

Reading Borough Council
ANNUAL MONITORING REPORT
2017-2018

December 2018



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Reading
Borough Council

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EXECUTIVE SUMMARY

- i. The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis, both in terms of the progress of new policy documents, and the effects of the policies that already exist. This Annual Monitoring Report covers the period from 1st April 2017 to 31st March 2018.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Progress on the Local Plan has been very good this year, with the Local Plan having reached submission on 29th March 2018. Progress on the Joint Minerals and Waste Local Plan has, however, been delayed by a few months.
- 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 in particular the signature of a Memorandum of Understanding by the Western Berkshire authorities on Reading's unmet need for housing.
- v. **Contributions to Infrastructure:** 2017-18 has been the second year of operation of CIL, which has meant a substantial increase in CIL receipts over 2016-17. This year has also seen around £2.5 million of CIL spend.
- vi. **Economic Development:** There has been an overall net gain of employment floorspace in 2017-18. New floorspace permitted and completed has generally been in line with the Council's spatial policies.
- vii. **Housing:** Numbers of new housing completions have continued to be healthy, with 700 homes completed in 2017-18. Reading has a five year supply of housing when measured against both Core Strategy targets and objectively assessed need. Delivery of affordable housing is a significant 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 1st April 2017 to 31st March 2018. It provides a concise summary of key statistical information which considers the impact of the Local Plan policies.

Context to the AMR 2017/18

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

Approach and Structure of the Report

- 1.4 This report looks first at progress on the process of plan making, and then moves on to monitor the effects of policies. By and large, the report focuses on data collected by the Council rather than third party data which is available in public elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.
- 1.5 The report is structured broadly into two key elements, which comprise monitoring policy progress and monitoring policy performance. The main sections of this report include:
- Introduction and links to sources on Reading's key characteristics.
 - A description of the current planning policy framework for Reading and, progress made with regard to the Local Development Scheme (LDS) since April 2017 including the status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate.
 - Monitoring indicators relevant to the adopted Local Plan documents.
- 1.6 Section 2 of the Reading Borough AMR for the monitoring year 2017/18 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and, the progress on the implementation of policies contained in adopted Local Plan documents. Section 3 deals with the duty to co-operate, reporting on which is a statutory requirement.
- 1.7 Section 4 onwards of the AMR 2017/18 considers the status of key policies and related targets within the adopted Reading Core Strategy (CS), the Sites and Detailed Policies Document (SDPD) and the Reading Central Area Action

Plan (RCAAP) and 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 2017/18 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 2018, 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-2018/>

2. MONITORING POLICY PROGRESS

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2** The most up-to-date LDS at the start of the monitoring year was the version produced in November 2016, the focus of which was the production of a comprehensive Local Plan. This is therefore the version against which progress is monitored in this section.
- 2.3** In summary, the three main planning policy documents already in place at the start of the year are detailed below.
- 2.4** **Core Strategy:** The Core Strategy was adopted in January 2008. It was amended in January 2015 to accommodate changes to the affordable housing policy CS16.
- 2.5** **Reading Central Area Action Plan (RCAAP):** The RCAAP was adopted in January 2009.
- 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 31st March 2017

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 2017 and 31 March 2018, and indicates whether these milestones were met or were missed.

Table 2 Progress against Milestones in the LDS, 2017-18

	STAGE	PLANNED MILESTONES 2016-17	ACTUAL MILESTONES
Local Plan	Consultation on Draft Local Plan	April 2017	May/June 2017
	Consultation on Pre-Submission Draft Local Plan	November 2017	November 2017- January 2018
	Submission	February 2018	March 2018
Minerals and Waste Local Plan	Consultation on Issues and Options	March - September 2017	June/July 2017
	Preferred Options Preparation	July - December 2017	July 2017 - August 2018
	Consultation on Preferred Options	January - May 2018	August - October 2018
			Milestone met
			Milestone missed

- 2.9 **Local policy:** Policy production in 2017-18 has been dominated by the new Local Plan, intended to replace the three documents listed in paragraphs 2.4 to 2.6. Substantial progress has been made on this document in 2017-18, starting with consultation on a draft version in May and June 2017. Although the LDS expected this to begin in April, the consultation start date of 3rd May was only a few days late. Consultation on a Pre-Submission Draft version began in November 2017, in line with the expected milestone in the LDS. Finally, the document was submitted to the Secretary of State on 29th March 2018, which was later than the date anticipated in the LDS but only by one month.
- 2.10 With work underway on the Local Plan, the capacity to progress supplementary planning documents is very limited, and the LDS did not therefore anticipate any specific progress on Supplementary Planning Documents.
- 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 anticipated a consultation on Issues and Options during the period March to September 2017, and in the event the consultation took place in June and July. However, the consultation on Preferred Options, expected to take place during the period January to May 2018, was somewhat delayed.
- 2.13 Future Policy Production:** The expected milestones for 2018-19 for the Local Plan involved public examination at some point between April and August 2018 with an expectation of adoption in February 2019. In the event, the examination hearings took place between 25 September and 5 October, so later than anticipated. In part this was due to the slightly later Submission, but the Planning Inspectorate also had a considerable workload at this time, as a number of authorities submitted plans before 31st March to avoid having to plan for new levels of housing need using the new standard methodology. Adoption is also therefore now expected to be later than February 2019.
- 2.14** In terms of the Minerals and Waste Local Plan, the LDS envisages consultation on a Proposed Submission version between November 2018 and March 2019. This milestone will now not be reached, and it may be that it does not occur until the 2019-20 monitoring year.
- 2.15 Conclusions:** Good progress has been made on the preparation of the Local Plan, which reached submission stage within the monitoring year, albeit that some milestones have been met very slightly later than anticipated. Progress on the Minerals and Waste Local Plan has been somewhat slower than envisaged in the LDS, and this is likely to have a knock-on effect on later consultation periods, submission and adoption.

3. DUTY TO CO-OPERATE

- 3.1 The Council is required to report on measures that have been undertaken to comply with the Duty to Co-operate, which is set out in the Localism Act 2011. There has been significant progress on plan-making during the monitoring year, so the Council has undertaken considerable co-operation for this purpose. 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 website¹.
- 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 2017-18:
- 20th April 2017
 - 14th June 2017
 - 19th September 2017
 - 28th November 2017
- 3.4 **Berkshire/Western Berkshire Housing Market Area joint working:** The Berkshire Strategic Housing Market Assessment 2016 (reported on in the 2016 AMR) identified a Western Berkshire Housing Market Area covering West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council. Emerging from the results of the SHMA, there has been a significant amount of joint working around this grouping, as well as around a Berkshire-wide grouping. Much of this was reported on last year in relation to the expression of interest in a garden village at Grazeley, just south of Reading Borough, and these discussions have continued.
- 3.5 A Berkshire-wide grouping of portfolio holders for Planning, together with senior officers and the Thames Valley Berkshire Local Enterprise Partnership, meet regularly to discuss strategic planning matters, with a particular emphasis on meeting identified housing needs. It provided the forum for discussions around the MoU on Reading's unmet needs, for instance. This group, known as the SHMA Member Reference Group during the monitoring year, met on the following dates:

¹ http://www.reading.gov.uk/media/4412/Duty-to-cooperate-scoping-strategy/pdf/RBC_Duty_to_Cooperate_Scoping_Strategy_1215.pdf

- 26th April 2017
- 28th June 2017
- 29th September 2017
- 8th December 2017
- 9th February 2018

- 3.6 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.
- 3.7** Most of the work in preparing this assessment has been reported in previous monitoring years, but the final version of the assessment was published in April 2017. Its results fed into the production of the Local Plan.
- 3.8 Reading's unmet needs:** It has been clear through most of Reading's Local Plan process that meeting the objectively assessed housing needs from the 2016 Strategic Housing Market Assessment was likely to be challenging. As reported in the 2016-17 AMR, the Council made a formal request in January 2017 to Wokingham Borough Council and West Berkshire District Council to consider accommodating a portion of Reading's unmet need for housing. The replies in February 2017 argued that those authorities were at too early a stage of plan-making to confirm whether it could accommodate unmet need. 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.
- 3.9** The issue was then discussed at the Members Reference Group meeting on 26th April 2017. At this meeting it became clear that there were technical matters around Reading's HELAA that would need to be discussed in more detail. A separate officer-level meeting was convened with all four authorities on 16th June 2017 to discuss these matters, and it was agreed that Reading would prepare a note examining these technical matters in more detail. This note was circulated on 18th July, and the note confirmed that there were some matters where assumptions could be changed that would reduce the shortfall by just over 200 dwellings, but would not eliminate it.
- 3.10** During summer/autumn 2017 it became clear that an agreement to accept a specific figure of Reading's unmet needs was unlikely to be reached, in particular because West Berkshire and Wokingham were at an earlier stage of plan-making and had not carried out the necessary capacity work. To establish a formal agreement across the HMA, the Council therefore drafted a Memorandum of Understanding around Reading's needs to confirm that:
- There was recognition that Reading could not meet its full needs;
 - Needs arising within the HMA should be met within the HMA, and that there was therefore no need for the Council to seek to export its needs beyond the HMA boundaries; and

