

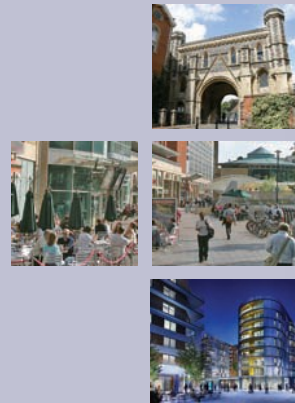
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Reading Borough Local Development Framework



Annual Monitoring Report 2010/2011



CONTENTS

<i>List of Figures</i>	2
<i>Executive Summary</i>	3
1. Introduction	4
Context to AMR 2010/11	4
Background - Reading	6
Planning Context	12
2. Monitoring Policy Progress	13
Local Development Scheme (LDS)	13
3. Monitoring Policy Performance	21
Cross Cutting Policies	21
Economic Development & Employment	23
Housing (includes SHLAA and 5 Year Land Supply)	30
Built & Natural Environment	42
Minerals and Waste	44
APPENDIX I - CORE OUTPUT INDICATORS	47
APPENDIX II - DEVELOPMENT PLAN POLICIES (March 2011)	53
APPENDIX III - FIVE YEAR HOUSING LAND SUPPLY	60
APPENDIX IV - HOUSING TRAJECTORY 2009-10 (Detailed Sites)	67

List of Figures

<i>Fig. 1 : Reading Minster, St Mary's Butts</i>	5
<i>Fig. 2: Queen Victoria Street -Central Reading</i>	6
<i>Fig. 3: Claimant Count Unemployment in Reading Borough, April 2008 - March 2011</i>	8
<i>Fig. 4: JSA claimant count aged 18-24 - monthly from 2006 to March 2011</i>	8
<i>Fig. 5: Average Gross Weekly Wage, Reading and GB, 2002-2010</i>	9
<i>Fig. 6: Percentage of working-age population qualified at NVQ equivalent Levels 2+ & 4+</i>	10
<i>Fig. 7: House price index for Reading, 2006 - 2011</i>	11
<i>Fig. 8: New Housing development at West Village, Reading</i>	11
<i>Fig. 9: Key Diagram - Main Policies & Proposals - Core Strategy (CS)</i>	12
<i>Fig. 10: The river Kennet at the Oracle, Central Reading</i>	22
<i>Fig. 11: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2011 (CS targets)</i>	32
<i>Fig. 12: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2010 (SE Plan targets)</i>	33
<i>Fig. 13: Monitoring of Past & Projected Completions against Reading CS requirements, March 2011</i>	34
<i>Fig. 14: Five year housing land availability (2012/13 - 2016/17) in relation to Core Strategy targets.</i>	37
<i>Fig. 15: Five year break-up of Affordable Housing (2006/07 - 2010/11)</i>	40
<i>Fig. 16: Boundary Lane, Caversham</i>	42

Executive Summary

The Annual Monitoring Report assesses the performance of the Local Development Framework (LDF) and monitors the progress of core and local output indicators on a thematic basis (economic development & employment; housing; built and natural environment etc).

The majority of socio-economic development indicators for Reading are favourable when compared to those of the South East and the nation. There continues to be a pressing need for affordable housing, as the market and finance continue to make the property market inaccessible to many. Pockets of significant deprivation in the Borough are increasing - a ready pointer that not all residents have been able to benefit from the area's growing economic prosperity. This report is for the monitoring year 1st April 2010 to 31st March 2011.

Key Findings:

1. The net number of dwellings completed in the monitoring year is 321. A net total of 3,270 dwellings were completed in the last five years, with an average build rate of 654.
2. The total number of housing completions for the current monitoring year is significantly below the Core strategy target of 572 annual dwellings and the South East Plan figure of 611.
3. Affordable housing completions represent approximately 24% of all housing completions in the Borough with a total of 76 dwellings. Social rented dwellings comprised approximately 90% of the total affordable housing completions.
4. It is anticipated that 551 net additional dwellings will be completed in the period 2011/12.
5. The Borough's five year land supply (2011/12 - 2015/16) stands at 3,558 dwellings with a projected supply of 6.98 years.
6. The total gross internal floorspace developed for employment uses was 9,949m², with B8 (Storage and distribution) use class had the highest share of 40%, with 33% being B1c (Light industry).
7. 24% of the office floorspace developed was located in Central Reading and none in Green Park.
8. The Sites & Detailed Policies Document (a merger of the Site Allocations Document and Development Management Document) - a key document within the Local Development Framework is currently on course to be adopted in Spring 2012.

The Council will be comprehensively reviewing its information and monitoring systems so that it can review the targets and indicators in the evolving Local Development Framework.

