

# Reading Borough Council ANNUAL MONITORING REPORT 2016-2017

December 2017



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## EXECUTIVE SUMMARY

- i. The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis, both in terms of the progress of new policy documents, and the effects of the policies that already exist. This Annual Monitoring Report covers the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Progress on the Local Plan has generally been good, although there has been a slight delay to allow for work under the duty to co-operate.
- iv. **Duty to Co-operate:** As the Local Plan has been progressed, work on the duty to co-operate has continued to be substantial. This included the publication of a strategic planning framework across the Western Berkshire Housing Market Area to consider options for growth, and joint work on employment and retail needs and on assessing capacity for development.
- v. **Contributions to Infrastructure:** 2016-17 has been the second year of operation of CIL, which has meant a substantial increase in CIL receipts over 2015-16. This year has also seen the first CIL expenditure, directed towards education and leisure and culture.
- vi. **Economic Development:** There has been a loss of overall employment floorspace in 2015-16. This includes a substantial number of conversions from offices to residential, particularly in and around the town centre. New employment developments continue to be located according to policy.
- vii. **Housing:** Numbers of new housing completions have continued to recover from the recession, with 717 homes completed in 2016-17. 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. Delivery of affordable housing is some way below Reading's needs, however.

## 1. INTRODUCTION

- 1.1 The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis. The purposes are to monitor the progress of the Local Development Scheme (LDS) including the positions of planning policy documents; to review the performance of the Local Plan in relation to key policy targets (indicators) set out in the documents; and to determine the extent to which objectives, targets and programmes are being met to inform and guide the development of future plans and policies.
- 1.2 This Annual Monitoring Report covers the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. It provides a concise digest of key statistical information pertinent to the assessment of the impact of the Local Plan policies.

### Context to the AMR 2016/17

- 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 elements, which comprise monitoring policy progress and monitoring policy performance. The main sections of this report include:
- Introduction and links to sources on Reading's key characteristics.
  - A description of the current planning policy framework for Reading and, progress made with regard to the Local Development Scheme (LDS) since April 2016 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 2016/17 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 2016/17 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 requirements under the Community Infrastructure Levy Regulations 2010 (as amended) to monitor measures related to CIL are fulfilled in section 5.
- 1.9** The housing trajectory for 2016/17 and headline indicators relating to housing monitoring are included in 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 leisure development are also outlined through appropriate indicators in sections 6 and 8.
- 1.10** The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in 2017, 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 - data can be found on the ONS website: <http://www.neighbourhood.statistics.gov.uk/dissemination/>
  - 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-2016/>

## 2. MONITORING POLICY PROGRESS

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2** The most up-to-date LDS at the start of the monitoring year was the version produced in November 2014, proposing the production of a comprehensive Local Plan. The LDS was updated during the monitoring year in April 2016 and again in November 2016. As the April 2016 LDS was approved at the beginning of the monitoring period, it makes sense to measure progress against that version
- 2.3** In summary, the three main planning policy documents already in place at the start of the year are detailed below.
- 2.4** **Core Strategy:** The Core Strategy was adopted in January 2008. It was amended in January 2015 to accommodate changes to the affordable housing policy CS16.
- 2.5** **Reading Central Area Action Plan (RCAAP):** The RCAAP was adopted in January 2009.
- 2.6** **Sites & Detailed Policies Document (SDPD):** The Sites and Detailed Policies Document (and accompanying Proposals Map) was adopted in October 2012. It was also amended in January 2015 to accommodate changes to the affordable housing policy DM6.

*Table 1: Documents already adopted at 31<sup>st</sup> March 2016*

Core Strategy	January 2008
Reading Central Area Action Plan	January 2009
Sites and Detailed Policies Document	October 2012
Proposals Map	October 2012
Statement of Community Involvement	March 2014
Community Infrastructure Levy Charging Schedule	January 2015
Affordable Housing SPD	July 2013
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Chatham Street Development Brief	December 2002
Dee Park Planning Brief	December 2008
Design Guide to House Extensions	May 2003
Elvian School Planning and Development Brief	February 2011
Employment, Skills and Training SPD	April 2013
Kenavon Drive Urban Design Concept Statement	July 2004
Meadway Centre Planning Brief	November 2013
Parking Standards and Design SPD	October 2011
Reading 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 2016 and 31 March 2017, and indicates whether these milestones were met or were missed.

*Table 2 Progress against Milestones in the LDS, 2016-17*

	STAGE	PLANNED MILESTONES 2016-17	ACTUAL MILESTONES
Local Plan	Consultation on Draft Local Plan	January/February 2017	May/June 2017
Sites in the West Side of Central Reading SPD	Draft SPD	November 2016	Not reached
	Adoption	March 2017	Not reached
			Milestone met
			Milestone missed

**2.9** Policy production in 2016-17 been dominated by the new Local Plan, intended to replace the three documents listed in paragraphs 2.4 to 2.6. Progress on the Local Plan was delayed slightly to take account of ongoing joint work across the Western Berkshire Housing Market Area (as defined in the Strategic Housing Market Assessment), which culminated in the production of a West of Berkshire Spatial Planning Framework, published in December 2016. It is worth noting that the November 2016 LDS had amended the planned Draft Local Plan consultation dates to April, May and June 2017, so the milestone in that version was met.

**2.10** With work underway on the Local Plan, the capacity to progress supplementary planning documents is much limited. No progress was made with the Sites in the West Side of Central Reading SPD, and it is worth noting that the November 2016 version removes this document as a separate item.

**2.11 Minerals and Waste Local Plan:** The Council is working with Wokingham Borough Council, Bracknell Forest Borough Council and the Royal Borough of Windsor and Maidenhead on a joint minerals and waste local plan. A joint arrangement, which involved Hampshire County Council preparing the Central and Eastern Berkshire Minerals and Waste plan on behalf of the four authorities, was entered into in September 2016.

**2.12** A Local Development Scheme for the Minerals and Waste Plan was agreed between the four authorities, and included as an appendix in the Council's November 2016 LDS. This envisaged that the remainder of the 2016-17 monitoring year would mostly consist of preparation of an Issues and Options report, and that consultation on the report would take place

between March and September 2017. Preparation took place as planned, and this included a call for sites in March 2017. In the event, consultation on Issues and Options took place in June and July 2017, so within the milestones in the LDS.

- 2.13 Future Policy Production:** The expected milestones for 2017-18 for the Local Plan involved consultation on a Draft Local Plan in April, May and June 2017 (see above) and a Pre-Submission Draft Local Plan consultation in November and December 2017. Both of these milestones had been reached at the time of writing. Submission to the Secretary of State is timetabled for February 2018.
- 2.14** In terms of the Minerals and Waste Local Plan, the LDS envisages consultation on Preferred Options between July and December 2017. This milestone will now not be reached, and it may be that it does not occur until the 2018-19 monitoring year.
- 2.15 Conclusions:** There has been something of a delay in the Local Plan process when considered against the April 2016 LDS, which was necessary to allow joint working on the overall strategy for the area to proceed, but progress has nevertheless been good, and it is not expected to result in anything more than a slight delay in adoption. Progress on the Minerals and Waste Local Plan is already behind the November 2016, reflecting the complexities of joint plan making, involving a number of different sign-off processes.



### 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. There has been significant progress on plan-making during the monitoring year, so the Council has undertaken considerable co-operation for this purpose, particularly 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 The Council has prepared a Duty to Co-operate Scoping Strategy (December 2015), which identifies those issues to address within the local plan that are likely to be strategic matters and which therefore fall under the duty to co-operate, and identifies the specified bodies with which co-operation may be necessary. It therefore provides context for carrying out the duty to co-operate. It is available to view on the Council's website<sup>1</sup>.
- 3.3 **Development Plans Group:** The Council has long standing formal arrangements with the other five former Berkshire unitary authorities that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Plans Group (DPG) provides a co-ordinating role in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. Whilst not therefore representing a duty to co-operate measure in itself, it nonetheless forms part of the overall duty to co-operate picture, and has a role in co-ordinating a number of actions under the duty, such as the joint preparation of evidence. The following meetings of DPG were held during 2016-17:
- 11<sup>th</sup> April 2016
  - 25<sup>th</sup> May 2016
  - 13<sup>th</sup> July 2016
  - 14<sup>th</sup> September 2016
  - 16<sup>th</sup> November 2016
  - 20<sup>th</sup> January 2017
  - 8<sup>th</sup> March 2017
- 3.4 **Western Berkshire Housing Market Area joint working:** The Berkshire Strategic Housing Market Assessment 2016 (reported on in the 2016 AMR) identified a Western Berkshire Housing Market Area covering West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council. Emerging from the results of the SHMA, there has been a significant amount of joint working around this grouping. Council leaders and planning portfolio holders and senior officers from the four authorities, together with representatives from the Thames Valley Berkshire LEP, have been meeting on a regular basis to discuss the implications of the results of the SHMA, and to consider options for future growth and infrastructure provision. This work culminated in two main results.

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

- 3.5 Firstly, the four authorities jointly authored a West of Berkshire Spatial Planning Framework, which was launched in December 2016. This is a non-statutory document examining the options for growth in the area, and their implications, in particular in terms of infrastructure needs. This noted the potential of central and south Reading, and some areas for significant new development outside the Borough boundaries. This included potential for around 15,000 new homes including supporting infrastructure around Grazeley.
- 3.6 Secondly, the potential for Grazeley was further explored in an expression of interest in a new garden village in response to the DCLG and Homes and Communities Agency initiative, in July 2016. This expression of interest was a joint bid from Wokingham Borough Council and West Berkshire Council (the two authorities within which the area lies) and Reading Borough Council, recognising the infrastructure implications for Reading. The EoI was not successful in securing funding under this programme, primarily as it exceeded the 10,000 home limit, but dialogue with DCLG and the Homes and Communities Agency and work on this area has continued.
- 3.7 **Central Berkshire Economic Development Needs Assessment:** The Functional Economic Market Area study, a joint piece of work between the six Berkshire unitary authorities and Thames Valley Berkshire LEP, reported on in the 2016 AMR, led directly into the second stage of the commission, to assess economic development needs. Economic Development Needs Assessments (EDNAs) were carried out for each of the three FEMAs identified in the study. Reading Borough Council therefore worked jointly with Wokingham Borough Council, Bracknell Forest Borough Council and the Royal Borough of Windsor and Maidenhead, as well as the Thames Valley Berkshire LEP, on this piece of work. The project got underway in February 2016, and the final version of the study was published in November 2016. It identified high levels of need for office and industrial and warehouse space across the area, including in Reading. It was based on the same methodology as the West Berkshire and East Berkshire EDNAs that were prepared and published at the same time, to ensure consistency across Berkshire. All three EDNAs were based on the same employment projections as had been used in the SHMA, to ensure that the same basic information underpinned the strategy for the area.
- 3.8 **Western Berkshire Retail and Leisure Study:** The four authorities in the Western Berkshire Housing Market Area (West Berkshire District Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council) commissioned a joint retail and commercial leisure assessment, with BFBC being the lead authority. Bilfinger GVA were appointed to carry out the assessment in January 2016. The purpose was to establish the level of need for new retail and commercial leisure provision across the area up to 2036.
- 3.9 The assessment was published in April 2017, and it set out levels of need for new provision in each authority. In Reading, it found a need for 54,400 sq m of comparison goods floorspace, an overprovision of 19,500 sq m of convenience floorspace, and leisure needs including additional cinema facilities and an entertainment venue. Working jointly meant that the assessment was able to take account of changes within the area such as the opening of the Lexicon development in Bracknell, and adjust accordingly.