- The Western Berkshire HMA authorities would work together to keep the issue under review in plan-making.
- 3.11 This MoU was discussed at the SHMA Member Reference Group on 29th September 2017, and subject to some amendments, was agreed. It was fully signed on 16th October 2017.
- 3.12 **Unmet needs from other authorities:** Reading Borough Council has received formal duty to co-operate requests from two authorities to consider meeting a portion of their unmet needs.
- 3.13 In 2017, Bracknell Forest Borough Council formally requested that Reading Borough Council, together with other authorities within the Central Berkshire FEMA, consider whether there was scope to meet some of Bracknell Forest's anticipated unmet needs for employment development. The needs for employment development arose in the Central Berkshire EDNA, although BFBC did not fully quantify the likely level of unmet need. Reading has made clear that it expects to deliver office floorspace above the level of identified need, due mainly to existing permissions. As stated in the Local Plan, the surplus over identified need can therefore be considered a contribution towards the wider needs of the Central Berkshire FEMA, although there will need to be clarity on Wokingham's position before it can be determined whether this specifically meets Bracknell Forest's needs.
- 3.14 Slough Borough Council made a formal request to all five remaining Berkshire authorities, highlighting that it was highly unlikely to be able to meet its needs for housing and employment development, and enquiring whether there would be capacity to assist in meeting these needs within the rest of Berkshire. The four Western Berkshire HMA authorities jointly drafted a response in 2018, replying that there was not considered to be potential to meet those needs within the area. In Reading's case, the reply pointed out that Reading was not expected to meet its own needs for housing and therefore had no spare capacity. It also stated that, although there was a potential oversupply of offices, the priority would be for this to contribute to meeting any unmet needs within the Central Berkshire FEMA.
- 3.15 **Western Berkshire OAN Sensitivity Report:** The three other Western Berkshire HMA authorities commissioned an update to the SHMA from GL Hearn that tests the conclusions of the SHMA against updated figures for matters such as population projections and employment projections. Its main purpose is to provide backing to the authorities' position in appeals, and it is a sensitivity test rather than a set of new objectively assessed needs. Reading was not a commissioning authority for this, partly because it is working on the basis of the 2016 SHMA figure and did not consider it appropriate to hold up plan production, but also because it does not face the same pressures in terms of appeals that the other authorities do. However, Reading has liaised closely with its neighbours on this piece of work, including attending meetings and providing comments on drafts. The work reported in March 2018.
- 3.16 **Gypsy and Traveller Pitch Needs:** Reading Borough Council commissioned a Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment, which was undertaken during 2017 and

reported in September 2017. Stakeholders contacted for their views as part of this process included the five other Berkshire authorities, South Oxfordshire District Council and the two clinical commissioning groups. Once prepared, the draft assessment was also circulated to the other five Berkshire authorities and South Oxfordshire in June 2017, and, although views were not specifically sought, comments were received from Wokingham, South Oxfordshire and Bracknell Forest.

- 3.17** The Assessment identified needs for new provision, notably for 10-17 permanent pitches for gypsies and travellers, and 5 transit pitches. Once the Assessment was received, the Council undertook an assessment of its potential to meet the need within its boundaries. It identified a potential site at Cow Lane to meet transit needs, but could not identify any potential sites to meet permanent needs. This is not surprising in a historic context, as Reading has no current permanent or transit sites for gypsies and travellers, and virtually no history of applications for such uses. In the past there have been agreements with Wokingham on meeting needs within their area, although it should be made clear that no such arrangements are in place now, or have been in recent years.
- 3.18** As a result, prior to finalising the Pre-Submission Local Plan, the Council decided to consult on the Cow Lane site and on the site identification process that it had undertaken. This consultation took place in September and October 2017, and was sent to all planning policy consultees, including all duty to co-operate partners. Responses were received from Wokingham, South Oxfordshire, Wycombe, Environment Agency, Highways England, Historic England and Natural England. Wokingham, South Oxfordshire and the Environment Agency in particular wanted to see additional information.
- 3.19** As the Council remained convinced it could not meet the identified needs for permanent provision, it made a formal duty to co-operate request to consider the scope to meet these needs on 21st February 2018. This was sent to all local authorities within a 10km radius, as it was considered that the identified HMAs had limited relevance for gypsy and traveller needs. A deadline of 16th March was given. Of the eight authorities to whom the request had been sent, seven responded to state either that there was no scope to meet these needs, or that they were not at a stage where they could assess this.
- 3.20 Memorandum of Understanding with South Oxfordshire:** Over the latter part of 2017 and early 2018, work has been underway on drafting a Memorandum of Understanding between South Oxfordshire District Council and Reading Borough Council, which deals with a range of cross-boundary matters, but most notably meeting housing and employment needs, and strategic infrastructure provision including crossing of the Thames and park and ride. Reading Borough Council signed the Memorandum on 19th March 2018. South Oxfordshire District Council had not yet signed it at the end of the monitoring year, but did so shortly afterwards on 3rd April 2018.
- 3.21 Other measures:** The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2017 and 31 March 2018.

3.22 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 March 2018².

Chronological list of Duty to Co-operate Measures 2017-18	
20/04/2017	DPG, Reading
24/04/2017	Meeting with Oxfordshire County Council re cross-boundary education issues, Oxford
26/04/2017	Member Reference Group meeting, Bracknell
28/04/2017	Western Berkshire Retail and Commercial Leisure Assessment published
03/05/2017	Consultation on Draft Local Plan begins. Consultation documentation sent to all Duty to Co-Operate partners.
19/05/2017	Berkshire Heads of Planning, Slough
05/06/2017	Reading signs Memorandum of Understanding with other Berkshire authorities on level of objectively assessed need. Wokingham and RBWM involved in drafting MoU but did not sign.
14/06/2017	DPG, Newbury
14/06/2017	Consultation on Draft Local Plan ends. Comments received from West Berkshire District Council, Wokingham Borough Council, Bracknell Forest Borough Council, Slough Borough Council, South Oxfordshire District Council, Chiltern/South Bucks District Councils, Oxfordshire County Council, Greater London Authority, Surrey County Council, Surrey Heath Borough Council, Rushmoor Borough Council, Basingstoke & Deane Borough Council, Hampshire County Council, Buckinghamshire County Council, Environment Agency, Highways England, Network Rail, Marine Management Organisation, Royal Berkshire NHS Foundation Trust, Thames Valley Berkshire LEP, Historic England, Natural England
16/06/2017	Reading HELAA meeting (with BFBC, WBDC, WBC) to set out assumptions and findings
27/06/2017	Draft Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment circulated to officers from BFBC, RBWM, SBC, SODC, WBDC, WBC
28/06/2017	Member Reference Group, Bracknell
18/07/2017	Technical Note on HELAA Assumptions, showing a potential reduction in unmet needs, following on from meeting on 16/6/17 sent to BFBC, WBDC, WDC
01/08/2017	Draft Sequential and Exception Test Document sent to Environment Agency for comments
08/08/2017	Written confirmation from West Berkshire District Council that the HELAA with amended assumptions from the Technical Note on the HELAA Assumptions represents a robust basis for further Duty to Co-operate discussions
08/09/2017	Inception meeting for Strategic Housing Market Assessment update based on most recent data. Reading BC not a commissioning body, but is co-operating with the project.
12/09/2017	Duty to co-operate meeting with Wokingham Borough Council Matters discussed - Local plan update, housing needs and provision/Grazeley, gypsies and travellers, employment needs and provision, retail and town centres, transport infrastructure, education and health infrastructure, natural environment, University of Reading.
19/09/2017	DPG, Slough

² http://www.reading.gov.uk/media/8685/EV001-Duty-to-Cooperate-Statement-March-18/pdf/EV001_Duty_to_Cooperate_Statement_March_18.pdf

21/09/2017	Comments on Draft Sequential and Exception Test Document received from EA
22/09/2017	Draft Memorandum of Understanding on Reading's Unmet Needs sent to WBDC, WBC, BFBC
25/09/2017	Duty to co-operate meeting with West Berkshire Council Matters discussed - Local plan update, housing needs and provision/Grazeley, gypsies and travellers, employment needs and provision, retail and town centres, transport infrastructure, education and health infrastructure, built and natural environment.
26/09/2017	Gypsy and Traveller Provision Consultation Document sent to all duty to co-operate partners and all other consultees. Accompanied by publication of Gypsy and Traveller Provision Background Document on the website.
29/09/2017	Member Reference Group, Bracknell Agreement reached between Western Berkshire HMA authorities on Memorandum of Understanding on Reading's unmet needs. Agreement to seek joint discussion with Housing and Planning Minister re growth issues. Agreement to undertake work on Statement of Common Ground across Berkshire and HMAs. (BFBC, RBC, RBWM, SBC, WBDC, WBC, TVBLEP)
04/10/2017	Duty to co-operate meeting with South Oxfordshire District Council Matters discussed - Local plan update, housing needs and provision including affordable housing, sites on the boundary of SODC/RBC, gypsies and travellers, economic development needs and provision, transport infrastructure (Thames crossing, park and ride, other modes), education and health infrastructure, built and natural environment.
06/10 - 16/10/2017	Memorandum of Understanding on Reading's Unmet Need signed by four Western Berkshire HMA authorities <ul style="list-style-type: none"> • West Berkshire District Council - 06/10/2017 • Bracknell Forest Borough Council - 10/10/2017 • Wokingham Borough Council - 10/10/2017 • Reading Borough Council - 16/10/2017
26/09/2017	Consultation on Gypsy and Traveller Provision Consultation Document closes. Comments received from South Oxfordshire District Council, Wokingham Borough Council, Wycombe District Council, Environment Agency, Highways England, Historic England, Natural England
27/10/2017	Draft Transport Assessment circulated to relevant duty to co-operate partners - HigE, WBC, WBDC, BFBC, BDBC, SODC, OCC.
November 2017	Responses to Draft Transport Assessment received from HigE, BFBC, BDBC, SODC, OCC
21/11/2017	Draft Memorandum of Understanding between SODC and RBC received from SODC.
28/11/2017	DPG, Maidenhead
30/11/2017	Consultation on Pre-Submission Draft Local Plan begins. Consultation documentation sent to all Duty to Co-Operate partners.
08/12/2017	Member Reference Group, Bracknell Discussed a lobbying note to the Housing and Planning Minister. Discussion around a new version of the MoU on objectively assessed need which every authority could sign. (BFBC, RBC, RBWM, SBC, WBDC, WBC, TVBLEP)
08/01/2018	E-mail from South Bucks DC/Chiltern DC expressing concern about not being involved in MoU on objectively assessed needs
15/01/2018	Response to e-mail from South Bucks DC/Chiltern DC sent, clarifying role of the MoU on objectively assessed needs.