1. Introduction

Context to AMR 2010/11

- 1.1** The AMR 2010/11 is the seventh to be produced under the current planning system and is expected to signpost the impact of Local Development Documents (LDD) policies on wider social, environmental and economic issues affecting sustainable development within Reading. This is achieved through 'Monitoring Policy Progress' under Section 2 and 'Monitoring Policy Performance' under Section 3. The AMR 2010/11 covers the period April 2010 to March 2011 and includes:
- A brief overview of Reading's key characteristics
 - A description of the current planning policy framework for Reading
 - Progress made with regard to the Local Development Scheme (LDS) since April 2010 including status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
 - Monitoring through several different types of indicators:
 - a. **Contextual Indicators** present information on key social, economic and environmental changes in Reading.
 - b. **Core Output Indicators** are a set of common requirements for local authorities to monitor the LDF and Local Plan policies.
- 1.2** The 2004 Planning and Compensation Act requires planning authorities to produce a yearly monitoring report on the performance of the Local Development Framework (LDF). The Reading Borough Annual Monitoring Report (AMR) for the monitoring year 2010/11 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and the progress on the implementation of policies contained in adopted Local Development Documents (LDDs).
- 1.3** The AMR 2010/11 deliberates upon the status of key policies and related targets within the adopted Reading Core Strategy, the adopted Reading Central Area Action Plan (RCAAP) and the possible impact of these policies on national and local policy targets. It also assesses the performance of these policies in the context of the current downturn.
- 1.4** The emphasis on 'localism' in place making, business and enterprise; impact of constrained financial resources and spending cuts announced by the government will have a profound effect in the way Reading operates as a local authority or in partnership with other authorities. Hence, there remains a need to monitor policies and review actions wherever

applicable so as to respond appropriately to changing scenarios and circumstances.

- 1.5 The housing trajectory for 2010/11 and headline indicators relating to housing monitoring are included in the AMR. Information is included relating to housing delivery, development on previously developed land, density of development, affordable housing and housing mix. The recent developments in business, retail and tourism are also outlined through appropriate indicators.
- 1.6 The AMR presents substantial information regarding the Borough's corporate priorities, e.g. housing, particularly affordable housing, economic progress, improving the local environment and future policy direction on spatial issues. The data sources for compiling this report include the council's own monitoring information, the Office of National Statistics (ONS), Thames Valley Environmental Records Centre, and a variety of local and regional partners. Data collected has been used to respond to the current Core Output Indicators.



Fig. 1 : Reading Minster, St Mary's Butts

Background - Reading

1.7 Reading is situated at the heart of the Thames Valley in South East region of England and is an important commercial centre and a strong player in Britain's economic success. The Borough has a population of 154,200¹ in an area of 40.40 km², with a population density over 38.1 persons per hectare. The average household size, at the time of the 2001 census, was 2.4 persons per household, significantly lower than both the regional and national averages.



Fig. 2: Queen Victoria Street –Central Reading

1.8 Reading is a vibrant and multi-cultural centre, with over 13%² of the population from black and ethnic minority communities and a sizeable number from EU Accession countries. Reading has a considerable proportion of young adults (20-35 year olds) and a growing elderly population (65+). The availability of a highly skilled workforce, economic base, strategic location on the M4 corridor, proximity to London and Heathrow makes Reading an ideal location for major business (especially ICT) and retail.

1.9 Reading is home to the University of Reading, and Reading College. A large percentage of the local working population are highly skilled, ranking as 9th highest³ amongst 64 sample UK cities for working age population with NVQ4+ qualifications.

1.10 Reading has remained resilient to the recession when compared to counterparts elsewhere in the country. This is substantiated in the Centre for Cities Outlook 2011⁴ where Reading continues to be identified in the top five of cities best placed for a private sector led recovery, only one other city, Milton Keynes, has maintained this position from 2010. The report ranks the economic performance of 64 of the UK's largest cities and towns and cites. It outlines that a strong private sector, high levels of entrepreneurship, highly educated workforces, and large shares of knowledge-intensive jobs as the key characteristics to emerge stronger

¹ ONS mid-year population estimates 2010

² Reading Sustainable Community Strategy, 2008-2011

³ Centre for Cities (2011) *Cities Outlook 2011* London: Centre for Cities

⁴ Centre for Cities (2011) *Cities Outlook 2011* London: Centre for Cities

from the recession - most of which are key to the vitality and success of Reading.

1.11 Reading's dynamic private sector economy is a key to its strong performance during the recession. The major employers within Greater Reading area are:

- Reading Borough Council
- Royal Berkshire Hospital PCT
- University of Reading
- Microsoft
- Veritas Software
- BG Group
- Foster Wheeler
- Oracle Corporation
- Verizon

1.12 However there continues to be evidence that impacts of the present conditions are bearing more heavily on the most vulnerable communities as there are 12 SOAs⁵ within 20 percent of the most deprived in England as compared with 11 in 2008 and 8 in 2004⁶, indicating a growing inequality. Action will be needed to counter intensification of the levels of inequality within these deprived areas.

