residential prior approvals

	Completed 2014-15	Underway at 31/03/15	Newly permitted 2014-15	Permitted (not started) at 31/03/15
Number of prior approvals completed	18	21	51	23
Amount of office floorspace lost (m ²)	6,934	15,278	25,828	35,723
Amount of dwellings gained	103	317	417	567

7.21 This new measure, not previously reported in AMRs, 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 has been significant use of this right in Reading. Around 16% of all dwellings completed in 2014-15 were from this source, and the proportion of dwellings under construction that are from this source is 32%. Even more striking is the fact that 74% of newly permitted dwellings during 2014-15 come from this permitted development right.

7.22 Also of note is the amount of office floorspace that Reading stands to lose as a result of this permitted development right, with over 50,000 sq m of floorspace either in the process of conversion or with prior approval to convert.

Conclusion - Are policies fulfilling their purpose?

- Ensure a good supply of housing, with a Core Strategy target of 572 per annum from 2006-2016 and 521 per annum from 2016-2026*

Delivery of new dwellings was very low during the recession years of 2010-2014, but a return to stronger housebuilding rates has been seen this year with 635 net completions. When judged against Core Strategy targets, there is a very healthy five year housing land supply position (8.43 years supply). However, new figures for objectively assessed need have been published recently, and, although there is still 6.01 years supply, this figure would be likely to be more difficult to achieve later in the proposed plan period (up to 2036).
- Ensure a good supply of affordable housing*

The amount of affordable housing delivered has been somewhat reduced for the last two years, but this should be seen in the context of good levels of delivery over recent years. However, there remains a very substantial need for affordable homes which should continue to be addressed in new policy and in planning decisions, particularly in the context of changes to the national planning system restricting the Council's ability to secure new affordable homes through planning.
- Ensure a mix of housing in Reading, and avoid dominance by small units and flats*

In terms of new permissions, the largest proportions are still flats rather than houses, and smaller rather than larger units. Since the vast majority of new homes permitted are changes of use, many of which are not subject to the need to apply for planning permission, and many

of the new build homes are in centres and not subject to policy DM5, this is unsurprising.

- *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*
Whilst no additional pitches have been provided, needs for additional pitches have not been identified. The Council is currently considering ways forward in planning for gypsies and travellers.

8. RETAIL, LEISURE AND CULTURE

Key Policies:

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

Main 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 18: Proportion of retail and leisure floorspace permitted during 2014-15 that is in a designated centre

Floorspace Permitted (m ² gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	1,907	135	2,258	0	0	0	3,202	7,502
Total in Reading	3,032	135	2,364	0	0	0	3,202	8,733
% of total in centres	63%	100%	96%	N/A	N/A	N/A	100%	86%

Indicator 19: Proportion of retail and leisure floorspace completed during 2014-15 that is in a designated centre

Floorspace Completed (m ² gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	1,144	135	379	0	0	0	0	1,658
Total in Reading	1,394	135	485	0	0	0	138	2,152
% of total in centres	82%	100%	78%	N/A	N/A	N/A	0%	77%

8.1 A significant majority of new permissions and new completions for retail and leisure use were within designated centres, in line with the intentions of the policy. As for most years, there remains a proportion of retail and leisure uses that are able to pass the NPPF sequential test and locate outside designated centres.

8.2 Note that Indicators 18 and 19 are not directly comparable with 20 and 21. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 18 and 19, whereas net figures were used for 20 and 21.

Indicator 20: Amount of retail and leisure floorspace permitted during 2014-15

New Floorspace Permitted (m^2 net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-4,713	-477	1,734	0	0	0	2,070	-1,386
Caversham	501	524	0	0	0	0	652	1,677
Cemetery Junction	-218	0	0	0	0	0	0	-218
Oxford Road West	0	0	0	0	0	0	-80	-80
Wokingham Road	-135	135	0	0	0	0	0	0
Total in Centres	-4,565	182	1,734	0	0	0	2,642	-7
Total in Reading	-3,582	-342	2,177	-121	0	-128	992	-1,004

Indicator 21: Amount of retail and leisure floorspace completed during 2014-15

New Floorspace Completed (m^2 net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	556	-477	95	0	0	0	0	174
Basingstoke Road North	0	-113	0	0	0	0	0	-113
Cemetery Junction	-218	0	0	0	0	0	0	-218
Oxford Road West	-52	0	0	0	0	0	-60	-112
Wensley Road	0	0	0	-182	0	0	0	-182
Whitley Street	-77	0	-209	0	0	0	0	-286
Wokingham Road	-135	135	0	0	0	0	0	0
Total in Centres	74	-455	-114	-182	0	0	-60	-737
Total in Reading	218	-455	-8	-358	0	-128	-1,771	-2,502

Source: Non-Residential Commitments 2014-2015, Reading Borough Council 2015

NB: Figures are for gross internal floorspace

8.3 In general, the totals for development completed in 2014-15 in designated centres represent minor losses of floorspace in retail and leisure use. This is within a trend of an overall decline in floorspace in all locations this year.