26/01/2018	<p>Consultation on Pre-Submission Draft Local Plan ends. Comments received from West Berkshire District Council, Wokingham Borough Council, South Oxfordshire District Council, Oxfordshire County Council, Bracknell Forest Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, Wycombe District Council, Chiltern and South Bucks District Councils, Greater London Authority, Surrey County Council, Environment Agency, Highways England, Historic England, Natural England</p> <p>Of these representations, whilst some objections were made, only one duty to co-operate partner (Chiltern and South Bucks District Councils) explicitly stated that they considered there had been a duty to co-operate failure. There were 17 other representations that argued there had been a duty to co-operate failure, from other individuals or organisations.</p>
09/02/2018	<p>Member Reference Group, Bracknell Chiltern/ South Bucks DC also in attendance. Continued discussion around a new version of the MoU on objectively assessed need. Discussed London Plan. Highlighted forthcoming request re unmet needs for gypsy and traveller provision. (BFBC, RBC, RBWM, SBC, WBDC, WBC, CDC/SBDC, TVBLEP)</p>
21/02/2018	<p>Formal request to West Berkshire District Council, Wokingham Borough Council, South Oxfordshire District Council, Bracknell Forest Borough Council, Basingstoke and Deane Borough Council, Hart District Council, Royal Borough of Windsor and Maidenhead and Wycombe District Council re Reading's unmet need for permanent gypsy and traveller pitches.</p>
01/03/2018	<p>Telephone call with Highways England to discuss representations to RB Local Plan. Principal issue is whether RBC's modelling adequately takes account of M4 Smart Motorway. HE provided with finalised version of the modelling. Potential for Statement of Common Ground prior to examination if modelling can incorporate Smart Motorway.</p>
06/03 - 16/03/2018	<p>Responses from Wokingham Borough Council, West Berkshire District Council, South Oxfordshire District Council, Basingstoke and Deane Borough Council, Hart District Council, Royal Borough of Windsor and Maidenhead and Wycombe District Council to request regarding unmet need for permanent traveller pitches. No response from Bracknell Forest Borough Council.</p>
19/03/2018	<p>Reading Borough Council signs Memorandum of Understanding with South Oxfordshire District Council. SODC signed 03/04/2018.</p>
<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 2017-18

No. of major applications permitted	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
21	14	7

- 4.2 Of the 21 major planning applications that were permitted during the monitoring year, 14 had conditions relating to sustainability.
- 4.3 The remaining 7 applications are related to applications for:
- Reserved matters (3)
 - Temporary change of use (1)
 - Replacement of windows (1)
 - Major new developments (2)
- 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 two cases where sustainability conditions have not been applied to major new developments. These relate to a car showroom and a student accommodation block. 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, for both residential and non-residential development.

- 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 alongside the Statement of Accounts³. 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 2017/18

Type of infrastructure	Total agreed 2017-2018
Affordable Housing	£820,625.00
Education	£0.00
Leisure	£120,000.00
Transport	£314,700.00
Other	£39,291.50

Excludes monitoring and legal fees included in Section 106 agreements

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

- 5.3 For most forms of infrastructure provision, the Community Infrastructure Levy has now largely replaced Section 106 agreements unless there are specific site-related issues to address. For this reason, contributions agreed towards education, leisure and transport are substantially lower than they had been in many previous years. However, contributions are still sought for affordable housing and employment and skills plans, as well as any site-specific requirements.
- 5.4 In terms of affordable housing contributions, there has been considerable change over recent years. A ministerial statement in November 2014 sought to prevent affordable housing contributions being made on sites of ten or less dwellings. West Berkshire District Council and Reading Borough Council challenged this decision in the High Court, and the Court found in the Councils' favour on 31st July 2015. However, on 11th 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.

³ <http://www.reading.gov.uk/statementofaccounts>

The Council continues to operate its local policies, with some modifications, and seeks affordable housing contributions from small sites. There have been a number of appeals against refusals of small housing developments for failure to provide affordable housing, and these have generally supported the Council's position.

- 5.5 Therefore, there continues to be a strong level of affordable housing contribution agreed through Section 106. Where the 2017-18 figures are lower than 2016-17, this is principally because there have been fewer homes permitted on small sites (175 as opposed to 277), whereas more of the new permissions in 2017-18 are on larger sites, where policy expects on-site delivery of affordable homes rather than a financial contribution.
- 5.6 A total of 126 new affordable housing units on development sites were secured through Section 106 agreements signed in 2017-18. This excludes the development at the former Cooper BMW, which requires provision of a surrogate site and a commuted sum towards affordable housing (not included in the table above as the agreement contains a formula rather than a specific figure).
- 5.7 The 'other' contributions in the table above are towards employment and skills provision.

Indicator 3: Community Infrastructure Levy receipts and expenditure

- 5.8 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.
- 5.9 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.
- 5.10 This is the third year of operating the CIL regime, and the amount of CIL collected is significantly higher than in the first two years, as significantly more schemes permitted since CIL was introduced have commenced. In terms of spend, a range of transport, leisure and community projects have received CIL money, with the largest single spend being on the demountable swimming pool at Rivermead. None of the neighbourhood CIL collected has yet been spent, but the Council has recently carried out a consultation on how the 15% local spend should be addressed between July and September 2018.
- 5.11 In summary, between 1 April 2017 and 31 March 2018:
- Liability Notices were issued totalling **£7,630,624.92**
 - CIL was received totalling **£4,452,136.82**
 - CIL expenditure totalled **£2,494,815.48**

Summary of CIL receipts and expenditure

Reg 62 Ref	Description	Details
3	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	(a) £0.00 (b) £0.00
4(a)	Total CIL receipts for the reported year	£4,452,136.82
4(b)	Total CIL expenditure for the reported year	£2,494,815.48
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	£222,606.84 (5%)
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A ⁴ or 59B	£0.00 ⁵
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 ⁶ and 59F ⁷ applied to	£665,502.91 (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.	£1,897,150.11
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which Regulation 59E or 59F applied.	£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.	£665,502.91
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or	£325,304.90

⁴ 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.

⁵ There are no local councils within Reading Borough

⁶ 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.

⁷ Regulation 59F — Use of CIL in an area to which regulations 59A and 59B do not apply - This regulations 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.

	59F applied retained at the end of the reported year.	
4(e)	In relation to any infrastructure payments accepted by the charging authority - i) Items of infrastructure to which the infrastructure payments relate, ii) The amount of CIL to which each item of infrastructure relates	None

CIL expenditure - specific projects

Project	Expenditure (£)
Amersham Road Community Hub	70,557.34
Bridges & Carriageways - Bridge Maintenance	41,800.53
Bridges & Carriageways - Drainage/Gullies	130,800.26
Bridges & Carriageways - Footway Surfacing	55,810.24
Bridges & Carriageways - Micro-Asphalt Resurfacing	67,723.11
Bridges & Carriageways - Road Resurfacing	18,354.12
Bridges & Carriageways - Street Lighting	99,977.66
Culture & Leisure facilities	91,255.58
Demountable Swimming Pool	1,208,480.00
Libraries Invest to Save	29,656.00
South Reading Community Hub	520,448.72
South Street Works	31,106.96
Southcote Community Hub	104,301.75
Tree Replacement Works	24,543.21
TOTAL EXPENDITURE	2,494,815.48

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 2017/2018* - Net

Total Floorspace (m ²) - <u>Completed</u> 2017-18* (Net)	B1	B2	B8	Total
Central Reading	16,823	-4,161	-1,697	10,965
A33 Corridor	-650	25,450	1,567	26,367
Core Employment Areas (outside A33 Corridor)	-408	0	4,086	3,678
Reading Total	10,894	21,162	3,856	35,912

Total Floorspace (m ²) - <u>Newly permitted</u> 2017-18* (Net)	B1	B2	B8	Total
Central Reading	-12,379	-4,161	-1,697	-18,237
A33 Corridor	-1,417	12,317	-695	10,205
Core Employment Areas (outside A33 Corridor)	-805	0	1,878	1,073
Reading Total	-20,796	8,029	-845	-13,612

Source: *Non-Residential Commitments 2017-2018, Reading Borough Council*

6.1 In terms of completed developments, there has been a particularly significant growth in B2 floorspace, particularly as a result of one major development at Island Road being completed. There has also been a growth in office floorspace in Central Reading, although new completions at Thames Tower and Forbury Place have been partly offset by continuing loss of older office accommodation for residential under permitted development rights.

- 6.2 In terms of new permissions, as in many previous years, there would be a significant loss of office floorspace, generally as a result of continued take-up of permitted development rights. The other notable change is the increase in B2 floorspace in the A33 corridor, as the result of a new permission at Island Road which is already under construction.
- 6.3 The long term trend has been for a reduction in B1/B2 floorspace, so that 2016/17 saw the lowest level in over 25 year. The 2017/18 increase bucks this trend, but new permissions indicate that, at least for B1, this may be an anomaly. The level of B8 space has increased over recent years, and this has now reached the highest levels for decade.
- 6.4 Note that Indicator 4 is not directly comparable with 5 and 6. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 5 and 6, whereas net figures were used for 4.