1.13 The claimant count unemployment in Reading at 3.5 percent (March 2011), continues to be below the national average of 3.7 percent, and below that of March 2010 3.8 percent. The steep increase in unemployment due to the recession in the 2008/09 vis-à-vis a downward trend since mid 2009 is reflected in Figure 4 below. The comparative trends of Reading and the UK as a whole, since the recession, show the percentage rising in Reading and converging with the national rate before Reading's rate diverged downward from mid 2010.

⁵ Super Output Areas (SOAs) are a new geography designed by The Office for National Statistics (ONS) for the collection and publication of small area statistics.

⁶ Index of Multiple Deprivation 2007, DCLG

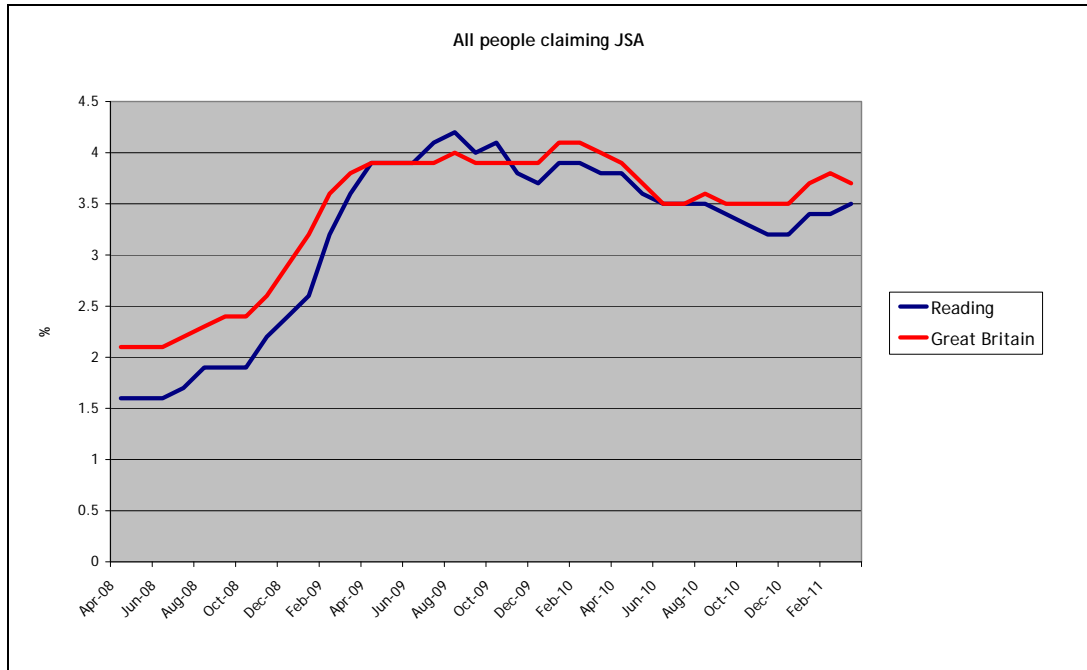


Fig. 3: Claimant Count Unemployment in Reading Borough, April 2008 – Marc 2011

Source: NOMIS

1.14 Whilst the recession was accompanied by rising youth unemployment, Reading has low levels in the 16-24 JSA claimants category for comparable size cities and is consistently better than the South-East average. Over the year the count fell by 0.4% to 4%.