8.4 In terms of permissions, again there is a general trend of loss of floorspace, but it is much more mixed depending on the specific use. Permissions would result in a significant reduction in retail, but a gain in restaurants and cafes, and assembly and leisure. Most new permissions are in central Reading, but there is also a notable level of

newly permitted floorspace in Caversham, due to the proposed changes to St Martin's Precinct.

Indicator 22: Proportion of Key Frontage in smaller centres in A1 and A5 use

CENTRE	% A1 Target	% A1 Actual (2013)	% A5 Target	% A5 Actual (2013)
Basingstoke Road North	50	51.4	30	6.7
Caversham	50	54.6	30	2.6
Cemetery Junction	60	69.4	30	2.1
Christchurch Road	50	63.9	30	13.6
Coronation Square	60	63.2	30	18.5
Emmer Green	50	62.7	30	20.2
Erleigh Road	40	48.3	30	15.1
The Meadway	50	57.4	30	11.7
Northumberland Avenue North	50	69.1	30	14.9
Oxford Road West	50	56.1	30	9.2
Shinfield Road	50	52.8	30	15.4
Tilehurst Triangle	50	51.5	30	9.1
Wensley Road	60	80.7	30	19.3
Whitley	50	55.5	30	14.6
Whitley Street	40	52.5	30	17.8
Whitley Wood	60	67.3	30	9.1
Wokingham Road	50	59.1	30	12.7

- 8.5 The survey has not been updated since the 2013 AMR. At that point, the proportion of key frontage in A1 use in each centre was still above the minimum level set out in policy DM13. Some centres were now quite close to their minimum A1 levels, so a close eye will need to be kept on centres such as Tilehurst and Shinfield Road. The proportion of key frontage in A5 takeaway use in each centre was still below the maximum of 30% set out in DM13.

Conclusion - Are policies fulfilling their purpose?

- *Direct retail, leisure and culture development to existing centres*
In general, designated centres remain the focus for new development, both completed and newly permitted.
- *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. A major development at St Martin's precinct in Caversham will consolidate that district centre's role in the hierarchy.
- *Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways*
There is no new data this year. It is worth noting that changes have been made to permitted development rights and use classes recently

that affect which changes of use require planning permission. Whilst it brings betting shops and pay day loan companies within planning control, most of the changes result in less control over changes of use from town centre uses.

9. TRANSPORT

Key Policies:

- 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)

- 9.1** The Council continues to secure developer contributions via S106 planning obligations, and funding which have contributed towards a range of transport measures and the delivery of the strategy set out in Reading's transport strategy. 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 website⁶ include information on the projects. In addition, a report was given to the Council's Traffic Management Sub-Committee on 12th March 2015 that reported on progress on some of the major schemes during the monitoring year⁷.
- 9.2** All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards⁸ (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.

⁶ <http://www.reading.gov.uk/article/4292/Transport-Schemes--Projects>

⁷ <http://www.reading.gov.uk/media/2826/Item-11-Major-Projects-update-Mar-15/pdf/Item11.pdf>

⁸ http://www.reading.gov.uk/documents/transport_streets/utmc/24361/ltp3-strategy-plan.pdf

10. NATURAL ENVIRONMENT

Key Policies:

- 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)
- DM17: Green Network (SDPD)
- DM18: Tree Planting (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*

10.1 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.