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

Total B1 Floorspace (m ²) - Gross Internal Floor Space	Completed 2017/18	Permitted 2017/18
Central Reading	26,398	901
A33 Corridor	200	5,566
Total in Reading	27,318	6,992
% of total which is in centre/A33 corridor	97%	92%

- 6.5 Virtually 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 ²)* - Gross Internal Floor space	Completed 2017/18	Permitted 2017/18
A33 Corridor	28,267	13,227
Core Employment Areas (outside A33 corridor)	4,968	1,878
Total in Reading	33,235	15,105
% of total which is in CEA/A33 corridor	100%	100%

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2017-2018, Reading Borough Council 2018*

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

Indicator 7: Net change in small business units (industrial/warehousing units of less than 150 m² completed and permitted

Net change in small units (less than 150m ²)	Completed 2017/18	Permitted 2017/18
Net change in number of small units	-2	-2
Net change in floorspace of small units (m ²)	-252	-232

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2017-2018, Reading Borough Council 2018*

6.7 In terms of losses, there have been two losses of small units, both for residential use. There have also been two new permissions, although one of these (at 2A Prospect Mews) is the same development as one of the completions. These uses are isolated units within generally residential areas, rather than loss of small business space within dedicated employment areas.

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

Net Change in B8 Floorspace (m ²) in South of Basingstoke Road	Completed 2017/18	Permitted 2017/18
Net change	0	330

6.9 No changes have taken place in storage and distribution floorspace in the south of Basingstoke Road, although one new permission is for a minor extension to an existing B8 building.

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 B8 floorspace in the South of Basingstoke Road. Two small units have been lost for residential development, but these units were not well located.

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

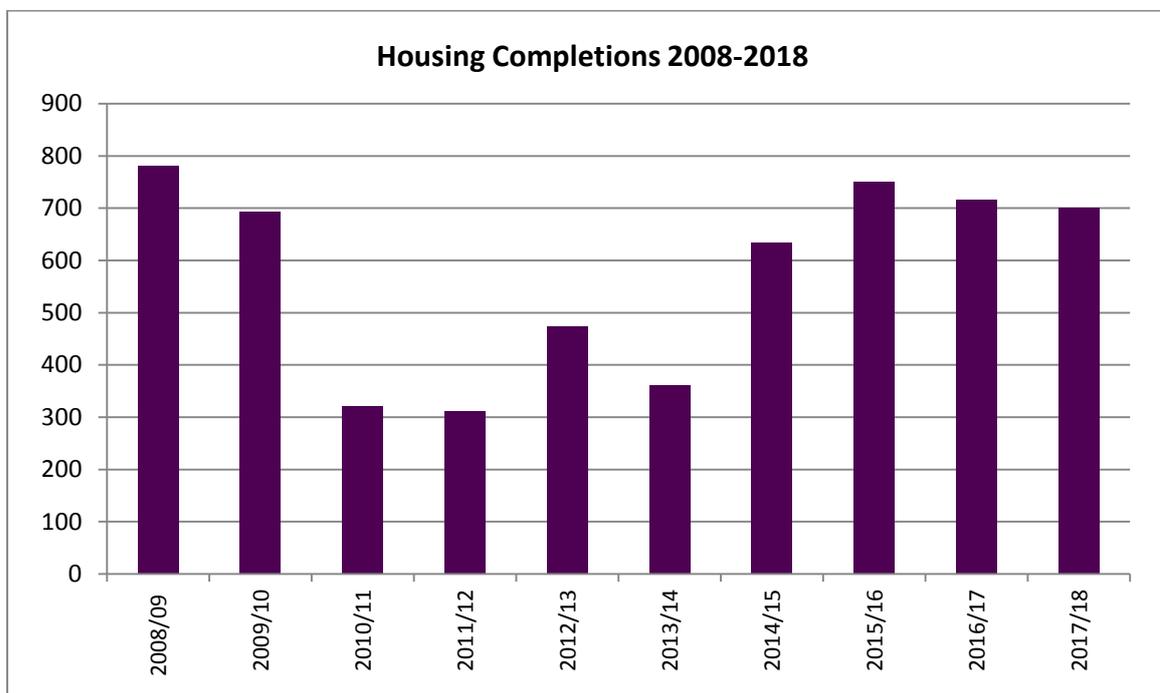
Main strategic purpose of policies:

- *Ensure a good supply of housing, with a Core Strategy target of 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 of 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
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
2017/18	700



7.2 The last four years have seen reasonably strong levels of housing delivery, back to the approximate pre-recession levels. Three of those four years, including 2017-18, have seen delivery over the objectively assessed need identified in the Strategic Housing Market Assessment. Completions in 2017-18 are slightly below 2016-17, but, with over 1,200 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 109 dwellings delivered as a result of this type of development in 2017-18, albeit that this is some way below the previous year. 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	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2017	6,520
Net Completions 2017-2018	700
Projected Completions 2018-2019	692
Residual requirement 2019-2026	3,018
Annual requirement for remaining 7 years, i.e. 3018/7	431
Annual requirement for remaining 8 years with 5% buffer (NPPF para 73)	453
Total requirement for 5 years 2019/20-2023/24, i.e. 453x5	2,265
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	2,624
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	601
Reading Central Area Action Plan allocations to be delivered 2019-2024	165
SDPD allocations to be delivered 2019-2024	51
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,076
This represents a 9.00 years supply (i.e. 4076/453)	

Please see Appendix II for full tables of sites

7.4 There has been an increase in the five year housing land supply from 8.23 years to 9.00 years when measured against Core Strategy housing targets. This represents a very healthy land supply as the five-year period starts to approach the end of the plan period. It reflects the high level of dwellings under construction (just over 1,200 in 2017/18) and those expected to start soon.

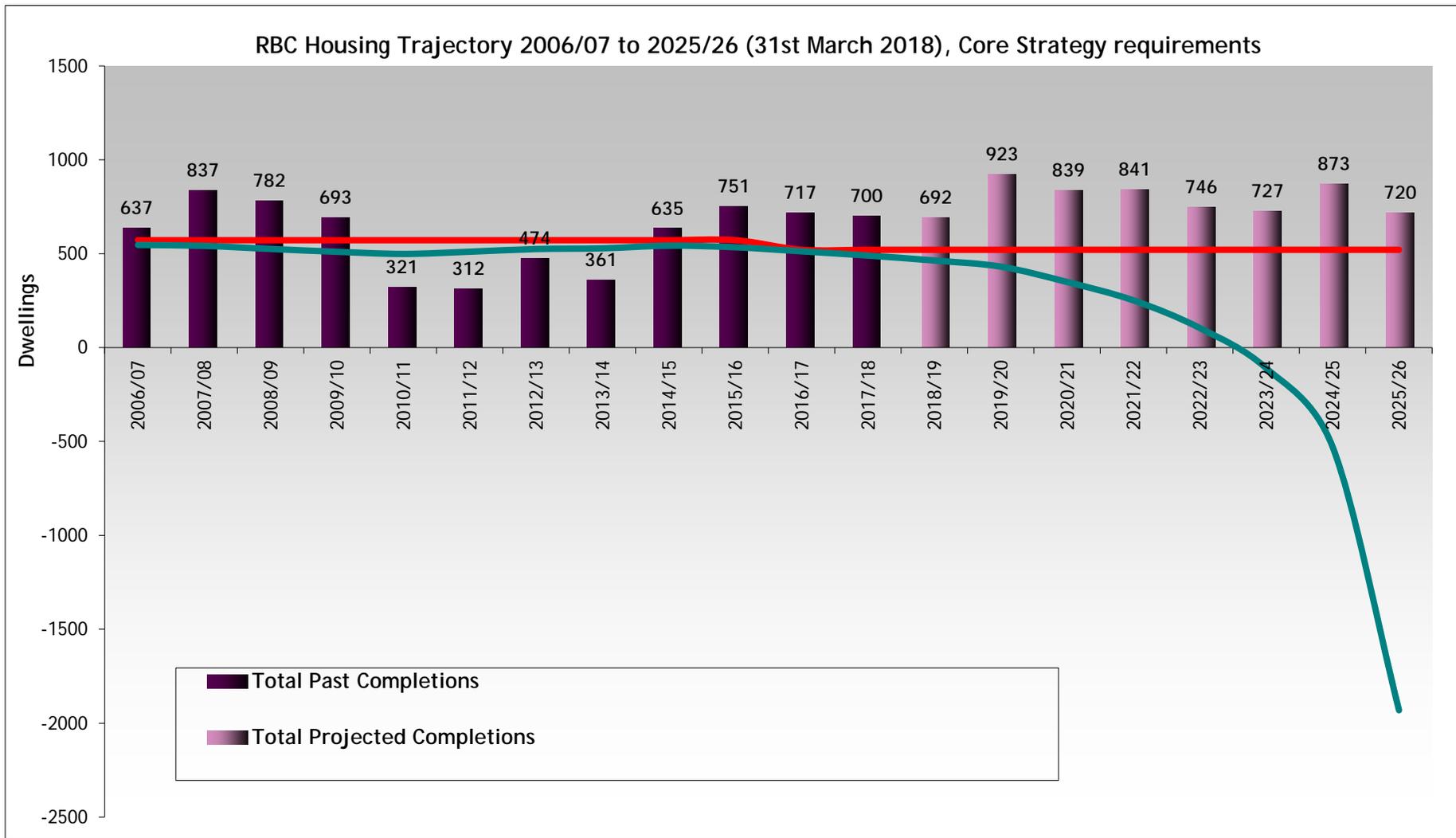
Indicator 11: Five Year Housing Land Supply (measured against objectively assessed need)

REQUIREMENT	
Based on Objectively Assessed Need from SHMA 2016 (2013-2036)	16,077
Net Completions 2013-2017	2,464
Net Completions 2017-2018	700
Projected Completions 2018-2019	692
Residual requirement 2019-2036	12,221
Annual requirement for remaining 17 years, i.e. 12221/18	719
Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)	755
Total requirement for 5 years 2019/20-2023/24, i.e. 755x5	3,775
SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	2,624
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	601
Reading Central Area Action Plan allocations to be delivered 2019-2024	165
SDPD allocations to be delivered 2019-2024	51
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,076
This represents a 5.40 years supply (i.e. 4076/755)	

- 7.5** The Strategic Housing Market Assessment for Berkshire (February 2016) identified an objectively assessed need (OAN) of 699 new homes per year in Reading up to 2036.
- 7.6** This marked the start of a process of translating OAN into a requirement in a Local Plan, involving consultation, sustainability appraisal and consideration of capacity to accommodate homes, as well as co-operation with neighbouring authorities on where within the Housing Market Area (HMA)⁸ needs can be met. The Local Plan was submitted on 29th March 2018, and the annual housing figure in the plan is 671, with the remaining shortfall of a total of 644 dwellings to be met elsewhere in the HMA.
- 7.7** Nevertheless, until the Local Plan with an alternative figure is adopted, it is important to measure five year housing land supply against OAN. As can be seen above, the Council has a 5.40 years supply when measured against OAN, which is still a reasonable supply, albeit not as strong as when measured against the Core Strategy. It is expected that next year's AMR will be in a position to test against the Local Plan housing figure, rather than the Core Strategy and OAN.