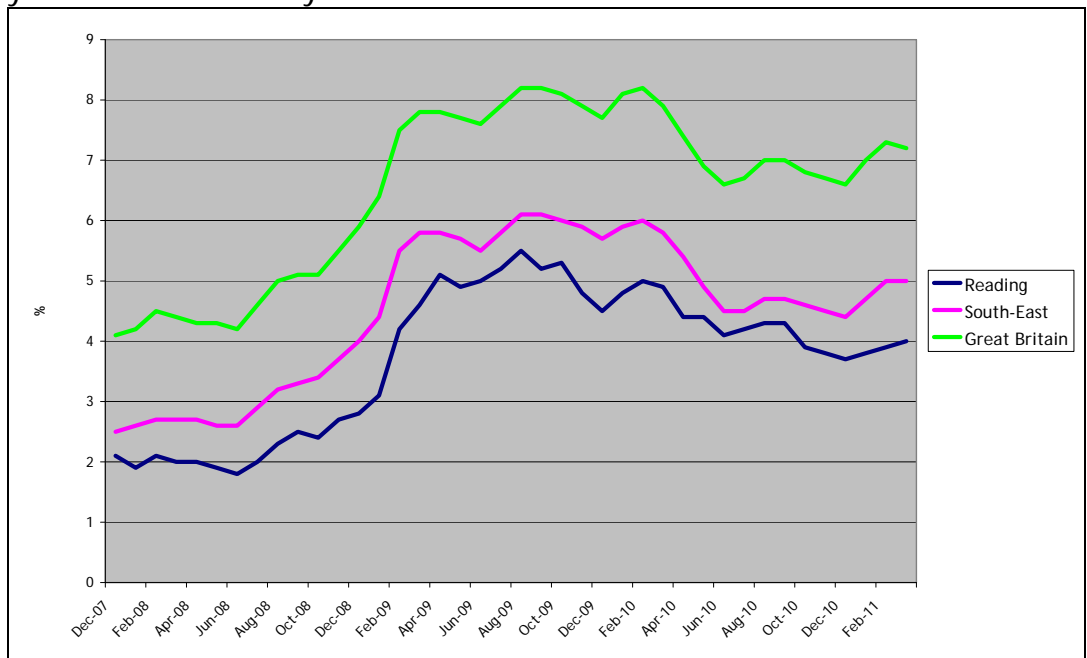


Fig. 4: JSA claimant count aged 18-24 – monthly from 2006 to March 2011

Source: NOMIS

- 1.15** According to the Annual Survey of Hours and Earnings 2010⁷ the average gross weekly wages in Reading was £564.10 slightly down on 2009. Wages in Reading since 2007 have been above the regional average but are converging as the rate of change in Reading has slowed. The annual trend in average gross weekly wages in Reading with respect to regional and Great Britain averages is illustrated in the figure below.

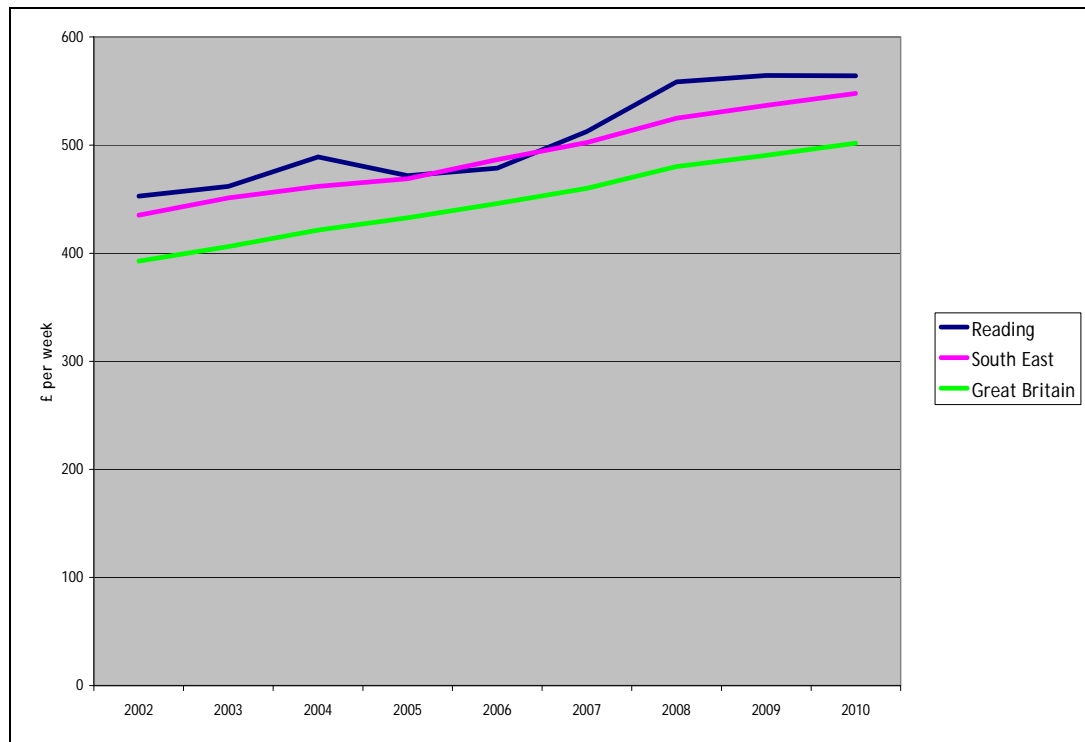


Fig. 5: Average Gross Weekly Wage, Reading and GB, 2002 to 2010

Source: Annual Survey of Hours and Earnings, 2009

- 1.16** Reading has the third most diverse population in the South East, with 134⁸ languages spoken in its schools. The performance of Reading (69.4%) with respect to NVQ Level 2 rates is just lower than the comparative regional (70.8%) figure, but ahead of the national level (67.3%) averages. With regards to NVQ Level 4, Reading's performance (39.1%) has moved well ahead of the regional (32.6%) figure and national (29.9%) figures. The overall performances in both levels are also significantly better than the preceding year.