10.2 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 23: Number of Local Wildlife Sites in positive conservation management

Local Wildlife Sites	2012 - 2013	2013-2014	2014-2015
Number of Local Wildlife Sites	21	22	21
Number of Local Wildlife Sites under positive conservation management	15	17	17
Percentage of Local Wildlife Sites under positive conservation management	71%	77%	81%

- 10.3** 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.
- 10.4** Local Wildlife Sites (previously referred to as Wildlife Heritage Sites) are non-statutory sites of importance for nature conservation that receive protection from the adverse impact of development under local planning policy. In Berkshire existing and proposed sites are regularly assessed against a set of criteria by the Berkshire Local Wildlife Selection Panel which comprises representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations⁹. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.
- 10.5** The overall number of Local Wildlife Sites decreased from 22 to 21 in 2014/15 as a disused railway line (SU77A04) was deselected. However, a site was accepted as a part extension to Southcote Linear Park (SU77A03). The number of sites in positive conservation management was unchanged, but the proportion increased because of the reduction of the overall total number of sites.
- 10.6** Comparison with the rest of Berkshire: The proportion of sites in positive conservation management in Reading remains the highest in Berkshire and higher than the overall Berkshire total of 59%.

Indicator 24: Area of Biodiversity Action Plan (BAP) priority habitats within Reading

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

- 10.7** The total area of UKBAP priority habitat in RBC has been calculated at 499.5ha, approximately 12.4% of the land area. TVERC carry out the analysis which is based analysis of aerial photographs, which in the Berkshire region are flown approximately every five years, and augmented by ground based

⁹ 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.

observations in some situations. The most recent analysis was undertaken in 2012 and 2013, meaning that this has not changed since last year's AMR.

Indicator 25: Development in Major Landscape Features

	Residential dwellings (net change)	Non-residential floorspace (net change)
Amount of development completed in Major Landscape Features	0	0 sq m
Amount of development permitted in Major Landscape Features	0	425 sq m

- 10.8** The only new permission for development in a major landscape feature is a development for garden centre uses on Richfield Avenue. However, the major landscape feature policies are not intended to halt any development, but rather ensure that development does not detract from the character of an area.

Indicator 26: Development in Flood Zones 2 and 3

	Residential dwellings (net change)	Non-residential floorspace (net change)
Amount of development completed in Flood Zones 2 and 3	158	-6,088 sq m
Amount of development permitted in Flood Zones 2 and 3	47	3,648 sq m

- 10.9** In terms of completions, a substantial amount of new residential has been developed in the flood plain, together with a significant loss of non-residential floorspace. Most of this is due to the development of an office for residential on Kings Road, which did not result in any increase in footprint. New permissions show a more limited change in flood zones 2 and 3. 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. However, this is generally re-use of previously developed land, and is subject to the flooding tests in the NPPF.

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 is the highest level in Berkshire.
- *Protect the character of key areas of landscape*
Only a very limited amount of development has been permitted in the major landscape features, and this will not result in an adverse impact on landscape character.

- *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.

11. MINERALS

Key Policies:

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

- 11.1** The Council, together with four other unitary authorities in Berkshire (Wokingham, Bracknell Forest, Windsor and Maidenhead and Slough Boroughs), produces separate reports for aggregates monitoring in Berkshire (Local Aggregate Assessments). 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 2013, and is available on the Council's website. A version covering 2014 is in production. In summary, as Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2014/15.

12. WASTE

Key Policies:

- 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 27: Capacity of new waste management facilities by type

12.1 No new waste management facilities have been permitted.

Indicator 28: Amount of Municipal Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL MSW MANAGEMENT/ DISPOSAL (tonnes)	Total LACW sent for Recycling, Composting or Reuse net of Rejects (tonnes)	Total LACW sent for Energy Recovery, Including Treatment Outputs (tonnes)	Total LACW sent to Landfill, Including Treatment Outputs (tonnes)	Total LACW sent to other Disposal Routes (tonnes)	Total LACW Arisings
Reading Borough Council	25,929.79	28,516.22	19,811.48	20.01	74,277.5

MSW MANAGEMENT/ DISPOSAL (percentage)	% of LACW sent for Recycling, Compositing or Reuse net of Rejects	% of LACW sent for Energy Recovery Including Treatment Outputs	% of LACW sent to Landfill, Including Treatment Outputs	% of LACW sent to other Disposal Routes
Reading Borough Council	34.98%	38.39%	26.67%	0.03%

Source: Re3 Partnership

- 12.2** The overall amount of local authority collected waste arising is notably higher than in recent years, whereas it had previously been decreasing overall. The proportion of waste sent to landfill is slightly higher than other recent years, but this should be seen against the background of a longer-term decline in proportion of municipal waste landfilled.