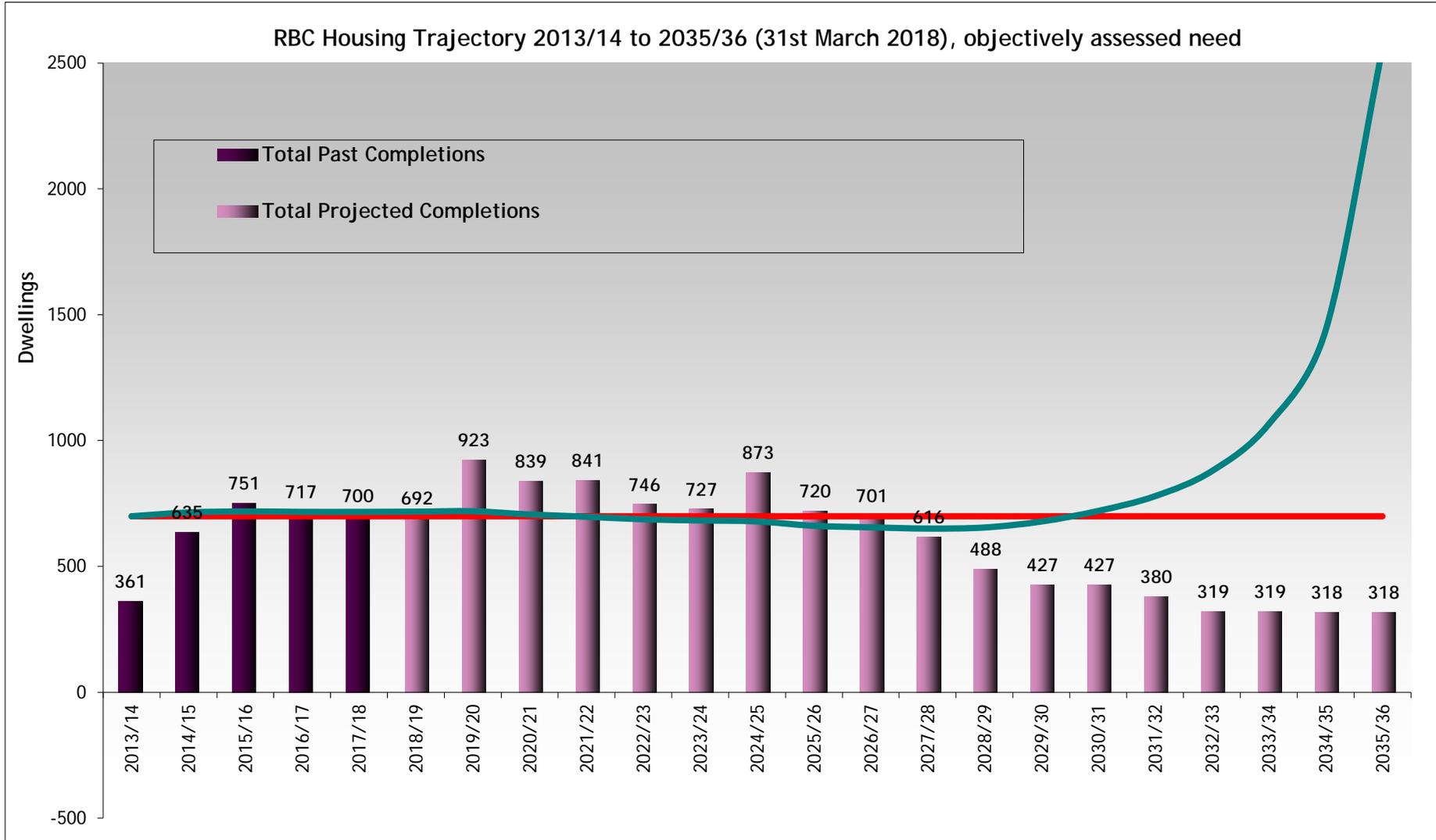
⁸ West Berkshire Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council

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 more than 2,000 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. The Local Plan has recently undergone examination, and it identifies additional sites for development up to 2036, and sets out the housing targets which can be accommodated. It also 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 is expected that the housing trajectory in the 2018-19 AMR will be based on the new Local Plan housing target.

Indicator 14: Affordable housing completions

Monitoring Year (2017-18)	Rented (affordable/social) (gross)	Intermediate Housing		Other Affordable Housing	Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	
	52*	0	14	0	66

* Includes 28 temporary accommodation units

- 7.11 Whilst the amount of affordable housing completions this year represents a small increase on 2016-17, 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 this indicator relates to new dwellings completed, in line with the commitments monitoring, which is not necessarily the same point as when the dwelling is transferred to a registered provider or occupied, and for that reason the affordable housing delivery figures in this AMR may well differ from other affordable housing monitoring sources.
- 7.12 There are a number of factors in play in terms of the low deliver in 2017-18. Some developers have been able to demonstrate that full compliance with the Council's policy is not viable. One important additional element is that a significant amount of new completions this year (16%) 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. There were also a significant

number of dwellings delivered at Green Park, the affordable element of which is within a single extra-care block, which has not yet been completed.

7.13 Section 5 covers the new affordable housing units and financial contributions agreed through Section 106 agreements during 2017-18.

7.14 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 annum⁹. 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 2017-18 by size and type

New-build dwellings permitted during 2017-18 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	503	0	503	46.0
2-bed	492	9	501	45.8
3-bed	50	20	70	6.4
4-bed	0	15	15	1.4
5+ bed	0	4	4	0.4
Total	1,045	48	1,093	
% of total	95.6	4.4		

7.15 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, almost all of the dwellings in the table above are within existing centres, and not therefore subject to the dwelling mix policy. The table therefore reflects the fact that the vast majority of new-build permissions in the monitoring year are in central Reading.

7.16 The above figures only refer to new build, and it is worth noting at this point that many newly permitted dwellings in 2017-18 are as a result of changes of use (often under permitted development rights). These tend to provide smaller accommodation.

Indicator 16: New dwellings on previously developed land

Net Completions	700
Net Completions on previously developed land	635
% of completions on previously developed land	91%

7.17 The vast majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough. The only large greenfield development is Green Park Village,

⁹ http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf

which is likely to reduce the brownfield land proportion somewhat in coming years.

Indicator 17: Net additional gypsy and traveller pitches

7.18 No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2017-18. A Gypsy and Traveller Accommodation Assessment was commissioned in November 2016 to assess the need for new pitches. This reported in September 2017, and identified a need for new permanent and transit pitches, which subsequently led to a consultation on potential sites, but the Council has not been able to identify appropriate sites to accommodate this need.

Indicator 18: Office to residential prior approvals

	Completed 2017-18	Underway at 31/03/18	Newly permitted 2017-18	Permitted (not started) at 31/03/18
Number of prior approvals	7	10	19	21
Amount of office floorspace lost (m ²)	5,837	11,042	23,345	21,418
Amount of dwellings gained	109	280	472	299

7.19 This measure monitors the take-up of the permitted development right introduced in 2013 to allow offices to convert to residential. It can be seen that there continues to be significant use of this right in Reading. The completed developments are significantly lower than last year, with it representing only 16% of supply in 2017-18 compared to around 40% in 2016-17. However, there are significant amounts of development underway, and there have been a large number of new prior approvals, representing 34% of newly permitted dwellings, and there are no indications that this form of development is likely to dry up in the near future.

7.20 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 33,000 sq m of floorspace either in the process of conversion or with prior approval to convert.

Indicator 19: Residential care bedspaces

Net Change in Residential Care Bedspaces	Completed 2017/18	Newly permitted 2017/18	Under construction 31/03/18	Not started 31/03/18
Net change	0	1	36	85

7.21 The Berkshire Strategic Housing Market Assessment considered the need for new residential care bedspaces (within the C2 use class) alongside more general housing requirements. It identified a need for 253 bedspaces within Reading up to 2036. This is a reasonably modest total. Although there was

no net gain in residential care bedspaces over the monitoring year, and no significant new permissions, there is existing permission for a net gain of 121 bedspaces, 36 of which were under construction. These are in addition to the general homes referred to in relation to Indicator 9, but are incorporated within the Housing Trajectory and Five Year Housing Land Supply.

- 7.22 It should be noted that there are also specialist homes, often for older people, which fall within the C3 use class and are therefore counted as general homes for the purposes of Indicator 9 rather than being part of this indicator.