- 3.10 Skeleton Draft Local Plan:** As work on a Draft Local Plan progressed, a 'skeleton draft' version of the emerging Local Plan was prepared for the duty to co-operate bodies, outside of the normal statutory consultations. This constituted an outline version of the plan itself, summarising the emerging strategy, the topics to be covered by policies, and the expected broad content of those policies. The purpose was to give duty to co-operate partners an early sight of the areas of policy coverage and expected levels of development, to inform continued discussions under the duty.
- 3.11** The Skeleton Draft was sent out to all duty to co-operate partners identified in the Duty to Co-Operate Scoping Statement on 15<sup>th</sup> December 2016 on a confidential basis, with a deadline for responses of 27<sup>th</sup> January 2017. Responses were received from 11 organisations. The responses to the Skeleton Draft helped to steer the content of much of the Draft Local Plan, and formed a context for other duty to co-operate discussions held throughout the process.
- 3.12 Housing and Economic Land Availability Assessment Methodology:** A joint methodology for assessing the availability of land to accommodate those needs was undertaken by five of the six Berkshire unitary authorities (Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, West Berkshire District Council and Wokingham Borough Council). Bracknell Forest Borough Council was invited to participate, but had already prepared and consulted on its own HELAA methodology, so did wish to hold their own work up. However, BFBC were involved in discussions around the methodology as it was developed.
- 3.13** The joint methodology was subject to a period of stakeholder engagement, which included a number of the duty to co-operate bodies, including local authorities adjoining the five Berkshire unitary authorities, and key bodies such as the Environment Agency, Natural England, Historic England and Highways England. A number of comments were received, and the HELAA methodology itself sets out how these were taken into account. The final methodology was published in November 2016, and was used as the basis for undertaking Reading Borough Council's own HELAA.
- 3.14 Reading's unmet needs:** It became clear early in Reading's Local Plan process that meeting the objectively assessed housing needs were likely to be challenging. Through 2016, Reading Borough Council was already being open with its partners within the housing market area that there was likely to be unmet need arising. This discussion was picked up within the production of the West of Berkshire Spatial Planning Framework, which states that:
- "This will help meet needs across the Western Berkshire HMA, helping to deliver housing for areas which can't meet all of their needs within their own boundaries. In particular it is already clear that Reading with its tight urban boundaries will find it difficult to accommodate its Objectively Assessed Need (OAN) for housing identified in the SHMAA."*
- 3.15** This conclusion was given more substance as Reading undertook initial work on its HELAA. Anticipating that there would be a requirement for a formal duty to co-operate request to accept unmet housing needs, a meeting was

held in December 2016 for Reading officers to take Wokingham and West Berkshire officers through the HELAA methodology and initial conclusions. The full draft HELAA was subsequently provided to all authorities within the Western HMA immediately following the meeting.

- 3.16** On 24<sup>th</sup> January 2017, the Council made a formal request to Wokingham Borough Council and West Berkshire District Council to consider accommodating a portion of Reading's unmet need for housing, with the total scale of the shortfall identified as being around 1,000 homes, requesting a reply by 27<sup>th</sup> February 2017.
- 3.17** Replies were received from both authorities in February 2017. The reply from West Berkshire argued the authority was at too early a stage in its own plan-making to confirm whether it could accommodate unmet need, and also that Reading should reconsider its HELAA to identify any further potential. The reply from Wokingham was concerned that the issue should be addressed as a grouping of the four Western HMA authorities, and that it should therefore be discussed at a meeting of the Members Reference Group. These discussions have continued after the end of the 2016-17 monitoring year.
- 3.18** **Other measures:** The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2016 and 31 March 2017.
- 3.19** The Council has produced a Duty to Co-operate Statement to support the Local Plan, which summarises how the duty has been complied with. Most of the information in this section has been extracted from that document. The current version was published in November 2017<sup>2</sup>, but the document will be kept up to date as the Local Plan progresses.

<b>Chronological list of Duty to Co-operate Measures 2016-17</b>	
11/04/2016	DPG, Wokingham
09/05/2016	<b>Berkshire Housing and Economic Land Availability Assessment methodology</b> - consultation on methodology begins. Sent out to all adjoining authorities, EA, NE, HisE, HigE etc.
25/05/2016	DPG, Marlow
26/05/2016	<b>Duty to Co-Operate meeting with South Oxfordshire</b> , Milton Park Duty to co-operate discussion taking in plan progress, housing need, sites on the boundary, transport and infrastructure requirements etc.
06/06/2016	<b>Berkshire Housing and Economic Land Availability Assessment methodology</b> - consultation on methodology ends. Responses received from Buckinghamshire County Council, Chiltern and South Bucks District Councils, Environment Agency, Highways England, Historic England, Natural England, Surrey County Council
June 2016	Stakeholder consultation on emerging findings for the <b>Central Berkshire Economic Development Needs Assessment</b> begins, sent to all authorities adjoining Berkshire.
29/06/2016	<b>RBWM Duty to Co-operate Summit</b> , Maidenhead
05/07/2016	Stakeholder consultation on emerging findings for the <b>Central Berkshire Economic Development Needs Assessment</b> ends - responses received from Basingstoke and Deane Borough Council, Buckinghamshire County Council and Surrey County Council.
13/07/2016	DPG, Reading

<sup>2</sup> [http://www.reading.gov.uk/media/8061/Duty-to-Cooperate-Statement-November2017/pdf/Duty\\_to\\_Cooperate\\_Statement\\_November2017.pdf](http://www.reading.gov.uk/media/8061/Duty-to-Cooperate-Statement-November2017/pdf/Duty_to_Cooperate_Statement_November2017.pdf)

14/07/2016	<b>RBWM Duty to Co-operate Summit, Maidenhead</b>
18/07/2016	Joint letter from Western HMA authorities to <b>RBWM</b> raising DtC concerns
20/07/2016	<b>Retail and Commercial Leisure Study</b> meeting, Bracknell
28/07/2016	<b>Draft headline historic environment policies</b> sent by e-mail to Historic England for comments
July 2016	<b>Expression of Interest in a garden village at Grazeley</b> submitted to government by Wokingham Borough Council, West Berkshire District Council and Reading Borough Council, with the support of the Thames Valley Berkshire Local Enterprise Partnership.
11/08/2016	Feedback received from Historic England on <b>draft headline historic environment policies</b>
14/09/2016	DPG, Newbury
02/11/2016	<b>Duty to Co-Operate</b> meeting with South Oxfordshire, Milton Park
11/11/2016	Final Central Berkshire Economic Development Needs Assessment report published
14/11/2016	<b>Joint Berkshire Housing and Economic Land Availability Assessment Methodology</b> published by Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, West Berkshire District Council and Wokingham Borough Council
16/11/2016	DPG, Maidenhead
02/12/2016	Reading <b>HELAA</b> Meeting (Reading, West Berks, Wokingham), Reading
05/12/2017	Reading provides initial draft of <b>HELAA</b> to Bracknell Forest, West Berkshire, Wokingham as background for an anticipated formal request to Wokingham and West Berkshire to consider accommodating Reading's unmet housing needs.
13/12/2016	<b>West of Berkshire Spatial Planning Framework</b> Launch, Wokingham, and online publication
15/12/2016	Initial <b>Skeleton Draft of Draft Reading Borough Local Plan</b> sent out to all Duty to Co-Operate partners.
06/01/2017	<b>Draft Strategic Flood Risk Assessment</b> sent to Environment Agency for comments
19/01/2017	<b>Infrastructure Planning Meeting</b> , Wokingham
20/01/2017	DPG, Bracknell
25/01/2017	Stakeholder consultation on <b>Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment</b> sent out - Wokingham, West Berkshire, South Oxfordshire, Bracknell Forest, RBWM, Slough, Wiltshire, North/West Reading CCG, South Reading CCG
24/01/2017	Councillor Tony Page writes to West Berkshire and Wokingham to make a formal request to accommodate <b>Reading's unmet needs</b>
27/01/2017	Consultation on initial <b>Skeleton Draft of the Reading Borough Local Plan</b> ends - responses from Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Environment Agency, Highways England, Historic England, Natural England, Oxfordshire County Council, Rushmoor Borough Council, South Oxfordshire District Council, Surrey County Council, Wycombe District Council
27/01/2017	<b>Duty to co-operate meeting with Natural England</b> , Reading
17/02/2017	Stakeholder consultation on GTAA ends - responses were received from neighbouring local authorities, but the consultation was undertaken on the basis that responses were not attributed to specific consultees.
06/02/2017	Initial comments on the draft <b>Strategic Flood Risk Assessment</b> received from the Environment Agency
23/02/2017	<b>Meeting with Royal Berkshire NHS Foundation Trust</b> re Royal Berkshire Hospital
24/02/2017	West Berkshire District Council initial response to Reading's <b>request re unmet needs</b> - needs wider discussion and WBDC not at a stage where it can commit to a figure.
27/02/2017	Wokingham Borough Council initial response to Reading's <b>request re unmet needs</b> - needs wider discussion
27/02/2017	<b>Draft Local Plan</b> Caversham and Emmer Green chapter sent to South Oxfordshire on a confidential basis
27/02/2017	<b>Draft Local Plan</b> South Reading and West Reading and Tilehurst chapters sent to

	West Berkshire on a confidential basis
27/02/2017	<b>Draft Local Plan</b> South and East Reading chapters sent to Wokingham on a confidential basis
28/02/2017	Minerals and Waste meeting, Reading
08/03/2017	DPG, Wokingham
14/03/2017	<b>Meeting with Clinical Commissioning Groups</b> , Reading
End March 2017	Further comments from Environment Agency on <b>Strategic Flood Risk Assessment</b> , incorporated into Draft
<p>ABBREVIATIONS: Basingstoke and Deane Borough Council (BDBC); Berkshire Local Nature Partnership (BLNP), Bracknell Forest Borough Council (BFBC), Buckinghamshire County Council (BCC), Civil Aviation Authority (CAA), Environment Agency (EA), Hampshire County Council (HCC), Hart District Council (BDC), Highways England (HigE), Historic England (HisE), Homes and Communities Agency (HCA), Marine Management Organisation (MMO), Mayor of London (MoL), Natural England (NE), NHS England (NHS), NHS North and West Reading Clinical Commissioning Group (NWRCCG), NHS South Reading Clinical Commissioning Group (SRCCG), Office of Rail Regulation (ORR), Oxfordshire County Council (OCC), Royal Borough of Windsor and Maidenhead (RBWM), Rushmoor Borough Council (RuBC), Slough Borough Council (SBC), South Bucks District Council (SBDC), South Oxfordshire District Council (SODC), Surrey County Council (SCC), Surrey Heath Borough Council (SHBC), Swindon Borough Council (SwBC), Test Valley District Council (TVDC), Thames Valley Berkshire Local Enterprise Partnership (TVBLEP), Vale of White Horse District Council (VoWHDC), West Berkshire District Council (WBDC), Wiltshire Council (WC), Wokingham Borough Council (WBC), Wycombe District Council (WDC)</p>	