⁷ ONS Annual Survey of Hours and Earnings (2010) - Resident Analysis

⁸ Draft Reading Borough Council Housing Strategy, 2009-2014

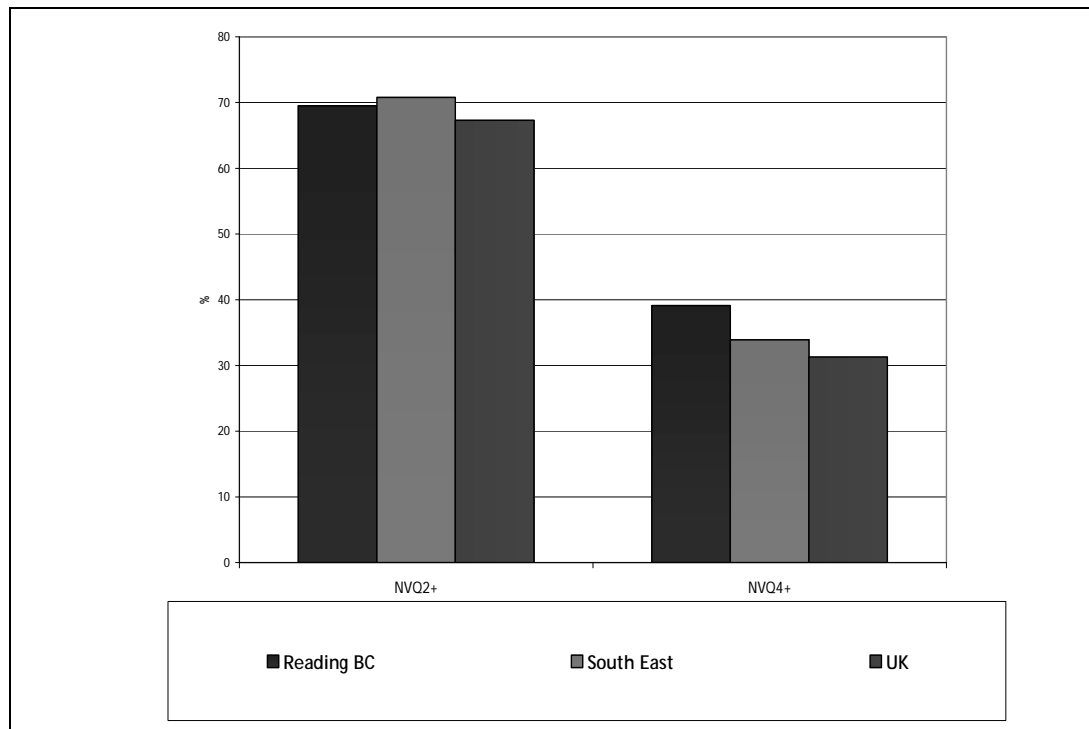


Fig. 6: Percentage of working-age population qualified at NVQ equivalent Levels 2+ & 4+

Source: NOMIS, Jan 2010 – Dec 2010

Housing in Reading

- 1.17** The housing market in Reading has not continued the recovery seen in 2009/10 and after August 2010 prices and sales volumes started to fall back. Prices finished the 2010/11 period 1.75% below the start of the year. The restricted availability of mortgage credit continues to be a significant factor and increasing economic uncertainty is also affecting the housing market. Housing completions in the year are at an unusually low level and reflect the market conditions but there are more than adequate numbers of dwellings in schemes under construction and permitted to respond to any likely increase in demand (See section 3.4).