Indicator 20: Student accommodation

Net Change in Student Bedspaces	Completed 2017/18	Newly permitted 2017/18	Under construction 31/03/18	Not started 31/03/18
Net change	137	77	34	103

- 7.23 Development of new student accommodation continues in Reading. There were 137 new bedspaces delivered in the monitoring year, mainly in a conversion of an office block on Kings Road. A number of new permissions were also granted, and in total there are 137 bedspaces with outstanding planning permission.

- 7.24 There is known to be a need for new student accommodation, and the University of Reading currently has difficulties in meeting its guarantee of University accommodation for new students who listed the University as their preferred choice. At the moment, the shortfall in meeting this guarantee is in the region of 1,000 spaces. In this context, it is worth bearing in mind that all of the bedspaces in the figures above are within private, rather than University, accommodation.

Indicator 21: Self and custom-build

Number of entries on self-build register in first base period up to 31/10/2016	41
Number of entries on self-build register in second base period up to 31/10/2017	112
Total dwellings with self-build relief granted up to 31/03/2018	13
<i>Of which granted in 2017-18</i>	6
Total dwellings with self-build relief completed up to 31/03/2018	2
<i>Of which completed in 2017-18</i>	1

- 7.25 The Council has a statutory duty to grant permission to enough serviced plots for self and custom-housebuilding to meet the need in the relevant base period. The relevant base period for this monitoring year is between 31st October 2016 and 31st October 2017, for which there were 112 entries.

- 7.26 Planning permissions do not generally specify whether a development is self-build. There could be an exception to this where plots are set aside as part of a larger development, but this has not yet happened in Reading. Therefore, the only way in which the Council can monitor its statutory duty

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

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*
Housing delivery continues to be at a healthy level, continuing the post-recession trend of strong delivery. When judged against Core Strategy targets, there is a very healthy five year housing land supply position (9.00 years supply). More recent figures for objectively assessed need are higher than Core Strategy targets, and, although there is still 5.40 years supply, this figure would be likely to be more difficult to achieve later in the proposed plan period (up to 2036). This is addressed within the emerging Local Plan.
- *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, small (1 and 2-bed flats) dominate new supply this year, as the vast majority of new permissions are in central Reading, which is not subject to the same dwelling mix policies. Therefore, whilst policies have largely been complied with, this year's permissions will not contribute to a greater overall balance.
- *Direct housing towards previously-developed land where possible*
The vast majority of residential development continues to take place on previously-developed land.
- *Set out policy for sites for gypsies and travellers*
A need for 10-17 permanent pitches and 5 transit pitches for gypsies and travellers has been identified, but no additional pitches have been provided or identified in the new Local Plan. The Council is currently considering the way forward in terms of meeting the pressing transit needs.

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 22: Proportion of retail and leisure floorspace permitted during 2017-18 that is in a designated centre

Floorspace Permitted (m ² gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	5,042	0	1,443	501	0	115	1,243	8,344
Total in Reading	6,095	0	1,443	501	0	115	1,371	9,525
% of total in centres	83%	N/A	100%	100%	N/A	100%	91%	88%

Indicator 23: Proportion of retail and leisure floorspace completed during 2017-18 that is in a designated centre

Floorspace Completed (m ² gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	15,242	0	1,452	0	122	115	3,719	20,650
Total in Reading	19,278	0	2,213	0	122	115	3,719	25,447
% of total in centres	79%	N/A	66%	N/A	100%	100%	100%	81%

8.1 A significant majority of new permissions and new completions for retail and leisure use were within designated centres, over 80% in both cases, in line with the intentions of the policy. This is also the case for each individual use class. 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 22 and 23 are not directly comparable with 24 and 25. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 22 and 23, whereas net figures were used for 24 and 25.

Indicator 24: Amount of retail and leisure floorspace permitted during 2017-18

New Floorspace Permitted (<i>m² net</i>)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-9,302	0	-193	167	0	115	1,025	-8,188
Caversham	-103	0	0	0	0	0	0	-103
Oxford Road West	-147	0	147	0	0	0	0	0
The Meadway	3,908	0	0	0	0	0	0	3,908
Tilehurst Triangle	213	-213	0	0	0	0	0	0
Total in Centres	-5,431	-213	-46	167	0	115	1,025	-4,383
Total in Reading	-5,655	-213	-46	-26	0	115	676	-5,149

Indicator 25: Amount of retail and leisure floorspace completed during 2017-18

New Floorspace Completed (<i>m² net</i>)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-2,753	0	1,717	0	0	115	1,078	157
Northumberland Avenue North	-110	0	0	0	0	0	0	-110
Oxford Road West	-152	0	0	0	122	0	0	-30
Tilehurst Triangle	213	-213	0	0	0	0	0	0
Total in Centres	-2,802	-213	1,717	0	122	115	1,078	17
Total in Reading	1,234	-213	1,717	0	122	204	1,525	4,589

Source: *Non-Residential Commitments 2017-2018, Reading Borough Council 2018*

NB: Figures are for gross internal floorspace

8.3 Completions for retail and leisure uses this year have been relatively limited. There has been a net loss of A1 retail floorspace in Central Reading, and in centres as a whole, although a general net gain in other town centre uses has been seen.

8.4 In terms of new permissions, there would be a significant net loss of A1 retail in Central Reading. This is the result of two new permissions in particular, which would see the loss of the Iceland and Wickes stores on Weldale Street, and the Sainsbury's on Friar Street, although the latter would be replaced by a more consolidated retail footprint. A permission has been granted for a significant net gain of retail at The Meadway precinct in West Reading. All of these developments are in line with the Council's adopted planning policy.

Indicator 26: 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	2017	50	51.4	30	14.9
Caversham	2017	50	49.3	30	2.6
Cemetery Junction	2017	60	60.1	30	9.8
Christchurch Road	2017	50	49.5	30	13.6
Coronation Square	2017	60	63.2	30	18.5
Emmer Green	2017	50	50.7	30	25.0
Erleigh Road	2017	40	48.3	30	15.1
The Meadway	2013	50	57.4	30	11.7
Northumberland Avenue North	2017	50	69.1	30	25.1
Oxford Road West	2017	50	58.2	30	11.6
Shinfield Road	2017	50	49.9	30	23.3
Tilehurst Triangle	2016	50	53.9	30	9.1
Wensley Road	2017	60	80.7	30	19.3
Whitley	2017	50	55.5	30	17.8
Whitley Street	2017	40	36.6	30	17.8
Whitley Wood	2017	60	67.3	30	9.1
Wokingham Road	2017	50	55.4	30	14.5

8.5 The survey has updated in 2017 for the vast majority of centres. What is clear is that there are now a large number of centres where the current proportion of the key frontage that is in A1 retail use is marginally above the minimum in policy, and three centres (Caversham, Christchurch Road and Whitley Street) where the proportion is now below the policy minimum, although in two of these cases only by a small margin. This seems to underline the difficulties that the retail sector is facing in recent years, for instance in competing with online retailing. It also reflects changes to permitted development rights, where there is now greater flexibility for loss of A1 use without requiring planning permission, particularly changes of use to A2.

8.6 In terms of the maximum proportions of A5 takeaways, there are no centres where the policy ceiling has been exceeded, but three centres (Emmer Green, Northumberland Avenue North and Shinfield Road) where it is being approached, and the proportions are higher than in previous years.

Conclusion - Are policies fulfilling their purpose?

- *Direct retail, leisure and culture development to existing centres*
In general, designated centres remain the strong focus for new development, both in terms of completions and new permissions.
- *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 have been decreasing amounts of A1 retail in a number of centres, and many centres are now very close to the minimum thresholds in policy. Permitted development rights have meant a need to review how the Council's existing policy operates, and this is being brought forward through the Local Plan.

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

Indicator 27: Progress on Major Transport Schemes

- 9.2 There are a number of transport schemes, both major and minor, that are underway or are in preparation in the Borough. The Transport pages of the Council's website¹⁰ include information on the projects. In addition, a report was given to the Council's Traffic Management Sub-Committee on 8th March 2018 that reported on progress on some of the major schemes during the monitoring year¹¹. This progress is summarised below.

Scheme	Progress to 31 March 2018
Cow Lane Bridges	Scheme was delayed due to need for CPO process. Contractor appointed with estimated delivery summer 2018. Works started November 2017.
South Reading Mass Rapid Transit	Phase 1A (between M4 J11 and Imperial Way) already complete at December 2016. Phase 1B and 2 (between Imperial Way and Lindisfarne Way) completed December 2017. Phases 3 and 4 (up to town centre) granted financial approval November 2017, works in town centre commenced March 2018.
Green Park Station	Designs produced and indicative delivery programme agreed. Delivery expected Summer 2019.
Thames Valley Park Park and Ride and East Reading Mass Rapid Transit	Permission for park and ride already granted by Wokingham Borough Council November 2016. Works yet to commence. Planning applications to Reading and Wokingham for East Reading MRT submitted July 2017, and were undetermined at end of monitoring year. Full business case for MRT and financial approval November 2017.

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

¹¹ <http://www.reading.gov.uk/media/8422/Item12/pdf/Item12.pdf>

National Cycle Network Route 422	Phase 1 (Borough boundary to Berkeley Avenue) complete July 2017 Phase 2 (Berkeley Avenue through town centre) commenced January 2018 Phase 3 (East Reading) scheme being prepared.
Reading West Station Upgrade	Council working with Great Western Railway and Network Rail to produce a masterplan
Third Thames Crossing	Production of Outline Strategic Business Case complete September 2017

10. NATURAL ENVIRONMENT

Key Policies:

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

Main strategic purpose of policies:

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

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 27: Number of Local Wildlife Sites in positive conservation management

Local Wildlife Sites	2015-2016	2016-2017	2017-2018
Number of Local Wildlife Sites	21	21	20
Number of Local Wildlife Sites under positive conservation management	16	18	17
Percentage of Local Wildlife Sites under positive conservation management	76%	86%	85%

Source: Thames Valley Environmental Records Centre, 2018

- 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 organisations¹². In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.
- 10.5** The proportion of sites in positive conservation management in Reading has remained largely unchanged between 2017 and 2018.
- 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 65%.