## 4. 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 1: Sustainability requirements attached to major planning applications approved in 2016-17*

No. of major applications permitted	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
33	16	17

- 4.2 Of the 33 major planning applications that were permitted during the monitoring year, 16 had conditions relating to sustainability.
- 4.3 The remaining 17 applications are related to applications for:
- Reserved matters (7)
  - Temporary permission (3)
  - Change of use (2)
  - External alterations (1)
  - Development without new floorspace (1)
  - Major residential developments (3)
- 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 However, there are three cases where sustainability conditions have not been applied to major residential developments. In recent years, there have been limitations applied to the scope to use sustainability conditions to achieve the aims of our sustainability policies. In particular, a Ministerial Statement in March 2015 removed the Code for Sustainable Homes, and introduced transitional arrangements related to water and energy efficiency only. The water efficiency transitional arrangements ended in October 2015. The policy framework clearly needs to be strengthened with regards to sustainability, and this is something that the new Local Plan seeks to address.

- 4.7 Therefore, whilst the sustainable design and construction policies have generally been implemented during the monitoring year, there are improvements that the Local Plan will need to make to ensure that development is as sustainable as it can be within the current context.



## 5. INFRASTRUCTURE CONTRIBUTIONS

### 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. On 1 April 2015, the Council introduced the Community Infrastructure Levy, which replaces Section 106 for tariff-style contributions to strategic infrastructure. Section 106 continues to apply for affordable housing, employment and skills measures, and more site-specific infrastructure.

**5.2** In terms of money brought in, the full receipts and expenditure for the financial year through Section 106 agreements are detailed on the Council's website<sup>3</sup>. 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 2016/17*

Type of infrastructure	Total agreed 2016-2017	Total agreed 2016-2017 (excluding Station Hill)
Affordable Housing	£14,178,348.50	£4,193,348.50
Education	£248,242.00	£0.00
Leisure	£1,707,705.00	£182,000.00
Transport	£3,423,500.90	£844,000.00
Other	£3,478,214.56	£569,257.56

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

**5.3** The figures for 2016-17 have been heavily influenced by the signing of one Section 106 agreement, for the extended Station Hill site, which accounts for around three quarters of the total sums identified. This agreement partially replaces and extends an agreement already signed on the site, and as such much of the money set out above has already been reported on in previous years. For that reason, a column has also been included showing the agreements signed not including Station Hill, and it can be seen from this that, with the Community Infrastructure Levy in force, it is affordable housing contributions that are the most significant contribution through Section 106.

**5.4** In terms of affordable housing contributions, there has been considerable change over the last two years. A ministerial statement in November 2014 sought to prevent affordable housing contributions being made on sites of ten or less dwellings. West Berkshire Council and Reading Council

<sup>3</sup> [http://www.reading.gov.uk/media/4208/Section-106-Report-2014--2015/pdf/Section\\_106\\_Report\\_2014\\_-2015.pdf](http://www.reading.gov.uk/media/4208/Section-106-Report-2014--2015/pdf/Section_106_Report_2014_-2015.pdf)

challenged this decision in the High Court, and the Court found in the Councils' favour on 31<sup>st</sup> July 2015. Therefore, the contributions secured to affordable housing in the monitoring year continued to be healthy. However, on 11<sup>th</sup> May 2016, the Court of Appeal found in favour of the Government, and the ministerial statement and consequent changes to Planning Practice Guidance were reinstated. The Council continues to operate its local policies, with some modifications, and seek affordable housing contributions from small sites. There have been a number of appeals against refusals of small housing developments for failure to provide affordable housing, but these have mostly supported the Council's position.

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

- 5.5** 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 is therefore the first year that the Council has needed to report on the receipt and expenditure of CIL under the Regulations.
- 5.6** Regulation 62 of the CIL Regulations 2010 (as amended) requires local authorities that charge CIL to report on CIL collected and spent during each financial year by no later than the 31st December after the end of that year. There are a number of individual items that need to be reported on, set out in the table below.
- 5.7** This is the second year of operating the CIL regime, and the amount of CIL collected is significantly higher than in the first year, as the schemes permitted since CIL was introduced begin to commence. It is expected that CIL receipts will continue to increase in forthcoming years. In terms of spend, this represents the first year when money has been spent, and the spend has related to education and arts and leisure. None of the neighbourhood CIL collected has yet been spent.
- 5.8** In summary, between 1 April 2016 and 31 March 2017:
- Liability Notices were issued totalling **£6,746,845.27**
  - CIL was received totalling **£1,970,779.17**
  - CIL expenditure totalled **£908,420.60**

#### **Summary of CIL receipts and expenditure**

Reg 62 Ref	Description	Details
3	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	(a) £0.00 (b) £0.00
4(a)	Total CIL receipts for the reported year	£1,970,779.17
4(b)	Total CIL expenditure for the reported year	£908,420.60

4(c)(i)	The items of infrastructure to which CIL (including land payments) has been applied	See table below
4(c)(ii)	Amount of CIL expenditure on each item	See table below
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4(c)(iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that Regulation	£98,538.96 (5%)
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A <sup>4</sup> or 59B	£0.00 <sup>5</sup>
4(ca)(ii)	Amount of CIL passed to any person under Regulation 59(4)	£0.00
4(cb)(i)	The total receipts that Regulations 59E <sup>6</sup> and 59F <sup>7</sup> applied to	£294,998.75 (15%)
4(cb)(ii)	The items to which the CIL receipts that Regulations 59E and 59F applied have been applied	None
4(cb)(iii)	The amount of expenditure on each item	£0.00
4(cc)(i)	Total value of CIL receipts requested from each local council served with a notice under Regulation 59E.	£0.00
4(cc)(ii)	Any funds not yet recovered from each local council at the end of the reported year.	£0.00
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which Regulation 59E or 59F applied.	£668,820
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which Regulation 59E or 59F applied.	£0.00
4(d)(iii)	CIL receipts for the reported year to which Regulation 59E or 59F applied retained at the end of the reported year.	£294,998.75
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year.	£30,306.15
4(e)	In relation to any infrastructure payments accepted by the charging authority - i) Items of infrastructure to which the infrastructure payments relate, ii) The amount of CIL to which each item of infrastructure relates	None

<sup>4</sup> Regulation 59A — Duty to pass CIL to local councils - This regulation sets down details on how a charging authority must pass to every local council (generally parish councils) within its area a proportion of CIL receipts raised from chargeable developments within those areas.

<sup>5</sup> There are no local councils within Reading Borough

<sup>6</sup> Regulation 59E — Recovery of CIL passed in accordance with regulation 59A or 59B - This regulation sets down that where CIL monies have been passed to the local council, and where the local council has not spent those funds within 5 years, how these funds should then be repaid to the charging authority.

<sup>7</sup> Regulation 59F — Use of CIL in an area to which regulations 59A and 59B do not apply - This regulation sets down how the charging authority should spend a proportion of CIL receipts in areas that are not covered by a local council; describing that the charging authority may use the CIL to support the development of the relevant area by funding: the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

### CIL expenditure - specific projects

Project	Expenditure (£)
<b>Education total</b>	<b>118,628.77</b>
Multi-school expenditure	2,011.02
Reading Education Centre - Vision move to Cranbury College	11,006.34
Reading Girls School - Modular building relocation	5,183.50
All Saints Infant - free school meals	1,041.18
New Christ Church Primary - Fire exit	2,111.00
St John's Primary - expansion to 2FE	11,221.23
Blessed High Farringdon - Health and safety	5,471.00
The Avenue School - Expansion	80,583.50
<b>Arts and Leisure total</b>	<b>789,791.83</b>
Parks and open spaces - tree replacement works	61,209.54
Sports and leisure - Rivermead artificial pitches	187,600.12
South Street Works	320,712.17
Libraries Invest to Save - RFID self-service kiosks	141,655.00
Libraries Invest to Save - library management system	78,615.00
<b>TOTAL EXPENDITURE</b>	<b>908,420.60</b>

## 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 4: Amount of land completed and permitted for employment by type during 2016/2017\* - Net

Total Floorspace (m <sup>2</sup> ) - <u>Completed</u> 2016-17* (Net)	B1	B2	B8	Total
Central Reading	-7,237	0	0	-7,237
A33 Corridor	-639	4,645	-1,104	2,902
Core Employment Areas (outside A33 Corridor)	-1,162	1,071	1,164	1,073
<b>Reading Total</b>	<b>-18,869</b>	<b>5,493</b>	<b>-62</b>	<b>-13,438</b>

Total Floorspace (m <sup>2</sup> ) - <u>Newly permitted</u> 2016-17* (Net)	B1	B2	B8	Total
Central Reading	-4,770	-536	0	-5,306
A33 Corridor	0	639	1,813	2,452
Core Employment Areas (outside A33 Corridor)	-495	0	3,673	3,178
<b>Reading Total</b>	<b>-14,017</b>	<b>103</b>	<b>5,206</b>	<b>-8,708</b>

Source: Non-Residential Commitments 2016-2017, Reading Borough Council

- 6.1** In terms of completed developments, the main trend is one of loss of offices. Much of this is due to the continued take up of the permitted development right to convert offices to residential, particularly in the town centre, although it disguises to some extent the continued delivery of high quality new offices in the centre.

- 6.2 In terms of new permissions, the loss of offices is also visible here. New developments for industry and warehousing have been limited.
- 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 over 25 years. In contrast, despite a small loss this year, in overall terms the amount of B8 warehouses sits at one of the highest levels for decades.
- 6.4 The main change in the Core Employment Areas has been the completion of a new car workshop on Worton Drive. Otherwise, changes are very limited.
- 6.5 Note that Indicator 4 is not directly comparable with 5 and 6. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 5 and 6, whereas net figures were used for 4.

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

Total B1 Floorspace (m <sup>2</sup> ) - Gross Internal Floor Space	Completed 2016/17	Permitted 2016/17
Central Reading	16,184	7,307
A33 Corridor	561	0
<b>Total in Reading</b>	<b>16,745</b>	<b>8,027</b>
<b>% of total which is in centre/A33 corridor</b>	<b>100%</b>	<b>91%</b>

- 6.6 All office development completed has been either in the centre or in the A33 corridor. New permissions also generally reflect this pattern, albeit that a small amount of new offices have been permitted outside these areas. This complies with the policy, as it is major development only which the policy directs to these two areas.