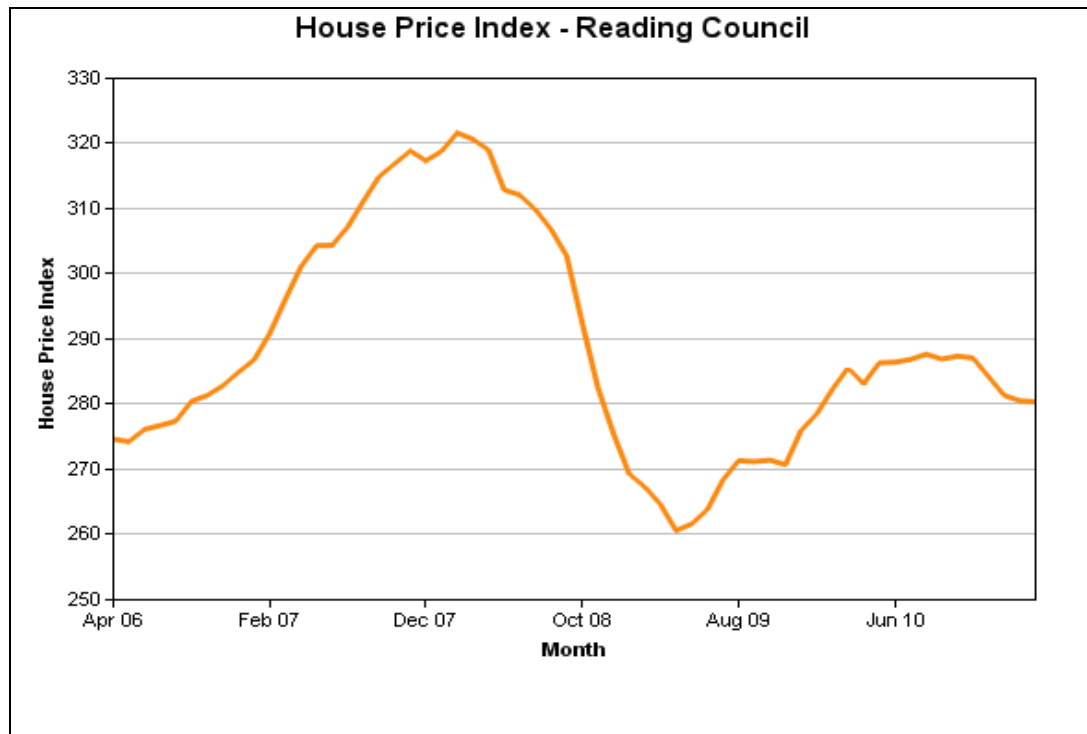


Fig. 7: House price index for Reading, 2006 – 2011

Source: Land Registry, UK

- 1.18** Completions of affordable units have declined along with overall completions but at a slower rate. The number of dwellings in Reading is estimated to be around 64,388, with 55 percent being owner occupied (35,639), 27 percent rented from private landlords (17,806), 5.8 percent rented from a RSL (3,762) and 11.1 percent rented from Reading Borough Council (7178)⁹.



Fig. 8: New Housing development at West Village, Reading

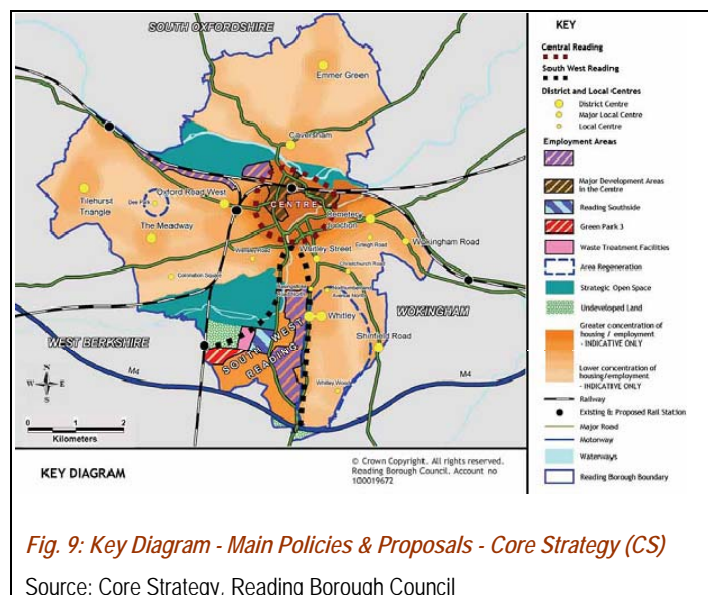
⁹ Reading Borough Council Housing Strategy, 2009-2014

Planning Context

1.19 The development plan for Reading Borough in the period 2010-11 comprised:

- Reading Borough Council Core Strategy 2006 - 2026 - adopted January 2008.
- Reading Central Area Action Plan - adopted January 2009.
- South East Plan (SEP) - adopted May 2009.
- Reading Borough Local Plan (RBLP), adopted October 1998 - saved Policies and Proposals Map (as detailed in Appendix II).
- Replacement Minerals Local Plan for Berkshire (RMLP), incorporating alterations adopted in December 1997 and May 2001 - saved policies (as detailed in Appendix II).
- Waste Local Plan for Berkshire (WLP), adopted December 1998 - saved policies (as detailed in Appendix II).

1.20 There have been a number of events relating to the status of the South East Plan during the monitoring year. The Secretary of State sought to revoke Regional Spatial Strategies (RSS) through the DCLG letter of 6th of July 2010.¹⁰ For the purpose of the monitoring year 2010/11, the South East Plan constitutes a part of the development plan. The RSS remains a part of the



development plan following the quashing of the 6th July revocation in the 10th November 2010 *Cala Homes* judgement. However, the Localism Bill, which received Royal Assent in November 2011, is expected to remove the regional planning tier in the near future.