APPENDIX I: PLANNING POLICIES AS AT 31 MARCH 2015

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

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

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

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

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

CS - Core Strategy

RCAAP - Reading Central Area Action Plan

SDPD - Sites and Detailed Policies Document

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

WLP - Waste Local Plan

RMLP - Replacement Minerals Local Plan

APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2015 for 2016/17 to 2020/21

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2014	4,417
Net Completions 2014-2015	635
Projected Completions 2015-2016	771
Residual requirement 2015-2026	5,107
Annual requirement for remaining 10 years, i.e. 5107/10	511
Annual requirement for remaining 10 years with 5% buffer (NPPF para 47)	536
Total requirement for 5 years 2016/17-2020/21, i.e. 536 x 5	2,681

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2016-2021	2,160
Soft commitments (strategic sites) subject to S106 to be delivered 2016-2021	0
Reading Central Area Action Plan allocations to be delivered 2016-2021	990
Sites and Detailed Policies Document allocations to be delivered 2016-2021	641
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2016/17-2020/21	4,516
This represents a 8.43 years supply (i.e. 4516/536)	

Annual Figures (Strategic Sites)	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	768	965	819	616	625

Annual figures (Small Sites)	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
Total Annual Supply for Small Sites	145	145	145	145	145

Total Supply (Strategic + Small)	913	1,110	964	761	770
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**READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST
OBJECTIVELY ASSESSED NEED AS AT 31/3/2015 for 2016/17 to 2020/21**

REQUIREMENT	
Based on Objectively Assessed Need from SHMA 2015 (2013-2036)	16,077
Net Completions 2013-2014	361
Net Completions 2014-2015	635
Projected Completions 2015-2016	771
Residual requirement 2016-2036	14,310
Annual requirement for remaining 20 years, i.e. 14,310/20	716
Annual requirement for remaining 20 years with 5% buffer (NPPF para 47)	751
Total requirement for 5 years 2015/16-2019/20, i.e. 751 x 5	3,756

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2016-2021	2,160
Soft commitments (strategic sites) subject to S106 to be delivered 2016-2021	0
Reading Central Area Action Plan allocations to be delivered 2016-2021	990
Sites and Detailed Policies Document allocations to be delivered 2016-2021	641
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2016/17-2020/21	4,516
This represents a 6.01 years supply (i.e. 4,516/751)	

Annual Figures (Strategic Sites)	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	768	965	819	616	625

Annual figures (Small Sites)	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
Total Annual Supply for Small Sites	145	145	145	145	145

Total Supply (Strategic + Small)	913	1,110	964	761	770
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Site address	Area (ha)	No of proposed dwellings	2016 /17	2017/ 18	2018/ 19	2019 /20	2020/ 21
EXISTING COMMITMENTS NOT STARTED							
29-35 Station Road	0.05	103		50	53		
173-175 Friar Street	1.32	14		14			
120 Oxford Road	0.08	6	6				
6-14 Weldale Street	0.17	14	14				
21 Caversham Road	0.01	11		11			
Station Hill Site, Station Hill	2.56	200		100	100		
84 Watlington Street	0.07	10	10				
125 Chatham Street*	0.04	15	8	7			
Former Sorting Office, Caversham Road	2.2	434			60	80	80
37-42 Market Place*	0.09	36	36				
Summit House 49-51 Greyfriars Road*	0.05	21	21				
60 Queens Road*	0.22	30	30				
Kings Reach 38-50 Kings Road*	0.11	70	70				
Zenith House 7 Cheapside*	0.11	41		41			
Jacksons Corner 1-9 Kings Road	0.98	27	18	11			
St Martins Precinct	1.71	40		20	20		
83-85 London Road*	0.06	11	11				
1025-1027 Oxford Road	0.19	10	6	6			
Land adjoining The Roebuck Hotel, Oxford Road	0.1	11	6	5			
5-9 Berkeley Avenue	0.63	112		56	56		
103 Dee Road	0.85	42	20	22			
Wells Hall, Upper Redlands Road	2.07	34	17	17			
Hanover House, 202 Kings Road*	0.32	90	90				
Green Park Village	24.65	737	50	100	100	100	100
TOTAL	38.64	2119	413	460	389	180	180
TOTAL incl lapse rates (10%, or 30% where indicated with *)		1844	319	404	350	162	162
EXISTING COMMITMENTS UNDER CONSTRUCTION							
42 Kenavon Drive	2.49	192	106	32			
Phase 2, Chatham Place	0.75	184	139				
19 Westcote Road	0.01	11	6				
Dee Park	16.4	387	60	60	45		
Kennet Island Phases 1 and 2	40	822				5	
Kennet Island Phase 3	5.46	546	138	80	50	42	
TOTAL	62.62	1950	449	172	95	47	0
TOTAL (no lapse rates on sites U/C)		1950	449	172	95	47	0
PERMITTED SUBJECT TO S106							
None							
TOTAL	0.00	0	0	0	0	0	0
TOTAL incl lapse rates (10%)		0	0	0	0	0	0