Indicator 28: Area of Biodiversity Action Plan (BAP) priority habitats within Reading

UK Biodiversity Action Plan Habitat	Area (hectares)
Coastal and floodplain grazing marsh	126.2
Eutrophic standing waters	10.2
Lowland mixed deciduous woodland	134.9
Lowland wood pastures and parkland	34
Open mosaic habitats on previously developed land	34.9
Ponds	0.1
Rivers	2.7
Traditional orchards	1.2
Wet woodland	8.8
Total	385.1

¹² 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.

10.7 The total area of priority habitat in RBC has been calculated at 385.1ha, approximately 10.5% of the land area. TVERC carry out the analysis which is based on analysis of aerial photographs, and augmented by ground based observations in some situations. The most recent analysis was undertaken in 2017. The overall amount of priority habitat is substantially lower than in the last survey at 2012 and 2013, but this is due to more accurate mapping and classification rather than loss of habitats on the ground.

Indicator 29: Development in Major Landscape Features

	Residential dwellings (net change)	Non-residential floorspace (net change)
Amount of development completed in Major Landscape Features	0	827 sq m
Amount of development permitted in Major Landscape Features	0	138 sq m

10.8 The only development completed in a Major Landscape Feature has been development associated with an extension to the Rivermead Leisure Centre, at the edge of the landscape feature. The only new permission is a small development as part of Reading Crematorium. Both of these developments were required to be in these locations.

Indicator 30: 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	+74	+18,277 sq m
Amount of development permitted in Flood Zones 2 and 3	+412	+1,887 sq m

10.9 In terms of permissions, there has been a significant amount of new housing permitted in flood zones 2 and 3. The largest single development is the former Cooper BMW site at Napier Road for 315 dwellings, which is an allocated site in the Reading Central Area Action Plan and is only partially in the flood plain. The new non-residential floorspace permitted is more limited in terms of net change, but this disguises some major losses at Kenavon Drive and gains at Island Road.

10.10 Completions in flood zones 2 and 3 have been more limited, and the vast majority of these have been as part of the ongoing development at Green Park Village. The gain in non-residential floorspace has been extensive however, related mainly to a new industrial/warehouse development at Island Road.

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

Indicator 31: Gains and losses of public open space

Site	Change in unrestricted open space		Description
	Gain	Loss	
Coley Park, Wensley Road	0.026		Small informal open area
Green Park Village	0.243		Informal open area/SuDS as part of major development of previously undeveloped land
Kennet Island (Phase 3)	0.119		Small formal open space
Rivermead Leisure Centre		0.088	New demountable pool adjacent to leisure centre
The Oracle Riverside		0.019	New restaurant on former open area (paved)
TOTAL	0.281		

10.12 The 2007 Open Spaces Strategy (OSS) mapped open space on the basis of access, as 'unrestricted', 'limited' or 'restricted'. It is changes to unrestricted open space which is set out in the table above, as this is of greatest value in fulfilling a recreational function. It should be noted that not all 'unrestricted' open space is recreational public open space, as it may also include amenity land and town squares. There has been a net gain of 0.281 ha in 2017-18.

10.13 For context, this follows on from a net gain of unrestricted open space over the 2007-2017 period of 11.237 ha. This was assessed in the Open Spaces Strategy 2018 Update Note, although it should be noted that the figure has been reduced from that document by 0.021 ha to account for the fact that the Rufus Isaacs play area was double-counted in appearing in both the 2007 OSS and the 2018 update note.

10.14 There has been a net loss of 14.15 ha of 'limited' open space over the 2017-18 period when compared to the areas mapped in 2007, and as updated in the 2018 update note. However, this figure is misleading, as those areas had no recreational value, and included significant open brownfield land (e.g. at Island Road). This figure is also unusual as it includes much of the Green Park Village development, Reading's most significant greenfield development for many years. There has been no change in 'restricted' open space.

Conclusion - Are policies fulfilling their purpose?

- Protect and, where appropriate, enhance areas of biodiversity significance*

No significant loss of areas of biodiversity importance has taken place, and the proportion in positive conservation management remains the highest level in Berkshire.
- Protect the character of key areas of landscape*

Very little development has been permitted or completed in the major landscape features.

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

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

- *Protect important areas of open space and avoid net loss of recreational public open space*

There has been a small net gain in public open space with unrestricted access in 2017-18.

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 2016. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2017/18.

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 32: Capacity of new waste management facilities by type

12.1 No new waste management facilities have been permitted.

Indicator 33: Amount of Household Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL HOUSEHOLD WASTE MANAGEMENT/ DISPOSAL (tonnes)	Household waste sent for Reuse, Recycling or Composting (tonnes)	Household Waste Sent For Energy Recovery (tonnes)	Household Waste Sent To Landfill (tonnes)	Household Waste sent to other Disposal Routes (tonnes)	Total Household Waste Collected (tonnes)
Reading Borough Council	18,743.92	31,079.14	11,035.29	162.19	61,020.54

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	30.72%	50.93%	18.08%	0.27%

Source: Re3 Partnership

- 12.2** The overall amount of household waste collected is lower than the previous year by more than 4,000 tonnes. The percentage of waste sent to various management routes is broadly similar to last year, with the proportion sent to reuse, recycling and composting and to landfill being somewhat lower, and the proportion for energy recovery somewhat higher. In the case of landfill, this forms part of a longer term decline, with a longer-term increase in energy recovery also apparent over recent years.

APPENDIX I: PLANNING POLICIES AS AT 31 MARCH 2018

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

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

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

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

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

CS - Core Strategy

RCAAP - Reading Central Area Action Plan

SDPD - Sites and Detailed Policies Document

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

WLP - Waste Local Plan

RMLP - Replacement Minerals Local Plan

APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2018 for 2019/20 to 2023/24

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2017	6,520
Net Completions 2017-2018	700
Projected Completions 2018-2019	692
Residual requirement 2019-2026	3,018
Annual requirement for remaining 7 years, i.e. 3018/7	431
Annual requirement for remaining 7 years with 5% buffer (NPPF para 73)	453
Total requirement for 5 years 2019/20-2023/24, i.e. 453 x 5	2,265

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	2,624
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	601
Reading Central Area Action Plan allocations to be delivered 2019-2024	165
Sites and Detailed Policies Document allocations to be delivered 2019-2024	51
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,076
This represents a 9.00 years supply (i.e. 4076/453)	

Annual Figures (Strategic Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	796	712	714	619	600

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

Total Supply (Strategic + Small)	923	839	841	746	727
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**READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST
OBJECTIVELY ASSESSED NEED AS AT 31/3/2018 for 2019/20 to 2023/24**

REQUIREMENT	
Based on Objectively Assessed Need from SHMA 2016 (2013-2036)	16,077
Net Completions 2013-2017	2,464
Net Completions 2017-2018	700
Projected Completions 2018-2019	692
Residual requirement 2019-2036	12,221
Annual requirement for remaining 17 years, i.e. 12221/17	719
Annual requirement for remaining 17 years with 5% buffer (NPPF para 73)	755
Total requirement for 5 years 2019/20-2023/24, i.e. 755 x 5	3,775

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2019-2024	2,624
Soft commitments (strategic sites) subject to S106 to be delivered 2019-2024	601
Reading Central Area Action Plan allocations to be delivered 2019-2024	165
Sites and Detailed Policies Document allocations to be delivered 2019-2024	51
Allowance for small site windfalls at 127 per annum	635
Total site-specific supply for 5 years 2019/20-2023/24	4,076
This represents a 5.40 years supply (i.e. 4076/755)	

Annual Figures (Strategic Sites)	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	796	712	714	619	600

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

Total Supply (Strategic + Small)	923	839	841	746	727
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Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
EXISTING COMMITMENTS NOT STARTED							
173-175 Friar Street	0.14	14					
29-35 Station Road	0.05	27	27				
Station Hill Site, Station Hill	2.56	475			100	100	100
Havell House, 62-66 Queens Road	0.06	13	13				
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				
Greyfriars House, 30 Greyfriars Road	0.12	43		43			
Former Cooper BMW, Kings Meadow Road	0.49	315		315			
Land between Weldale Street and Chatham Street	1.32	427			100	100	100
52-55 Friar Street and 12 Greyfriars Road	0.26	135			135		
1 Station Road and 22 Friar Street	0.03	11	11				
St Martins Precinct	1.71	40		20	20		
40 Silver Street	0.11	14	14				
13-21 Crown Street and 27 Silver Street	0.33	80	80				
1025-1027 Oxford Road	0.19	12	12				
Cadogan House, Rose Kiln Lane	0.23	19		19			
Alexander House, 205-207 Kings Road	0.16	56		56			
TOTAL	8.36	1821	287	463	355	200	200
TOTAL incl lapse rates (various)		1704	266	448	325	185	185
EXISTING COMMITMENTS UNDER CONSTRUCTION							
Jacksons Corner 1-9 Kings Road	0.1	33	18	15			
3-4 Wesley Gate	0.07	14	14				
Clarendon House, Queens Road	0.21	49	49				
5-9 Berkeley Avenue	0.63	112	54	34	24		
1 Castle Crescent	0.28	12	6				
Dee Park	16.4	387	-82	50	50	50	40
St George's Hall, St George's Road	0.31	12	12				
Aspen House, 300 Kings Road	0.29	78	78				
Elvian School	5	118	46				
The Arthur Clark Home, Dovedale Close	0.48	43	43				
Land at Conwy Close	1.24	57	44				
Kennet Island Phase 3	5.46	546	24				
Green Park Village	24.65	737	164	100	100	100	100
Worton Grange	6.17	175	62	20			
TOTAL	61.29	2373	532	219	174	150	140
TOTAL (no lapse rates on sites U/C)		2373	532	219	174	150	140