1.21 The Reading Borough Council Core Strategy encompasses the whole of the Borough and contains the Vision, Spatial Strategy and the Sustainability Framework supported by a set of strategic core policies. These policies are proposed to be supplemented by comprehensive development management policies which will eventually form part of the Reading Borough Local Development Framework.

¹⁰ <http://www.communities.gov.uk/statements/newsroom/regionalstrategies>

2. Monitoring Policy Progress

Local Development Scheme (LDS)

- 2.1** This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and contains other requirements from Section 35 of the Planning & Compulsory Purchase Act 2004 and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004. It examines the extent to which the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) have progressed in relation to the targets set out in the LDS and modifications undertaken in this regard.
- 2.2** The first LDS was approved in March 2005. This was replaced by an updated document which was submitted to the Government Office for South East (GOSE) in September 2006. The third LDS was submitted in February 2007 and was approved by GOSE in September 2007. A fourth LDS was submitted in March 2009, in response to the changes in the process for producing LDF documents, brought about as a result of the Planning Act 2008 and the consequent revisions to the Local Development Framework Regulations. The 2009 Revised LDF contains revised programmes about upcoming DPDs and SPDs. Various amendments were made to the LDS, and it was eventually approved by GOSE in February 2011. Although the LDS was only approved towards the end of the monitoring year, draft versions date from 2009, and monitoring in this section will therefore be in relation to the approved 2011 LDS.
- 2.3** **Reading Core Strategy:** The Submission Draft Core Strategy was subject to examination in September 2007, and was declared 'sound' in the Inspectors Report, received on 10th December 2007. It was subsequently adopted by the Council on 29th January 2008.
- 2.4** **Reading Central Area Action Plan (RCAAP):** The Submission Draft Reading Central Area Action Plan was subject to examination in September 2008, and the document was subsequently found sound in November 2008. The RCAAP was adopted in January 2009, three months ahead of the schedule set out in the approved LDS 2007.
- 2.5** **Sites & Detailed Policies Document:** Issues and Options on the Site Allocations Document and Development Management Document were published in October 2008. This was one month late compared to the Approved 2007 LDS, which indicated that Issues and Options would be published in September 2008. The Site Allocations Document and Development Management Document have now been merged into a single

document and renamed as the Sites and Detailed Policies Document (SDPD), as set out in the 2011 LDS (and in the draft 2009 LDS).

This combined document details site-specific allocations for development, for the period up to 2026, and includes policies for the determination of planning applications, including detailed standards and requirements.


Under the LDS 2011, the SDPD is programmed to be submitted to government in July 2011, which is slightly later than the date indicated in the Approved 2007 LDS. This delay takes account of the new 2008 regulations, where a pre-submission version of the document is published, before considering all representations and then submitting the document to the Secretary of State. It also takes account of a delayed process to enable additional consultation as a result in changes at the national level in 2010. The July 2011 milestone was met, although this falls outside the monitoring year.

2.6 Statement of Community Involvement: The Planning and Compulsory Purchase Act 2004 required the Council to produce a Statement of Community Involvement (SCI). This document sets out how the authority is implementing community involvement in the preparation of local development documents. The SCI also covers how people and the community will be engaged in decisions on planning applications for major development. The Reading Borough SCI was officially adopted in July 2006 in accordance with the March 2005 LDS.

Since adoption, the SCI has guided the Council's approach to community involvement on the development of the Core Strategy, Reading Central Area Action Plan and, currently, the Sites & Detailed Policies Document. All community involvement and participation undertaken on LDF documents has followed the principles and practices outlined in the adopted SCI. The SCI is discussed further in section 2.11.

Progress of LDDs (as part of old 2004 LDF regulations) against the Local Development Scheme (September 2007) at March 2011

Local Development Document	Milestones												
	01	02	03	04	05	06	07	08	09	10	11	12	13
Core Strategy (includes Spatial Strategy)													
Reading Central Area Action Plan													

 Position at 31st March 2010

 Progress in monitoring year 2010 - 2011

Local Development Document Preparation Milestones (2004 Regulations)	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Preparation of Issues and options and initial sustainability appraisal report, including public consultation.
04	Public Participation on preferred options & Sustainability Appraisal report.
05	Consider representations and discussions with community and stakeholders
06	Preparation of submission development document and any amendments to the sustainability appraisal report.
07	Submission of development plan document and sustainability appraisal report to Secretary of State;
08	Public consultation period on submission development plan document and sustainability appraisal report.
09	Pre-examination consideration of representations
10	Pre-examination meeting
11	Examination period including commencement of examination;
12	Receipt of Inspectors Binding Report
13	Adopting and publication of document & revised proposals map, publication of a statement setting out how the sustainability appraisal and consultations influenced the preparation of the plan and publication of monitoring measures.