Site address	Area (ha)	No of proposed dwellings	2016 /17	2017/ 18	2018/ 19	2019 /20	2020/ 21
ALLOCATED R.C.A.A.P SITES WITHOUT PLANNING PERMISSION							
RC1b: Friars Walk & Greyfriars Rd	0.48	121		14	14	14	14
RC1g: Riverside	1.24	166		19	19	19	19
RC1h: Napier Road Corner	0.49	177		44	44	44	45
RC2b: Gr Knollys St & Weldale St	2.53	346		39	39	39	39
RC2e: Hosier Street	3.33	458				66	66
RC3c: Forbury Retail Park	6.66	605		68	68	67	67
RC3d: Forbury Bus Pk/Kenavon Dr	2.07	392		52	52	51	51
RC4a: Oxford Rd & Eaton Place	1.12	127		15	14	14	14
RC4b: Reading Family Centre	0.23	36		12	12	12	
RC4k: Crown St/Southampton St	0.08	12		3	3	3	3
RC4l: Crown St/Silver St	0.38	60		15	15	15	15
TOTAL	18.61	2500	0	281	280	344	333
TOTAL incl lapse rates (20%)		2000	0	225	224	275	266
ALLOCATED S.D.P.D. SITES WITHOUT PLANNING PERMISSION							
SA2a: Worton Grange & Little Chef	8.79	239		40	40	40	40
SA2c: Land North of Manor Farm Road	13.69	450					75
SA4: Downing Road/Park Lane School	2.19	68				28	27
SA8a: 780-784 Oxford Road	0.22	14		2	2	2	2
SA8b: Alice Burrows Homes Dwyer Road	0.48	22		11	11		
SA8c: R/o 305-313 Oxford Road	0.22	11		6	5		
SA8d: Dellwood Hospital	0.31	14		3	3	3	3
SA8f: Part of Former Battle Hospital	2.77	70		18	18	9	8
SA8g: Land adj 40 Redlands Road	0.32	15		8	7		
SA8h: Land at Lowfield Road	0.93	28		15	7	3	3
SA8i: Napier Court	1.1	225		45	45	45	45
SA9a: 211-221 Oxford Road etc	0.3	15		8	2	2	2
SA9b: Elvian School Bath Road	5	90		23	23	11	11
SA9c: 261-275 London Road	0.16	13		3	3	3	2
TOTAL	36.32	1261	0	182	166	146	218
TOTAL incl lapse rates (10%)		1135	0	164	149	131	196
TOTAL FOR ALL (with lapse rates)	156.19	6929	768	965	819	616	625

APPENDIX III - DETAILED HOUSING TRAJECTORY AGAINST CORE STRATEGY TARGETS

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2015)

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	TOTAL
Small Scale unidentified windfalls	157	177	203	193	134	117	134	114	155	145	145	145	145	145	145	145	145	145	145	145	2979
Large Scale unidentified windfalls	207	269	222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	698
Planning Permissions (strategic)																					
118 Chatham Street										14											14
139-141 Oxford Road										10											10
42 Kenavon Drive									15	39	106	32									192
29-35 Station Road												50	53								103
173-175 Friar Street												14									14
120 Oxford Road											6										6
6-14 Weldale Street											14										14
21 Caversham Road												11									11
7-11 Station Road										18											18
Station Hill Site, Station Hill												100	100								200
84 Watlington Street											10										10
Phase 2, Chatham Place										45	139										184
125 Chatham Street (COU and Extn)											8	7									15
Yell House, Queens Walk										0	0										0
Former Sorting Office, Caversham Road													60	80	80	80	80	54			434
Sussex House, Market Place										27											27
37-42 Market Place											36										36
Summit House 49-51 Greyfriars Road											21										21
60 Queens Road											30										30
Kings Reach 38-50 Kings Road											70										70
Zenith House 7 Cheapside												41									41
Jacksons Corner 1-9 Kings Road											18	11									29
Garrard House 30 Garrard Street										83											83
13-17 Church Road Caversham										14											14
St Martins Precinct												20	20								40
Enterprise House 89-97, London Street										10											10
The Chambers, East Street										46											46