Site address	Area (ha)	No of proposed dwellings	2019 /20	2020/ 21	2021/ 22	2022 /23	2023/ 24
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PERMITTED SUBJECT TO S106							
17-27 Queen Victoria Street	0.05			19			
Land at Kenavon Drive	2.8				100	100	100
199-207 Henley Road	0.96		-3	21	21		
Warwick House, Warwick Road	0.15	10		10			
Land at Madejski Stadium, Shooters Way	19				100	100	100
TOTAL	22.96	10	-3	50	221	200	200
TOTAL incl lapse rates (10%)		0	-3	45	199	180	180
ALLOCATED R.C.A.A.P SITES WITHOUT PLANNING PERMISSION							
RC2d: Broad Street Mall	2.75	250				63	63
RC3f: Gas Holder	0.71	58				15	15
RC4b: Reading Family Centre	0.23	36				9	9
RC4k: Crown St/Southampton St	0.08	12				3	3
RC4l: Crown St/Silver St (remainder)	0.38	4				2	1
TOTAL	4.15	360	0	0	0	92	91
TOTAL incl lapse rates (various)		324	0	0	0	83	82
ALLOCATED S.D.P.D. SITES WITHOUT PLANNING PERMISSION							
SA8b: Alice Burrows Home, Dwyer Road	0.48	22				6	6
SA8f: Part of Former Battle Hospital, Portman Road	2.77	33			18	18	9
TOTAL	3.25	55	0	0	18	24	15
TOTAL incl lapse rates (various)		50	0	0	16	22	14
TOTAL FOR ALL (with lapse rates)	100.01	5761	796	712	714	619	600

APPENDIX III - DETAILED HOUSING TRAJECTORY AGAINST CORE STRATEGY TARGETS

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2018)

	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	141	127	127	127	127	127	127	127	127	2771
Planning Permissions (strategic)																					
84 Watlington Street													10								10
Jacksons Corner 1-9 Kings Road														18	15						33
Kings Point, 120 Kings Road													103								103
Kings Lodge, 194 Kings Road													18								18
3-4 Wesley Gate														14							
Clarendon House, Queens Road														49							
Building 1 New Century Place, East Street													72								72
Building 2 New Century Place, East Street													63								63
9 Southern Court, South Street													16								16
5-9 Berkeley Avenue														54	34	24					112
Coley Park												33	38								71
1 Castle Crescent													6	6							12
Dee Park					-25	138	-18	44	31	30	44	-30	0	-82	50	50	50	40			322
St Georges Hall, St Georges Road														12							12
Aspen House, 300 Kings Road														78							78
Elvian School												35	47	46							128
The Arthur Clark Home, Dovedale Close														43							43
Land at Conwy Close													13	44							57
Kennet Island Phase 3								73	111	90	179	69	24								546
Green Park Village											26	60	75	164	100	100	100	100	61		786
Worton Grange												33	60	62	20						175
Total Per under construction (10+)													590	532	219	174	150	140	61	0	1866
Total Per u/c (10+) incl lapse rates (0%)													590	532	219	174	150	140	61	0	1866
173-175 Friar Street (10%) ¹³													0								0

¹³ Percentage indicates applicable lapse rate – see HELAA for full details of use of lapse rates

Allocated RCAAP sites (not yet with pp)																									
RC1a: Friar Street and Station Road (remainder unpermitted) (20%)																			19	19	38				
RC1e: North of Station (15%)																			53	53	106				
RC1g: Riverside (20%)																			37	37	74				
RC2a: Cattle Market (10%)																					0				
RC2b: Great Knollys Street and Weldale Street (10%)																					0				
RC2d: Broad Street Mall (10%)																	63	63	62	62	250				
RC2e: Hosier Street (10%)																					0				
RC3a: Reading Prison (10%)																			40	40	80				
RC3c: Forbury Retail Park (20%)																					0				
RC3d: Forbury Business Park and Kenavon Drive (10%)																			39	39	78				
RC3f: Gas Holder (10%)																	15	15	14	14	58				
RC4a: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (15%)																			47	47	94				
RC4b: Former Reading Family Centre, North Street (10%)																	9	9	9	9	36				
RC4k: Corner of Crown Street & Southampton Street (10%)																	3	3	3	3	12				
RC4l: Corner of Crown Street & Silver Street (remainder unpermitted) (10%)																	2	1	1		4				
Total Local Plan sites																	0	0	0	0	92	91	324	323	830
Local Plan sites including lapse rate (mixed)																	0	0	0	0	83	82	281	280	726
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%)																			6	6	5	5			22
SA8c: Rear of 303-315 Oxford Road (20%)																					6	5			11
SA8f: Part of Former Battle Hospital, Portman Road (10%)																	-28		18	18	9	8	8		33

SA8g: Land adjacent to 40 Redlands Road (10%)																			8	7	15
SA8h: Land at Lowfield Road (10%)																					0
SA8i: Napier Court (20%)																			19	19	38
SA9c: 261-275 London Road (20%)																					0
Total SDPD sites																					
SDPD sites including lapse rate (mixed)																					
Total Past Completions	637	837	782	693	321	312	474	361	635	751	717	700									7220
Total Projected Completions													692	923	839	841	746	727	873	720	6361
Cumulative Completions	637	1474	2256	2949	3270	3582	4056	4417	5052	5803	6520	7220	7912	8834	9674	10514	11261	11988	12861	13581	
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	458	629	1030	1349	1668	1894	2100	2452	2651	
MANAGE - Annual requirement taking account of past / projected completions	547	542	525	510	499	511	525	529	543	534	513	490	464	431	349	251	104	-110	-529	-1931	

APPENDIX IV - DETAILED HOUSING TRAJECTORY AGAINST OBJECTIVELY ASSESSED NEEDS

RBC Housing Trajectory 2013/14 to 2035/36 (31st March 2018)

	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	141	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2848	
Planning Permissions (strategic)																									
84 Watlington Street						10																			10
Jacksons Corner 1-9 Kings Road							18	15																	33
Kings Point, 120 Kings Road						103																			103
Kings Lodge, 194 Kings Road						18																			18
3-4 Wesley Gate							14																		14
Clarendon House, Queens Road							49																		49
Building 1 New Century Place, East Street						72																			72
Building 2 New Century Place, East Street						63																			63
9 Southern Court, South Street						16																			16
5-9 Berkeley Avenue							54	34	24																112
Coley Park					33	38																			71
1 Castle Crescent						6	6																		12
Dee Park	44	31	30	44	-30	0	-82	50	50	50	40														227
St Georges Hall, St Georges Road							12																		12
Aspen House, 300 Kings Road							78																		78
Elvian School					35	47	46																		128
The Arthur Clark Home, Dovedale Close							43																		43
Land at Conwy Close						13	44																		57
Kennet Island Phase 3		73	111	90	179	69	24																		546
Green Park Village				26	60	75	164	100	100	100	100	61													786
Worton Grange					33	60	62	20																	175
Total Per under construction (10+)						590	532	219	174	150	140	61	0	0	0	0	0	0	0	0	0	0	0	0	1866
Total Per u/c (10+) incl lapse						590	532	219	174	150	140	61	0	0	0	0	0	0	0	0	0	0	0	0	1866

17-27 Queen Victoria Street							19															19	
Land at Kenavon Drive								100	100	100	100	100	100	100	65								765
199-207 Henley Road						-3	21	21															39
Warwick House, Warwick Road							10																10
Land at Madejski Stadium, Shooters Way								100	100	100	100	100	100	24									624
Total Per subject to S106 (10+)						0	-3	50	221	200	200	200	200	200	124	65	0	0	0	0	0	0	1457
Total Per subj S106 incl lapse rates (10%)						0	-3	45	199	180	180	180	180	180	112	59	0	0	0	0	0	0	1311
Allocated RCAAP sites (not yet with pp)																							
RC1a: Friar Street and Station Road (remainder unpermitted) (20%)												19	19	18								56	
RC1e: North of Station (15%)												53	53	53	53	53	53	53	53	53	52	52	634
RC1g: Riverside (20%)												37	37	37	36	36	36	36					255
RC2a: Cattle Market (10%)														45	45	45	45	45	45	45	45	45	450
RC2b: Great Knollys Street and Weldale Street (10%)														14	13	13	13	13					66
RC2d: Broad Street Mall (10%)									63	63	62	62											250
RC2e: Hosier Street (10%)														69	69	69	68	68	68	68	68	68	683
RC3a: Reading Prison (10%)												40	40										80
RC3c: Forbury Retail Park (20%)														39	39	39	39	39	39	39	39	38	388
RC3d: Forbury Business Park and Kenavon Drive (10%)												39	39	39	39								156
RC3f: Gas Holder (10%)									15	15	14	14											58
RC4a: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (15%)												47	47	47	47								188
RC4b: Former Reading Family Centre, North Street (10%)									9	9	9	9											36
RC4k: Corner of Crown Street & Southampton Street (10%)									3	3	3	3											12
RC4l: Corner of Crown Street & Silver Street (remainder unpermitted) (10%)									2	1	1												4
Total Local Plan sites						0	0	0	0	92	91	324	323	361	341	255	254	254	205	205	205	203	3316
Local Plan sites including						0	0	0	0	83	82	281	280	311	294	219	218	218	178	178	178	176	2653

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Reading
Borough Council

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