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

Total B2-B8 Floorspace (m <sup>2</sup> )* - Gross Internal Floor space	Completed 2016/17	Permitted 2016/17
A33 Corridor	4,645	3,091
Core Employment Areas (outside A33 corridor)	2,494	4,555
<b>Total in Reading</b>	<b>7,139</b>	<b>7,646</b>
<b>% of total which is in CEA/A33 corridor</b>	<b>100%</b>	<b>100%</b>

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2016-2017, Reading Borough Council 2017*

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

Net change in small units (less than 150m <sup>2</sup> )	Completed 2016/17	Permitted 2016/17
Net change in number of small units	0	0
Net change in floorspace of small units (m <sup>2</sup> )	0	0

**NB: Figures are for gross internal floor-space**

Source: *Non-Residential Commitments 2016-2017, Reading Borough Council 2017*

- 6.8** No change is recorded. It should be noted that, although not a development for self-contained units in itself, the refurbished and extended office building at 33 Kings Road (the White Building) includes flexible floorspace which can be used for small businesses.

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

Net Change in B8 Floorspace (m <sup>2</sup> ) in South of Basingstoke Road	Completed 2016/17	Permitted 2016/17
Net change	0	0

- 6.9** There have been no changes in storage and distribution floorspace in the south of Basingstoke Road.

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

- *Direct major office development to central Reading and the A33 Corridor*  
Virtually all major office development completed and permitted is directed to central Reading and the A33 corridor.
- *Direct major employment development other than offices to the A33 corridor and Core Employment Areas*  
All new development for industry or warehouses both completed and permitted is in the A33 corridor or Core Employment Areas.
- *Protect employment land within Core Employment Areas*  
There has been a net gain of employment floorspace within Core Employment Areas.
- *Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*  
There has been no change in small units or in B8 floorspace in the South of Basingstoke Road.

## 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, and an objectively assessed need of 699 per annum from 2013-2036*
- *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 9: New housing delivered

Monitoring Year	Net completed additional dwellings
2007/08	837
2008/09	782
2009/10	693
2010/11	321
2011/12	312
2012/13	474
2013/14	361
2014/15	635
2015/16	751
2016/17	717



**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, 2014-17 has seen a return to strong levels of completions, including in the town centre. Completions in 2016-17 are slightly below 2015-16, but, with over 1,000 dwellings currently under construction, there is no reason to believe that this represents a longer-term downward trend.

**7.3** One particular trend has been the conversion of offices to residential, and there have been 287 dwellings delivered as a result of this type of development in 2016-17. These have been as a result of new permitted development rights, and this is explored in Indicator 18.

**Indicator 10: Five Year Housing Land Supply (measured against Core Strategy targets)**

REQUIREMENT	
<b>Based on RBC Core Strategy 2006-2026</b>	<b>10,930</b>
Net Completions 2006-2016	5,803
Net Completions 2016-2017	717
Projected Completions 2017-2018	786
Residual requirement 2018-2026	3,624
Annual requirement for remaining 8 years, i.e. 3624/8	453
<b>Annual requirement for remaining 8 years with 5% buffer (NPPF para 47)</b>	<b>476</b>
<b>Total requirement for 5 years 2017/18-2021/22, i.e. 504x5</b>	<b>2,378</b>
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2018-2023	2,238
Soft commitments (strategic sites) subject to S106 to be delivered 2018-2023	65
Reading Central Area Action Plan allocations to be delivered 2018-2023	903
SDPD allocations to be delivered 2018-2023	73
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2018/19-2022/23</b>	<b>3,913</b>
<b>This represents a 8.23 years supply (i.e. 3913/476)</b>	

*Please see Appendix II for full tables of sites*

- 7.4** There has been a very slight decrease in the five year housing land supply from 8.64 years to 8.23 years when measured against Core Strategy housing targets. This represents a very healthy land supply. It reflects the high level of dwellings under construction (just over 1,000 in 2016/17) and those expected to start soon.

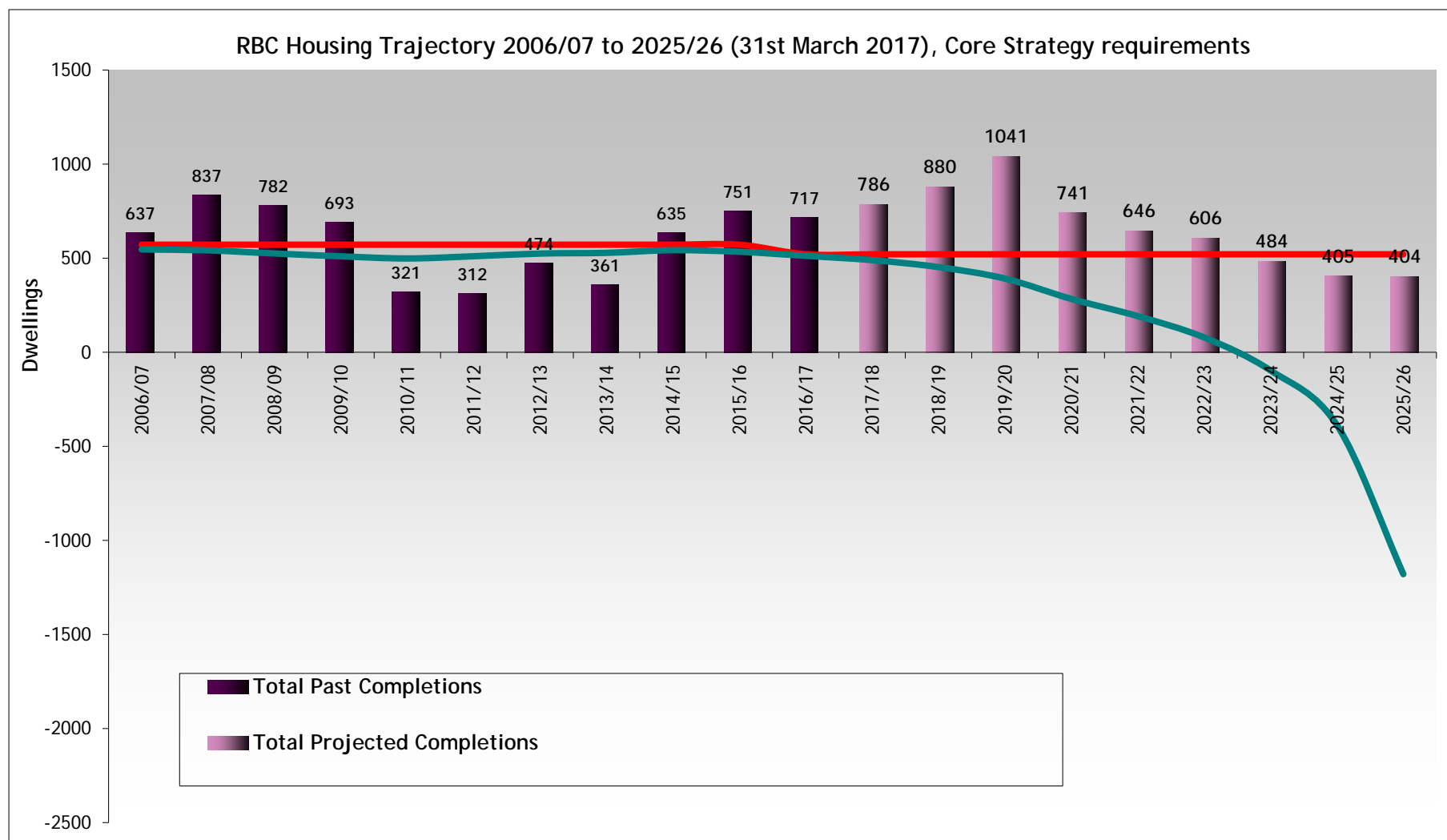
**Indicator 11: Five Year Housing Land Supply (measured against objectively assessed need)**

REQUIREMENT	
<b>Based on Objectively Assessed Need from SHMA 2016 (2013-2036)</b>	<b>16,077</b>
Net Completions 2013-2016	1,747
Net Completions 2016-2017	717
Projected Completions 2017-2018	786
Residual requirement 2018-2036	12,827
Annual requirement for remaining 18 years, i.e. 12,827/18	713
<b>Annual requirement for remaining 18 years with 5% buffer (NPPF para 47)</b>	<b>748</b>
<b>Total requirement for 5 years 2018/19-2022/23, i.e. 748x5</b>	<b>3,741</b>
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2018-2023	2,238
Soft commitments (strategic sites) subject to S106 to be delivered 2018-2023	65
Reading Central Area Action Plan allocations to be delivered 2018-2023	903
SDPD allocations to be delivered 2018-2023	73
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2018/19-2022/23</b>	<b>3,913</b>
<b>This represents a 5.23 years supply (i.e. 3913/748)</b>	

- 7.5** The Strategic Housing Market Assessment for Berkshire, commissioned by the six Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership, reported in February 2016, and identified a need of 699 new homes per year in Reading up to 2036.
- 7.6** 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 involves significant co-operation with neighbouring authorities on where within the Housing Market Area<sup>8</sup> needs can be met. Therefore, the 699 homes per year is not expected to be the final figure that Reading will need to plan for.
- 7.7** Nevertheless, until such time as the Local Plan with an alternative figure is in place, 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 5.23 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.