St Giles House, 10 Church Street										89											89
83-85 London Street											11										11
Southern Court 1 South Street										13											13
1025-1027 Oxford Road											6	6									12
Land adjoining The Roebuck Hotel, Oxford Road											6	5									11
Former Highlands School, Wardle Avenue										11											11
5-9 Berkeley Avenue												56	56								112
19 Westcote Road									-1	6	6										11
Former Thames Water Reservoir, Bath Road									61	17											78
103 Dee Road											20	22									42
Dee Park								44	31	7	60	60	45								247
Avon House & Clifton House, London Road										14											14
Wells Hall, Upper Redlands Road											17	17									34
Hanover House, 202 Kings Road											90										90
Kennet Island Phases 1 and 2								25	6					5							36
Kennet Island Phase 3									73	163	138	80	50	42							546
Green Park Village											50	100	100	100	100	100	100	87			737
Total Per Outstanding (Strategic)										626	862	632	484	227	180	180	180	141	0	0	3512
Total Per o/s (Str) incl lapse rates ¹⁰										626	768	576	445	209	162	162	162	127	0	0	3237
Permissions subject to S106 (strategic)																					
None																					0
Total Per subject to S106 (strategic)								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Per subj S106 incl lapse rates (20%)								0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocated Sites (RCAAP)																					
RC1a: Friar St & Station Rd																	13	13	13	13	52
RC1b: Friars Walk & Greyfriars Rd												14	14	14	14	13	13	13	13	13	121
RC1e: North of Station - Remaining from Former Sorting Office																	21				21
RC1g: Riverside												19	19	19	19	18	18	18	18	18	166

¹⁰ Permitted sites in red – 30% lapse rate applied; Permitted sites in black – 10% lapse rate applied; Permitted sites in blue – 0% lapse rate applied

RC1h: Napier Road Corner												44	44	44	45						177
RC2a: Cattle Market																65	65	65	65	64	324
RC2b: Gr Knollys St & Weldale St												39	39	39	39	38	38	38	38	38	346
RC2c: Chatham St (remainder)																31	31	30	30	30	152
RC2d: Broad Street Mall																					0
RC2e: Hosier Street														66	66	66	65	65	65	65	458
RC3b: Reading Prison																					0
RC3c: Forbury Retail Park												68	68	67	67	67	67	67	67	67	605
RC3d: Forbury Bus Pk/Kenavon Dr												52	52	51	51	38	37	37	37	37	392
RC3f: Gas Holder																27	27	27	27	26	134
RC4a: Oxford Rd & Eaton Place												15	14	14	14	14	14	14	14	14	127
RC4b: Reading Family Centre												12	12	12							36
RC4d: 9-27 Greyfriars Road																5	5	5	5	4	24
RC4e: The Forbury/Market Place																2	2	2	2	1	9
RC4f: Market Pl/Abbey Hl/Abb Sq																6	6	6	6	6	30
RC4g: 37-43 Market Place																					0
RC4j: 25-31 London Street																					0
RC4k: Crown St/Southampton St												3	3	3	3						12
RC4l: Crown St/Silver St												15	15	15	15						60
RC4r: South Street																					0
RC4s: Central Library																					0
Total RCAAP	0	0	0	0	0	0	0	0	0	0	0	281	280	344	333	390	422	400	400	396	3246
RCAAP (Lapse Rate 20%)	0	0	0	0	0	0	0	0	0	0	0	225	224	275	266	312	338	320	320	317	2597
Allocated SDPD Sites (Not yet with pp)																					
SA2a: Worton Grange & Little Chef												40	40	40	40	40	39				239
SA2c: Land North of Manor Farm Road																75	75	75	75	75	450
SA4: Downing Road/Park Lane School														28	27	13					68
SA8a: 780-784 Oxford Road												2	2	2	2	2	1	1	1	1	14
SA8b: Alice Burrows Homes Dwyer Road												11	11								22
SA8c: R/o 305-313 Oxford Road												6	5								11
SA8d: Dellwood Hospital												3	3	3	3	2					14