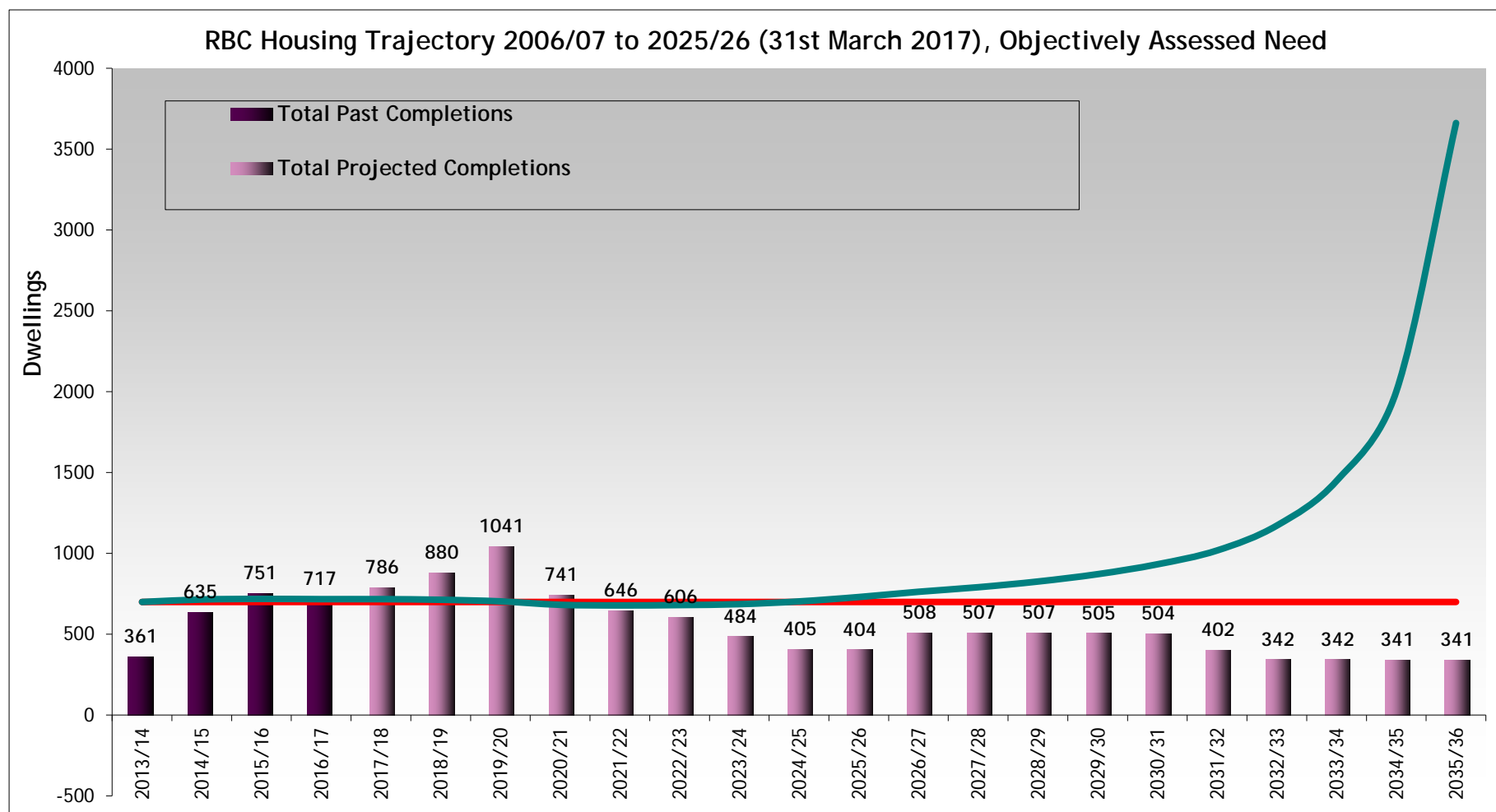
<sup>8</sup> West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council

**Indicator 12: Housing trajectory, when measured against Core Strategy targets**



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

**Indicator 13: Housing trajectory, when measured against objectively assessed needs**



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

- 7.8** 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 1,500 dwellings by 2026.
- 7.9** 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 significant currently identified specific supply in the later years of the period, which is hardly surprising given that current development plans only cover the period to 2026. Work on the Local Plan is now well underway, and it will need to identify sites for development up to 2036, and will set out the housing targets which can be accommodated. At the time of publication, a Pre-Submission Draft Local Plan was out to consultation, and this contains its own housing trajectory. This differs from the trajectory in the AMR in that it takes account of new and amended allocations and the draft housing target.
- 7.10** It should be noted that the trajectory has changed in one respect from last year. At this time last year, it was expected that the plan would seek to specifically identify sites of five dwellings or over, rather than ten. We therefore included specifically identified sites within the 'strategic permissions' of five dwellings or more rather than ten. However, it has now been decided to revert to a ten dwelling threshold, in line with previous years, meaning that this line differs from last year.

#### Indicator 14: Affordable housing completions

Monitoring Year (2016-17)	Rented (affordable/ social) (gross)	Intermediate Housing		Other Affordable Housing	Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	
	36*	0	24	0	60

\* Includes 33 new build and 3 private market purchases

- 7.11** Whilst the amount of affordable housing completions this year represents a small increase on 2015-16, in more general terms it is significantly below recent historic levels, for instance the figure of 145 in 2014-15, and is a long way below the assessed need for new affordable housing of 406 from the SHMA. It should be noted that there have also been 27 purchases through the Equity Loan scheme during 2016/17, which would be in addition to the figure in the shared ownership column.
- 7.12** One important factor here, similar to last year, is that around 40% of new completions this year have come from the permitted development right to convert offices to residential (see Indicator 18). As no planning permission is

required, these developments avoid the requirement to provide affordable housing.

**7.13** In addition, financial contributions totalling £381,184.32 were received towards the provision of affordable housing in the Borough during the 2016-17 year.

**7.14** Planning permission was granted for schemes that, under Section 106 agreements include provision of between 214 and 234 on-site affordable homes, and financial contributions towards the provision of affordable housing amounting to more than £14 million. As explained in section 5, this is heavily influenced by one new agreement that partially replaces an agreement already in existence, and without including that agreement, the totals from agreements signed this year are 187 on-site dwellings and off-site contributions of just over £4 million.

**7.15** There is a continued very substantial need to secure additional affordable housing - the results of the Berkshire Strategic Housing Market Assessment show that there is a need for 406 affordable dwellings per annum<sup>9</sup>. At the same time, changes to the national planning system are making it more and more difficult to secure provision of affordable housing from new developments.

#### *Indicator 15: New-build dwellings permitted during 2016-17 by size and type*

New-build dwellings permitted during 2016-17 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	75	2	77	32.0
2-bed	220	21	241	46.4
3-bed	1	95	96	18.5
4-bed	2	102	104	20.0
5+ bed	0	1	1	0.2
<b>Total</b>	<b>298</b>	<b>221</b>	<b>519</b>	
<b>% of total</b>	<b>57.4</b>	<b>42.6</b>		

**7.16** Despite the policy seeking larger accommodation, the large majority of new-build dwellings are smaller (1 or 2-bed) and are in the form of flats. However, many of the dwellings in the table above are within existing centres, and not therefore subject to the dwelling mix policy. The mix of houses and flats is somewhat more balanced than in recent years, however, as the new permissions include a number of larger sites outside the town centre which are more able to comply with the mix policies.

**7.17** The above figures only refer to new build, and it is worth noting at this point that many newly permitted dwellings in 2016-17 are as a result of changes of use (often under permitted development rights). These tend to provide smaller accommodation. A new permission at Station Hill has also been excluded, as it is in outline and final detail on dwelling sizes is not available,

<sup>9</sup> [http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire\\_Strategic\\_Housing\\_Market\\_Assessment\\_Feb\\_2016.pdf](http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf)

and again, this will be entirely flats and likely predominantly smaller accommodation.

#### *Indicator 16: New dwellings on previously developed land*

Net Completions	717
Net Completions on previously developed land	685
% of completions on previously developed land	96%

- 7.18** The vast majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough. However, this year saw the commencement of the large greenfield development at Green Park Village, which is likely to reduce the brownfield land proportion somewhat in coming years.

#### *Indicator 17: Net additional gypsy and traveller pitches*

- 7.19** No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2016-17. A Gypsy and Traveller Accommodation Assessment was commissioned in November 2016 to assess the need for new pitches. This reported in September 2017.

#### *Indicator 18: Office to residential prior approvals*

	Completed 2016-17	Underway at 31/03/17	Newly permitted 2016-17	Permitted (not started) at 31/03/17
Number of prior approvals	15	5	12	26
Amount of office floorspace lost (m <sup>2</sup> )	16,781	6,145	10,723	22,411
Amount of dwellings gained	287	112	221	367

- 7.20** This measure monitors the take-up of the permitted development right introduced in 2013 to allow offices to convert to residential. It can be seen that there continues to be significant use of this right in Reading. Around 40% of all dwellings completed in 2016-17 were from this source. Whilst it appears that the initial burst of these developments may be slowing, with a much more modest number under construction than in recent years, there is still a steady stream of new prior approvals, meaning that Reading, and particularly central Reading, will still see these kinds of developments coming forward for some time.

- 7.21** Also of note is the amount of office floorspace that Reading has lost and stands to lose as a result of this permitted development right, with around 28,000 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 in the last two years. When judged against Core Strategy targets, there is a very healthy five year housing land supply position (8.23 years supply). However, figures for objectively assessed need have been published in 2016, and, although there is still 5.23 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*  
Delivery of affordable housing remains substantially short of historic levels, and is even further below Reading's pressing need for new affordable homes. Viability considerations, together with relaxed planning rules, are the main reason for the low levels.
- *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 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 as part of the Local Plan process.

## 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 19: Proportion of retail and leisure floorspace permitted during 2016-17 that is in a designated centre

Floorspace Permitted (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	10	0	1,763	0	187	0	1,251	3,211
Total in Reading	4,821	557	2,033	741	187	4,223	2,766	15,328
% of total in centres	0%	0%	87%	0%	100%	100%	45%	21%

### Indicator 20: Proportion of retail and leisure floorspace completed during 2016-17 that is in a designated centre

Floorspace Completed (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	1,238	0	229	0	187	0	244	1,898
Total in Reading	1,238	0	359	0	187	0	495	2,279
% of total in centres	100%	N/A	64%	N/A	100%	N/A	49%	83%

**8.1** Unusually, in 2016-17, only a small minority of new planning permissions for retail and leisure uses were within existing centres. This is largely because most of the floorspace relates to one significant new permission, at Worton Grange. This is not within an existing centre, but it is a location that is identified for limited retail development in the Sites and Detailed Policies Document, so it does not represent a major breach of policy. The proportions for completed development show a majority of newly completed development within existing centres, in line with 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 19 and 20 are not directly comparable with 21 and 22. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 19 and 20, whereas net figures were used for 21 and 22.

**Indicator 21: Amount of retail and leisure floorspace permitted during 2016-17**

New Floorspace Permitted (m <sup>2</sup> net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-6,420	0	1,763	0	0	-889	437	-5,109
Northumberland Avenue North	-110	0	0	0	0	0	0	-110
Shinfield Road	-187	0	0	0	187	0	0	0
Whitley	0	0	0	0	0	0	814	814
<b>Total in Centres</b>	<b>-6,717</b>	<b>0</b>	<b>1,763</b>	<b>0</b>	<b>187</b>	<b>-889</b>	<b>1,251</b>	<b>-4,405</b>
<b>Total in Reading</b>	<b>-2,244</b>	<b>557</b>	<b>2,033</b>	<b>741</b>	<b>187</b>	<b>3,334</b>	<b>1,471</b>	<b>6,079</b>

**Indicator 22: Amount of retail and leisure floorspace completed during 2016-17**

New Floorspace Completed (m <sup>2</sup> net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-15,028	-48	115	-248	0	0	471	-14,738
Caversham	-114	0	114	0	0	0	0	0
Oxford Road West	188	0	0	0	0	0	0	188
Shinfield Road	-187	0	0	0	187	0	0	0
<b>Total in Centres</b>	<b>-15,141</b>	<b>-48</b>	<b>229</b>	<b>-248</b>	<b>187</b>	<b>0</b>	<b>471</b>	<b>-14,550</b>
<b>Total in Reading</b>	<b>-15,141</b>	<b>-48</b>	<b>359</b>	<b>-395</b>	<b>187</b>	<b>0</b>	<b>722</b>	<b>-14,316</b>

Source: Non-Residential Commitments 2016-2017, Reading Borough Council 2017

NB: Figures are for gross internal floorspace

**8.3** By far the largest change that has been completed this year involves a loss of retail use in central Reading. This is the demolition of a significant amount of retail as part of the Station Hill development, ahead of a redevelopment which will provide new retail and leisure floorspace. Otherwise, the picture is largely of changes of use between various town centre uses.

**8.4** In terms of permissions, new permissions have been granted that would result in an overall loss of retail and leisure floorspace in central Reading. In particular, this relates to the former Primark site on West Street, where upper floors are to be changed to offices. New permissions in other centres have been very limited, and generally relate to changes of use within the retail and leisure categories.

**Indicator 23: Proportion of Key Frontage in smaller centres in A1 and A5 use**

CENTRE	Last survey	% A1 Target	% A1 Actual	% A5 Target	% A5 Actual
Basingstoke Road North	2013	50	51.4	30	6.7
Caversham	2017	50	49.8	30	2.6
Cemetery Junction	2014	60	67.1	30	8.6
Christchurch Road	2013	50	63.9	30	13.6
Coronation Square	2013	60	63.2	30	18.5
Emmer Green	2013	50	62.7	30	20.2
Erleigh Road	2013	40	48.3	30	15.1
The Meadway	2013	50	57.4	30	11.7
Northumberland Avenue North	2013	50	69.1	30	14.9
Oxford Road West	2013	50	56.1	30	9.2
Shinfield Road	2013	50	52.8	30	15.4
Tilehurst Triangle	2013	50	51.5	30	9.1
Wensley Road	2013	60	80.7	30	19.3
Whitley	2014	50	55.5	30	14.6
Whitley Street	2017	40	59.9	30	17.8
Whitley Wood	2013	60	67.3	30	9.1
Wokingham Road	2014	50	69.9	30	12.7

- 8.5 The survey has only been updated since the 2013 AMR for a handful of centres. At that point, the proportion of key frontage in A1 use in almost all centres was still above the minimum level set out in policy DM13. However, in a 2017 survey, Caversham centre had dropped below the A1 target percentage. Shinfield Road and Tilehurst Triangle were also only slightly above their minimum A1 target. 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, completed. One large new permission for a significant amount of floorspace in an out of centre location has been granted, but this was broadly in line with a development plan policy.
- *Preserve the network and hierarchy of centres*  
There have not been any developments of a scale or in a location that would disrupt the network and hierarchy of centres.
- *Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways*  
There is little new data this year. It is worth noting that changes have been made to permitted development rights and use classes 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 the Community Infrastructure Levy and, for site specific matters, S106 planning obligations, as well as funding which have contributed towards a range of transport measures and the delivery of the strategy set out in Reading's transport strategy. There are a number of transport schemes, both major and minor, that are underway or are in preparation in the Borough. The Transport pages of the Council's website<sup>10</sup> include information on the projects. In addition, a report was given to the Council's Traffic Management Sub-Committee on 9<sup>th</sup> March 2017 that reported on progress on some of the major schemes during the monitoring year<sup>11</sup>.

**9.2** All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards<sup>12</sup> (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.

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<sup>10</sup> <http://www.reading.gov.uk/transport-schemes-and-projects>

<sup>11</sup> [http://www.reading.gov.uk/media/6904/Item12Major-Projects-Update-Mar-17-Rpt/pdf/Item12Major\\_Properties\\_Update\\_Mar\\_17\\_Rpt.pdf](http://www.reading.gov.uk/media/6904/Item12Major-Projects-Update-Mar-17-Rpt/pdf/Item12Major_Properties_Update_Mar_17_Rpt.pdf)

<sup>12</sup> <http://www.reading.gov.uk/media/1065/Revised-Parking-Standards-and-Design-Supplementary-Planning-Document-Adopted-October-2011/pdf/Revised-Parking-Standards-And-Design-Supplementary-Planning-DocumentOct11.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 24: Number of Local Wildlife Sites in positive conservation management

Local Wildlife Sites	2014 - 2015	2015-2016	2016-2017
Number of Local Wildlife Sites	21	21	21
Number of Local Wildlife Sites under positive conservation management	17	16	18
Percentage of Local Wildlife Sites under positive conservation management	81%	76%	86%

Source: Thames Valley Environmental Records Centre, 2017

- 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 organisations<sup>13</sup>. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.
- 10.5** There was an increase in the proportion of sites in positive conservation management in Reading from 76% to 86%, due to more sites qualifying under criteria 1 (site management plan) and 2 (environmental stewardship schemes).
- 10.6** Comparison with the rest of Berkshire: The proportion of sites in positive conservation management in Reading remains the highest in Berkshire and significantly higher than the overall Berkshire total of 69%.

**Indicator 25: 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
<b>Total</b>	<b>499.5</b>

- 10.7** The total area of 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 on analysis of aerial photographs, which in the Berkshire region are flown approximately every five years, and augmented by ground based observations in some situations. The most recent analysis was undertaken in 2012 and 2013, meaning that this has not changed since that year's AMR.

<sup>13</sup> The panel comprises representatives from Thames Valley Environmental Records Centre (TVERC), the local authorities in Berkshire, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Natural England and wildlife recorders.

### Indicator 26: 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	827 sq m

- 10.8** No development has been completed in a Major Landscape Feature. The only development permitted has been development associated with an extension to the Rivermead Leisure Centre, at the edge of the landscape feature.

### Indicator 27: 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	172	-332 sq m
Amount of development permitted in Flood Zones 2 and 3	188	-5,534 sq m

- 10.9** In terms of completions, there has been a significant amount of new housing completed in flood zones 2 and 3. This is almost all related to two large sites: 42 Kenavon Drive (only partially in the flood plain) and Green Park Village. There has been a small net loss in non-residential floorspace. In terms of new permissions, there has been a reasonably high number of new residential consents, although most of these related to two office conversions under permitted development rights (which also accounts for much of the reduction in non-residential floorspace). 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 remains the highest level in Berkshire.
- *Protect the character of key areas of landscape*  
No development has been permitted or completed in the major landscape features.



- *Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding*

Whilst relatively significant levels of development are occurring in Flood Zones 2 and 3, this is reflective of the character of Reading, where the centre of Reading is partially within these areas. Development that is taking place in these areas is generally redevelopment or conversion, and should not therefore substantially affect water flows, whilst individual proposals have been subject to the requirement to demonstrate compliance with national and local flooding policies.

## 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) has historically produced separate reports for aggregates monitoring in Berkshire (Local Aggregate Assessments). This has now been taken over by Hampshire County Council on behalf of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead. For reasons of commercial confidentiality, these are not generally disaggregated to individual unitary authorities, as there may only be one operator producing aggregates in a particular authority. The latest Local Aggregate Assessment covers the data up to and including 2015, and is available on the Council's website. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2016/17.

## 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 28: Capacity of new waste management facilities by type

12.1 No new waste management facilities have been permitted.

### Indicator 29: Amount of Household Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL HOUSEHOLD WASTE MANAGEMENT/ DISPOSAL (tonnes)	Household waste sent for Reuse, Recycling or Composting (tonnes)	Household Waste Sent For Energy Recovery (tonnes)	Household Waste Sent To Landfill (tonnes)	Household Waste sent to other Disposal Routes (tonnes)	Total Household Waste Collected (tonnes)
Reading Borough Council	20,990.39	30,262.57	13,978.24	122.77	65,353.96

HOUSEHOLD WASTE MANAGEMENT/ DISPOSAL (percentage)	Percentage HH waste sent for Reuse, Recycling or Composting	Percentage of household waste used for energy recovery	Percentage of household waste Landfilled	Percentage of household waste sent to other Disposal Routes
Reading Borough Council	32.1%	46.31%	21.39%	0.19%

*Source: Re3 Partnership*

- 12.2** There has been a change from the 2015-16 AMR, in that the data previously related to Local Authority Collected Waste rather than Household Waste, so the data are not entirely comparable. This potentially explains why the total amount of waste collected is lower than in recent years.
- 12.3** The above caveat also applies to the percentage of waste sent to various management routes, as waste from different sources may need to be treated differently. However, it is still worth noting that the proportion of waste sent to landfill is lower than in previous years, and forms part of a longer term decline. A greater proportion of waste is used for energy recovery than in 2015-16.

## APPENDIX I: PLANNING POLICIES AS AT 31 MARCH 2017

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

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

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

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

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

CS - Core Strategy

RCAAP - Reading Central Area Action Plan

SDPD - Sites and Detailed Policies Document

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

WLP - Waste Local Plan

RMLP - Replacement Minerals Local Plan



## APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY

### READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2017 for 2018/19 to 2022/23

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2016	5,803
Net Completions 2016-2017	717
Projected Completions 2017-2018	786
Residual requirement 2018-2026	3,624
Annual requirement for remaining 8 years, i.e. 3624/8	453
Annual requirement for remaining 8 years with 5% buffer (NPPF para 47)	476
Total requirement for 5 years 2018/19-2022/23, i.e. 476 x 5	2,378

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2018-2023	2,238
Soft commitments (strategic sites) subject to S106 to be delivered 2018-2023	65
Reading Central Area Action Plan allocations to be delivered 2018-2023	903
Sites and Detailed Policies Document allocations to be delivered 2018-2023	73
Allowance for small site windfalls at 127 per annum	625
Total site-specific supply for 5 years 2018/19-2022/23	3,913
This represents a 8.23 years supply (i.e. 3913/476)	

Annual Figures (Strategic Sites)	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	753	914	614	519	479

Annual figures (Small Sites)	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Total Annual Supply for Small Sites	127	127	127	127	127

<b>Total Supply (Strategic + Small)</b>	<b>880</b>	<b>1,041</b>	<b>741</b>	<b>646</b>	<b>606</b>
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**READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST  
OBJECTIVELY ASSESSED NEED AS AT 31/3/2017 for 2018/19 to 2022/23**

REQUIREMENT	
Based on Objectively Assessed Need from SHMA 2016 (2013-2036)	16,077
Net Completions 2006-2016	1,747
Net Completions 2016-2017	717
Projected Completions 2017-2018	786
Residual requirement 2018-2036	12,827
Annual requirement for remaining 18 years, i.e. 12827/18	713
<b>Annual requirement for remaining 18 years with 5% buffer (NPPF para 47)</b>	<b>748</b>
<b>Total requirement for 5 years 2018/19-2022/23, i.e. 748 x 5</b>	<b>3,741</b>