SA8f: Part of Former Battle Hospital												18	18	9	8	8					61
SA8g: Land adj 40 Redlands Road												8	7								15
SA8h: Land at Lowfield Road												15	7	3	3						28
SA8i: Napier Court												45	45	45	45	45					225
SA9a: 211-221 Oxford Road etc												8	2	2	2	1					15
SA9b: Elvian School Bath Road												23	23	11	11	11	11				90
SA9c: 261-275 London Road												3	3	3	2	2					13
Total	0	0	0	0	0	0	0	0	0	0	0	182	166	146	218	199	126	76	76	76	1265
SDPD (lapse rate 10%)	0	0	0	0	0	0	0	0	0	0	0	164	149	131	196	179	113	68	68	68	1139
Total Past Completions	637	837	782	693	321	312	474	361	635												5052
Total Projected Completions										771	913	1110	964	761	770	798	758	660	533	530	8567
Cumulative Completions	637	1474	2256	2949	3270	3582	4056	4417	5052	5823	6736	7846	8809	9570	10339	11137	11895	12556	13089	13619	
MONITORING AGAINST CORE STRATEGY REQUIREMENTS																					
PLAN - Strategic Allocation (annualised)	572	572	572	572	572	572	572	572	572	572	521	521	521	521	521	521	521	521	521	521	10930
MONITOR - No dwellings above or below cumulative allocation	65	330	540	661	410	150	52	-159	-96	103	495	1084	1526	1766	2014	2291	2528	2668	2680	2689	
MANAGE - Annual requirement taking account of past / projected completions	547	542	525	510	499	511	525	529	543	534	511	466	386	303	227	118	-52	-322	-813	-2159	

APPENDIX IV - DETAILED HOUSING TRAJECTORY AGAINST OBJECTIVELY ASSESSED NEEDS

**RBC Housing Trajectory 2013/14 to 2035/36
(31st March 2015)**

	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	114	155	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	3314	
Large Scale unidentified windfalls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Permissions (strategic)																									
118 Chatham Street			14																					14	
139-141 Oxford Road			10																					10	
42 Kenavon Drive		15	39	106	32																			192	
29-35 Station Road					50	53																		103	
173-175 Friar Street					14																			14	
120 Oxford Road				6																				6	
6-14 Weldale Street				14																				14	
21 Caversham Road					11																			11	
7-11 Station Road			18																					18	
Station Hill Site, Station Hill					100	100																		200	
84 Watlington Street				10																				10	
Phase 2, Chatham Place			45	139																				184	
125 Chatham Street (COU and Extn)				8	7																			15	
Yell House, Queens Walk			0	0																				0	
Former Sorting Office, Caversham Road						60	80	80	80	80	54													434	
Sussex House, Market Place			27																					27	
37-42 Market Place				36																				36	
Summit House 49-51 Greyfriars Road				21																				21	
60 Queens Road				30																				30	
Kings Reach 38-50 Kings Road				70																				70	
Zenith House 7 Cheapside					41																			41	
Jacksons Corner 1-9 Kings Road				18	11																			29	
Garrard House 30 Garrard Street			83																					83	

13-17 Church Road Caversham			14																				14
St Martins Precinct					20	20																	40
Enterprise House 89-97, London Street			10																				10
The Chambers, East Street			46																				46
St Giles House, 10 Church Street			89																				89
83-85 London Street				11																			11
Southern Court 1 South Street			13																				13
1025-1027 Oxford Road				6	6																		12
Land adjoining The Roebuck Hotel, Oxford Road				6	5																		11
Former Highlands School, Wardle Avenue			11																				11
5-9 Berkeley Avenue					56	56																	112
19 Westcote Road		-1	6	6																			11
Former Thames Water Reservoir, Bath Road		61	17																				78
103 Dee Road				20	22																		42
Dee Park	44	31	7	60	60	45																	247
Avon House & Clifton House, London Road			14																				14
Wells Hall, Upper Redlands Road				17	17																		34
Hanover House, 202 Kings Road				90																			90
Kennet Island Phases 1 and 2	25	6					5																36
Kennet Island Phase 3		73	163	138	80	50	42																546
Green Park Village				50	100	100	100	100	100	100	87												737
Total Per Outstanding (Strategic)			626	862	632	484	227	180	180	180	141	0	0	0	0	0	0	0	0	0	0	0	3512
Total Per o/s (Str) incl lapse rates ¹¹			626	768	576	445	209	162	162	162	127	0	0	0	0	0	0	0	0	0	0	0	3237
Permissions subject to S106 (strategic)																							
None																							0
Total Per subject to S106 (strategic)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹¹ Permitted sites in red – 30% lapse rate applied; Permitted sites in black – 10% lapse rate applied; Permitted sites in blue – 0% lapse rate applied