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2018-2023	2,238
Soft commitments (strategic sites) subject to S106 to be delivered 2018-2023	65
Reading Central Area Action Plan allocations to be delivered 2018-2023	903
Sites and Detailed Policies Document allocations to be delivered 2018-2023	73
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2017/18-2021/22</b>	<b>3,913</b>
<b>This represents a 5.23 years supply (i.e. 3913/748)</b>	

Annual Figures (Strategic Sites)	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	753	914	614	519	479

Annual figures (Small Sites)	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Total Annual Supply for Small Sites	127	127	127	127	127

<b>Total Supply (Strategic + Small)</b>	<b>880</b>	<b>1,041</b>	<b>741</b>	<b>646</b>	<b>606</b>
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Site address	Area (ha)	No of proposed dwellings	2018 /19	2019/ 20	2020/ 21	2021 /22	2022/ 23
<b>EXISTING COMMITMENTS NOT STARTED</b>							
173-175 Friar Street	0.14	14					
29-35 Station Road	0.05	103		27			
Station Hill Site, Station Hill	2.56	475	100	100	100	100	75
60 Queens Road	0.22	30					
125 Chatham Street	0.11	15	8	7			
Jacksons Corner 1-9 Kings Road	0.98	27	18	11			
Havell House, 62-66 Queens Road	0.06	13	7	6			
Princes House, 73a London Road	0.16	26	26				
114 Oxford Road	0.14	16	16				
160-163 Friar Street	0.06	28	28				
35-38 Friar Street	0.1	25	25				
Former Gas Works Building, Gas Works Road	0.06	20	10	10			
30-31 Friar Street	0.08	25	25				
St Martins Precinct	1.71	40		20	20		
83-85 London Street	0.06	11	11				
40 Silver Street	0.11	14		14			
Building 1 New Century Place, East Street	0.13	75		75			
Building 2 New Century Place, East Street	0.17	58		58			
9 Southern Court, South Street	0.04	16	16				
1025-1027 Oxford Road	0.19	10	6	6			
5-9 Berkeley Avenue	0.63	112		56	56		
1 Castle Crescent	0.28	12	6	6			
St George's Hall, St George's Road	0.31	12	6	6			
The Arthur Clark Home, Dovedale Close	0.48	43	15	14	14		
Land at Conwy Close	1.24	57		29	28		
<b>TOTAL</b>	<b>9.93</b>	<b>1161</b>	<b>323</b>	<b>445</b>	<b>218</b>	<b>100</b>	<b>75</b>
<b>TOTAL incl lapse rates (various)</b>		<b>1078</b>	<b>295</b>	<b>414</b>	<b>210</b>	<b>95</b>	<b>71</b>
<b>EXISTING COMMITMENTS UNDER CONSTRUCTION</b>							
Kings Point, 120 Kings Road	0.15	103	103				
Kings Lodge, 194 Kings Road	0.06	18	18				
173-175 Kings Road	0.12	15	15				
Coley Park	1.91	71	40				
Dee Park	16.4	387		49	49		
Elvian School	5	118	50	33			
Kennet Island Phase 3	5.46	546	82	52			
Green Park Village	24.65	737	100	100	100	100	100
Worton Grange	6.17	175	50	50	50	13	
<b>TOTAL</b>	<b>59.92</b>	<b>2170</b>	<b>458</b>	<b>284</b>	<b>199</b>	<b>113</b>	<b>100</b>
<b>TOTAL (no lapse rates on sites U/C)</b>		<b>2170</b>	<b>458</b>	<b>284</b>	<b>199</b>	<b>113</b>	<b>100</b>

Site address	Area (ha)	No of proposed dwellings	2018 /19	2019/ 20	2020/ 21	2021 /22	2022/ 23
<b>PERMITTED SUBJECT TO S106</b>							
Alexander House, 205-207 Kings Road	0.16	56		28	28		
Warwick House, Warwick Road	0.15	10		10			
<b>TOTAL</b>	<b>0.31</b>	<b>66</b>	<b>0</b>	<b>38</b>	<b>28</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates (various)</b>		<b>65</b>	<b>0</b>	<b>37</b>	<b>28</b>	<b>0</b>	<b>0</b>
<b>ALLOCATED R.C.A.A.P SITES WITHOUT PLANNING PERMISSION</b>							
RC1a: Friar Street & Station Road (remainder)	1.36	67				23	22
RC1b: Friars Walk & Greyfriars Rd (remainder)	0.48	96				10	10
RC1e: North of the Station	6.71	634				43	43
RC1g: Riverside	1.24	255				26	26
RC1h: Napier Road Corner	0.49	315		158	157		
RC2b: Gr Knollys St & Weldale St	2.53	329				33	33
RC3a: Reading Prison	1.44	80				16	16
RC3c: Forbury Retail Park	6.66	1153				77	77
RC3d: Forbury Bus Pk/Kenavon Dr	2.07	156				32	31
RC3f: Gas Holder	0.71	58				12	12
RC4a: Oxford Rd & Eaton Place	1.12	188				38	38
RC4b: Reading Family Centre	0.23	36				8	7
RC4k: Crown St/Southampton St	0.08	12				3	3
RC4l: Crown St/Silver St	0.38	4		40	40	1	1
<b>TOTAL</b>	<b>25.35</b>	<b>3383</b>	<b>0</b>	<b>198</b>	<b>197</b>	<b>322</b>	<b>319</b>
<b>TOTAL incl lapse rates (various)</b>		<b>2898</b>	<b>0</b>	<b>178</b>	<b>177</b>	<b>275</b>	<b>272</b>
<b>ALLOCATED S.D.P.D. SITES WITHOUT PLANNING PERMISSION</b>							
SA8b: Alice Burrows Homes Dwyer Road	0.48	22				5	5
SA8c: R/o 305-313 Oxford Road	0.22	11				3	2
SA8f: Part of Former Battle Hospital	2.77	61				18	18
SA8g: Land adj 40 Redlands Road	0.32	15				3	3
SA8i: Napier Court	1.1	225				15	15
SA9a: 211-221 Oxford Road (remainder)	0.3	2		2			
<b>TOTAL</b>	<b>5.19</b>	<b>336</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>44</b>	<b>43</b>
<b>TOTAL incl lapse rates (various)</b>		<b>302</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>36</b>	<b>35</b>
<b>TOTAL FOR ALL (with lapse rates)</b>	<b>100.70</b>	<b>6572</b>	<b>753</b>	<b>914</b>	<b>614</b>	<b>519</b>	<b>479</b>

## APPENDIX III - DETAILED HOUSING TRAJECTORY AGAINST CORE STRATEGY TARGETS

## RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2017)

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	TOTAL
Small Scale unidentified windfalls (<10 units)	157	177	203	193	134	117	134	114	155	127	103	127	127	127	127	127	127	127	127	127	2757
<b>Planning Permissions (strategic)</b>																					
120 Oxford Road												6									6
6-14 Weldale Street												14									14
21 Caversham Road												11									11
84 Watlington Street												10									10
Kings Point, 120 Kings Road													103								103
Kings Lodge, 194 Kings Road													18								18
Garrard House 30 Garrard Street												101									101
173-175 Kings Road													15								15
34-36 Crown Street												14									14
Coley Park												31	40								71
Dee Park								44	31	30	44			49	49						247
Wells Hall, Upper Redlands Road									-75		17	17									-41
University of Reading, London Road												53									53
1a Upper Redlands Road												10									10
79 London Road and 34 Eldon Terrace												6									6
Elvian School												35	50	33							118
Kennet Island Phase 3									73	111	90	138	82	52							546
Green Park Village											26	201	100	100	100	100	100	59			786
Worton Grange												12	50	50	50	13					175
<b>Total Per under construction (10+)</b>												<b>659</b>	<b>458</b>	<b>284</b>	<b>199</b>	<b>113</b>	<b>100</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>1872</b>
<b>Total Per u/c (10+) incl lapse rates (0%)</b>												<b>659</b>	<b>458</b>	<b>284</b>	<b>199</b>	<b>113</b>	<b>100</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>1872</b>
173-175 Friar Street (10%) <sup>14</sup>													0								0
29-35 Station Road (10%)														27							27
Station Hill Site, Station Hill (5%)													100	100	100	100	75				475
60 Queens Road (10%)													0								0

<sup>14</sup> Percentage indicates applicable lapse rate – see HELAA for full details of use of lapse rates

125 Chatham Street (COU and Extn) (15%)													8	7							15
Jacksons Corner 1-9 Kings Road (10%)													18	11							29
Havell House, 62-66 Queens Road (10%)													7	6							13
Princes House, 73a London Road (10%)													26								26
114 Oxford Road (15%)													16								16
160-163 Friar Street (10%)													28								28
35-38 Friar Street (10%)													25								25
Former Gas Works Building, Gas Works Road (10%)													10	10							20
30-31 Friar Street (10%)													25								25
St Martins Precinct (10%)														20	20						40
83-85 London Street (10%)													11								11
40 Silver Street (10%)														14							14
Building 1 New Century Place, East Street (10%)														75							75
Building 2 New Century Place, East Street (10%)														58							58
9 Southern Court, South Street (10%)													16								16
1025-1027 Oxford Road (10%)													6	6							12
5-9 Berkeley Avenue (0%)														56	56						112
1 Castle Crescent (10%)													6	6							12
St Georges Hall, St Georges Road (10%)													6	6							12
The Arthur Clark Home, Dovedale Close (10%)													15	14	14						43
Land at Conwy Close (0%)														29	28						57
Total Per Outstanding (Strategic)												0	323	445	218	100	75	0	0	0	1161
Total Per o/s (Str) incl lapse rates (mixed)												0	295	414	210	95	71	0	0	0	1084
Permissions subject to S106 (strategic)																					
Alexander House, 205-207 Kings Road (0%)														28	28						56
Warwick House, Warwick Road (10%)														10							10
Total Per subject to S106 (10+)	0	0	0	0	0	0	0	0	0	0	0	0	0	38	28	0	0	0	0	0	66
Total Per subj S106 incl lapse rates (various)	0	0	0	0	0	0	0	0	0	0	0	0	0	37	28	0	0	0	0	0	65
Allocated RCAAP sites (not yet with pp)																					

RC1a: Friar Street and Station Road (remainder unpermitted) (20%)																23	22	22			67
RC1b: Friars Walk and Greyfriars Road (remainder unpermitted) (20%)																10	10	10	10	10	50
RC1e: North of Station (15%)																43	43	43	43	42	214
RC1g: Riverside (20%)																26	26	26	26	26	130
RC1h: Napier Road Junction (10%)														158	157						315
RC2a: Cattle Market (10%)																					0
RC2b: Great Knollys Street and Weldale Street (10%)																33	33	33	33	33	165
RC2d: Broad Street Mall (20%)																					0
RC2e: Hosier Street (10%)																					0
RC3a: Reading Prison (10%)																16	16	16	16	16	80
RC3c: Forbury Retail Park (15%)																77	77	77	77	77	385
RC3d: Forbury Business Park and Kenavon Drive (10%)																32	31	31	31	31	156
RC3f: Gas Holder (20%)																12	12	12	11	11	58
RC4a: Chatham Street, Eaton Place and Oxford Road (remainder) (15%)																38	38	38	37	37	188
RC4b: Former Reading Family Centre, North Street (10%)																8	7	7	7	7	36
RC4d: 9-27 Greyfriars Road (10%)																					0
RC4e: The Forbury/Market Place (10%)																					0
RC4f: 3-10 Market Place, Abbey Hall and Abbey Square (20%)																					0
RC4j: 25-31 London Street (10%)																					0
RC4k: Corner of Crown Street & Southampton Street (10%)																3	3	2	2	2	12
RC4l: Corner of Crown Street & Silver Street (10%)														40	40	1	1	1	1		84
RC4r: 21 South Street (10%)																					0
RC4s: Reading Central Library (10%)																					0
Total Local Plan sites	0	0	0	0	0	0	0	0	0	0	0	0	0	198	197	322	319	318	294	292	1940
Local Plan sites including lapse rate (mixed)	0	0	0	0	0	0	0	0	0	0	0	0	0	178	177	275	272	271	252	250	1676
Allocated SDPD Sites (Not yet with pp)																					
SA2c: Land North of Manor Farm Road (20%)																					0



SA4: Park Lane Primary School, The Laurels and Downing Road (20%)																					0	
SA8a: 784-794 Oxford Road (20%)																					0	
SA8b: Alice Burrows Home, Dwyer Road (10%)																5	5	4	4	4	22	
SA8c: Rear of 303-315 Oxford Road (20%)																3	2	2	2	2	11	
SA8d: Dellwood Hospital (10%)																					0	
SA8f: Part of Former Battle Hospital, Portman Road (20%)																18	18	9	8	8	61	
SA8g: Land adjacent to 40 Redlands Road (10%)																3	3	3	3	3	15	
SA8h: Land at Lowfield Road (10%)																					0	
SA8i: Napier Court (20%)																15	15	15	15	15	75	
SA9a: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)														2							2	
SA9c: 261-275 London Road (20%)																					0	
Total SDPD sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	44	43	33	32	32	186
SDPD sites including lapse rate (mixed)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	36	35	27	26	26	153
Total Past Completions	637	837	782	693	321	312	474	361	635	751	717										6520	
Total Projected Completions												786	880	1041	741	646	606	484	405	404	5993	
Cumulative Completions	637	1474	2256	2949	3270	3582	4056	4417	5052	5803	6520	7306	8186	9227	9968	10614	11219	11704	12109	12513		
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	83	279	544	903	1423	1643	1768	1852	1816	1700	1583		
MANAGE - Annual requirement taking account of past / projected completions	547	542	525	510	499	511	525	529	543	534	513	490	453	392	284	192	79	-96	-387	-1179		

## APPENDIX IV - DETAILED HOUSING TRAJECTORY AGAINST OBJECTIVELY ASSESSED NEEDS

## RBC Housing Trajectory 2013/14 to 2035/36 (31st March 2017)

	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Small Scale unidentified windfalls (< 10 units)	114	155	127	103	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2848	
Planning Permissions (strategic)																									
120 Oxford Road					6																			6	
6-14 Weldale Street					14																			14	
21 Caversham Road					11																			11	
84 Watlington Street					10																			10	
Kings Point, 120 Kings Road						103																		103	
Kings Lodge, 194 Kings Road						18																		18	
Garrard House 30 Garrard Street					101																			101	
173-175 Kings Road						15																		15	
34-36 Crown Street					14																			14	
Coley Park					31	40																		71	
Dee Park	44	31	30	44			49	49																247	
Wells Hall, Upper Redlands Road		-75		17	17																			-41	
University of Reading, London Road					53																			53	
1a Upper Redlands Road					10																			10	
79 London Road and 34 Eldon Terrace					6																			6	
Elvian School					35	50	33																	118	
Kennet Island Phase 3		73	111	90	138	82	52																	546	
Green Park Village				26	201	100	100	100	100	100	59													786	
Worton Grange					12	50	50	50	13															175	
Total Per under construction (10+)					659	458	284	199	113	100	59	0	0	0	0	0	0	0	0	0	0	0	0	1872	
Total Per u/c (10+) incl lapse rates (0%)					659	458	284	199	113	100	59	0	0	0	0	0	0	0	0	0	0	0	0	1872	
173-175 Friar Street (10%) <sup>15</sup>						0																		0	
29-35 Station Road (10%)							27																	27	

<sup>15</sup> Percentage indicates applicable lapse rate – see HELAA for full details of use of lapse rates

Station Hill Site, Station Hill (5%)					100	100	100	100	75															475
60 Queens Road (10%)					0																			0
125 Chatham Street (COU and Extn) (15%)					8	7																		15
Jacksons Corner 1-9 Kings Road (10%)					18	11																		29
Havell House, 62-66 Queens Road (10%)					7	6																		13
Princes House, 73a London Road (10%)					26																			26
114 Oxford Road (15%)					16																			16
160-163 Friar Street (10%)					28																			28
35-38 Friar Street (10%)					25																			25
Former Gas Works Building, Gas Works Road (10%)					10	10																		20
30-31 Friar Street (10%)					25																			25
St Martins Precinct (10%)						20	20																	40
83-85 London Street (10%)					11																			11
40 Silver Street (10%)						14																		14
Building 1 New Century Place, East Street (10%)						75																		75
Building 2 New Century Place, East Street (10%)						58																		58
9 Southern Court, South Street (10%)					16																			16
1025-1027 Oxford Road (10%)					6	6																		12
5-9 Berkeley Avenue (0%)						56	56																	112
1 Castle Crescent (10%)					6	6																		12
St Georges Hall, St Georges Road (10%)					6	6																		12
The Arthur Clark Home, Dovedale Close (10%)					15	14	14																	43
Land at Conwy Close (0%)						29	28																	57
Total Per not started (10+)				0	323	445	218	100	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1161
Total Per n/s (10+) incl lapse rates (various)				0	295	414	210	95	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1084
Permissions subject to S106 (strategic)																								
Alexander House, 205-207 Kings Road (0%)						28	28																	56

Warwick House, Warwick Road (10%)							10																	10
Total Per subject to S106 (10+)					0	0	38	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66
Total Per subj S106 incl lapse rates (various)					0	0	37	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
<b>Allocated RCAAP sites (not yet with pp)</b>																								
RC1a: Friar Street and Station Road (remainder unpermitted) (20%)									23	22	22													67
RC1b: Friars Walk and Greyfriars Road (remainder unpermitted) (20%)									10	10	10	10	10	10	9	9	9	9						96
RC1e: North of Station (15%)									43	43	43	43	42	42	42	42	42	42	42	42	42	42	42	634
RC1g: Riverside (20%)									26	26	26	26	26	25	25	25	25	25						255
RC1h: Napier Road Junction (10%)							158	157																315
RC2a: Cattle Market (10%)														45	45	45	45	45	45	45	45	45	45	450
RC2b: Great Knollys Street and Weldale Street (10%)									33	33	33	33	33	33	33	33	33	32						329
RC2d: Broad Street Mall (20%)														50	50	50	50	50						250
RC2e: Hosier Street (10%)														69	69	69	68	68	68	68	68	68	68	683
RC3a: Reading Prison (10%)									16	16	16	16	16											80
RC3c: Forbury Retail Park (15%)									77	77	77	77	77	77	77	77	77	77	77	77	77	76	76	1153
RC3d: Forbury Business Park and Kenavon Drive (10%)									32	31	31	31	31											156
RC3f: Gas Holder (20%)									12	12	12	11	11											58
RC4a: Chatham Street, Eaton Place and Oxford Road (remainder) (15%)									38	38	38	37	37											188
RC4b: Former Reading Family Centre, North Street (10%)									8	7	7	7	7											36
RC4d: 9-27 Greyfriars Road (10%)																								0
RC4e: The Forbury/Market Place (10%)																								0
RC4f: 3-10 Market Place, Abbey Hall and Abbey Square (20%)																								0
RC4j: 25-31 London Street (10%)																								0

RC4k: Corner of Crown Street & Southampton Street (10%)									3	3	2	2	2												12
RC4l: Corner of Crown Street & Silver Street (10%)							40	40	1	1	1	1													84
RC4r: 21 South Street (10%)																									0
RC4s: Reading Central Library (10%)																									0
Total Local Plan sites					0	0	198	197	322	319	318	294	292	351	350	350	349	348	232	232	232	231	231		4846
Local Plan sites including lapse rate (mixed)					0	0	178	177	275	272	271	252	250	301	301	301	300	299	203	203	203	202	202		4190
<b>Allocated SDPD Sites (Not yet with pp)</b>																									
SA2c: Land North of Manor Farm Road (20%)														75	75	75	75	75	75						450
SA4: Park Lane Primary School, The Laurels and Downing Road (20%)																									0
SA8a: 784-794 Oxford Road (20%)																									0
SA8b: Alice Burrows Home, Dwyer Road (10%)									5	5	4	4	4												22
SA8c: Rear of 303-315 Oxford Road (20%)									3	2	2	2	2												11
SA8d: Dellwood Hospital (10%)																									0
SA8f: Part of Former Battle Hospital, Portman Road (20%)									18	18	9	8	8												61
SA8g: Land adjacent to 40 Redlands Road (10%)									3	3	3	3	3												15
SA8h: Land at Lowfield Road (10%)														6	6	6	5	5							28
SA8i: Napier Court (20%)									15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	225
SA9a: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)							2																		2
SA9c: 261-275 London Road (20%)														3	3	3	2	2							13
Total Local Plan sites					0	0	2	0	44	43	33	32	32	99	99	99	97	97	90	15	15	15	15		827
Local Plan sites including lapse rate (mixed)					0	0	2	0	36	35	27	26	26	80	80	80	78	78	72	12	12	12	12		668
Total Past Completions	361	635	751	717																					2464
Total Projected Completions					786	880	1041	741	646	606	484	405	404	508	507	507	505	504	402	342	342	341	341		10292
Cumulative Completions	361	996	1747	2464	3250	4130	5171	5912	6558	7163	7648	8053	8457	8965	9472	9980	10485	10989	11390	11732	12074	12415	12756		

<i>MONITORING AGAINST OBJECTIVELY ASSESSED NEEDS</i>																								
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	-350	-332	-245	-65	278	320	267	173	-41	-335	-630	-821	-1013	-1204	-1398	-1593	-1891	-2248	-2605	-2963	-3321	
MANAGE - Annual requirement taking account of past / projected completions	699	714	718	717	716	713	703	682	678	680	686	702	729	762	790	826	871	932	1018	1172	1448	2001	3662	

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**Reading**  
Borough Council  

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