Total Per subj S106 incl lapse rates (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocated Sites (RCAAP)																								
RC1a: Friar St & Station Rd										13	13	13	13											52
RC1b: Friars Walk & Greyfriars Rd					14	14	14	14	13	13	13	13	13											121
RC1e: North of Station - Remaining from Former Sorting Office										21														21
RC1g: Riverside					19	19	19	19	18	18	18	18	18											166
RC1h: Napier Road Corner					44	44	44	45																177
RC2a: Cattle Market									65	65	65	65	64											324
RC2b: Gr Knollys St & Weldale St					39	39	39	39	38	38	38	38	38											346
RC2c: Chatham St (remainder)									31	31	30	30	30											152
RC2d: Broad Street Mall														46	46	46	46	45						229
RC2e: Hosier Street							66	66	66	65	65	65	65											458
RC3b: Reading Prison																								0
RC3c: Forbury Retail Park					68	68	67	67	67	67	67	67	67											605
RC3d: Forbury Bus Pk/Kenavon Dr					52	52	51	51	38	37	37	37	37											392
RC3f: Gas Holder									27	27	27	27	26											134
RC4a: Oxford Rd & Eaton Place					15	14	14	14	14	14	14	14	14											127
RC4b: Reading Family Centre					12	12	12																	36
RC4d: 9-27 Greyfriars Road									5	5	5	5	4											24
RC4e: The Forbury/Market Place									2	2	2	2	1											9
RC4f: Market Pl/Abbey HI/Abb Sq									6	6	6	6	6											30
RC4g: 37-43 Market Place																								0
RC4j: 25-31 London Street																								0
RC4k: Crown St/Southampton St					3	3	3	3																12
RC4l: Crown St/Silver St					15	15	15	15																60
RC4r: South Street																								0
RC4s: Central Library																								0
Total RCAAP	0	0	0	0	281	280	344	333	390	422	400	400	396	46	46	46	46	45	0	0	0	0	0	3475

RCAAP (Lapse Rate 20%)	0	0	0	0	225	224	275	266	312	338	320	320	317	37	37	37	37	36	0	0	0	0	0	2780
Allocated SDPD Sites (Not yet with pp)																								
SA2a: Worton Grange & Little Chef					40	40	40	40	40	39														239
SA2c: Land North of Manor Farm Road								75	75	75	75	75	75											450
SA4: Downing Road/Park Lane School							28	27	13															68
SA8a: 780-784 Oxford Road					2	2	2	2	2	1	1	1	1											14
SA8b: Alice Burrows Homes Dwyer Road					11	11																		22
SA8c: R/o 305-313 Oxford Road					6	5																		11
SA8d: Dellwood Hospital					3	3	3	3	2															14
SA8f: Part of Former Battle Hospital					18	18	9	8	8															61
SA8g: Land adj 40 Redlands Road					8	7																		15
SA8h: Land at Lowfield Road					15	7	3	3																28
SA8i: Napier Court					45	45	45	45	45															225
SA9a: 211-221 Oxford Road etc					8	2	2	2	1															15
SA9b: Elvian School Bath Road					23	23	11	11	11	11														90
SA9c: 261-275 London Road					3	3	3	2	2															13
Total	0	0	0	0	182	166	146	218	199	126	76	76	76	0	0	0	0	0	0	0	0	0	0	1265
SDPD (lapse rate 10%)	0	0	0	0	164	149	131	196	179	113	68	68	68	0	0	0	0	0	0	0	0	0	0	1139
Total Past Completions	361	635																						996
Total Projected Completions			771	913	1110	964	761	770	798	758	660	533	530	182	182	182	182	181	145	145	145	145	145	10200
Cumulative Completions	361	996	1767	2680	3790	4753	5514	6283	7081	7839	8500	9033	9563	9745	9927	10109	10290	10471	10616	10761	10906	11051	11196	
MONITORING AGAINST OBJECTIVELY ASSESSED NEEDS																								
PLAN - Strategic Allocation (annualised)	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699	16077
MONITOR - No dwellings above or below cumulative allocation	-338	-402	-330	-117	295	559	621	691	790	849	811	645	476	-41	-558	-1075	-1593	-2111	-2665	-3219	-3773	-4327	-4881	
MANAGE - Annual requirement taking account of past / projected completions	699	714	718	716	705	683	666	660	653	643	634	631	640	651	704	769	853	964	1121	1365	1772	2585	5026	

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