Progress of LDDs (produced as part of new 2008 LDF regulations) against the Local Development Scheme (February 2011) at March 2011

Local Development Document	Milestones											
	01	02	03	04	05	06	07	08	09	10	11	12
Sites and Detailed Policies Document (including Proposals Map)	■	■	■	■	■	■						

■ Position at 31st March 2011

■ Progress in monitoring year 2010 - 2011

Local Development Document Preparation Milestones (2008 Regulations)	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
04	Consider representations and discussions with community and stakeholders
05	Preparation of pre-submission document and sustainability appraisal report.
06	Public participation on pre-submission document and sustainability appraisal report.
07	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
08	Submission of development plan document and sustainability appraisal report to Secretary of State;
09	Pre-examination meeting
10	Examination period including commencement of examination;
11	Receipt of Inspectors Binding Report
12	Adopting and publication of document & revised proposals map, publication of a statement setting out how the sustainability appraisal and consultations influenced the preparation of the plan and publication of monitoring measures.


2.7 On the face of it, there was little progress on the Sites and Detailed Policies Document during 2010/11. This is a result of the changes at national government level in May 2010. A new Conservative/Liberal Democrat coalition was established, and this meant substantial changes to the national planning context, particularly:

- Revocation of the South East Plan (since overturned); and
- Changes to PPS3 relating to the classification of garden land.

2.8 As a result of these changes, it was decided that there would need to be an additional consultation on a revised Pre-Submission version of the SDPD, including matters such as a new policy on development of garden land. This was published in February 2011, and consultation lasted up until just after the end of the monitoring year. The Council since submitted the SDPD, and the hearings for the Examination began on 29 November 2011.

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

Supplementary Planning Documents	Milestones					
	01	02	03	04	05	06
Guidance on Implementation of Design and Development Policies						
Dee Park Development Brief						
Parking						
Section 106						
Station Area Development Framework						
Station Hill South						
Sustainable Design and Construction (Replacement) ¹¹						
Briefs for sites in East side of Central Reading (Kenavon drive)						
Briefs for sites in West side of Central Reading						
Elvian School Development Brief						

 Position at 31st March 2010

 Progress in monitoring year 2010 - 2011

Supplementary Planning Documents Preparation Milestones	
01	Pre-production, including commencement of document preparation
02	Preparation of the scoping report for the sustainability appraisal.
03	Preparation of draft supplementary planning document
04	Draft supplementary planning document and sustainability appraisal (SA) ¹² report issued for public participation.

¹¹ Review of SPD in context of Supplement to PPS1 and Policy CS1 in the Adopted Core Strategy

¹² No legal requirement for SA as of 2009 for SPDs. Hence SAF wasn't subjected to a SA.

05	Consideration of consultation representations
06	Adoption and publication of document, publication of a statement setting out how the sustainability appraisal and consultation influenced the preparation of the plan and publication of monitoring measures.

- 2.9** There was some progress on Supplementary Planning Documents during 2010/11, alongside progress on the Sites and Detailed Policies Document. The Station Area Framework was finalised, and then adopted in December 2010, and has already informed the determination of a major scheme in the station area. The Elvian School Development Brief, setting out guidance for a vacant school site in West Reading, went through the whole process from inception to adoption in the monitoring year. The revised version of the Sustainable Design and Construction SPD was coming to the end of the consultation period at the end of the monitoring year, and has since been adopted.
- 2.10** Progress on some other SPDs continues to be limited, for a variety of reasons. Production of a new SPD on Section 106 Agreements, for instance, has been delayed due to the need to introduce the Community Infrastructure Levy. Other SPDs have not been regarded as immediate priorities at the current time. The SPD on Implementation of Design and Development Policies, for instance, is unlikely to meet the LDS milestones for the forthcoming monitoring year.

Progress of Statement of Community Involvement against the Local Development Scheme (March 2005) at March 2011

Statement of Community Involvement (SCI)	1	2	3	4	5	6	7	8	9
Status									

Statement of Community Involvement Preparation Milestones	
1.	Preparation of Draft Statement of Community involvement
2.	Public Participation on draft statement
3.	Preparation of submission statement
4.	Submission of statement to the Secretary of State
5.	Pre-examination consideration of representations
6.	Pre-examination meeting
7.	Examination period, including commencements of the examinations
8.	Receipt of Inspectors Binding Report
9.	Adoption and Publication of document.

- 2.11** It is the role of the AMR to report on any issues arising as a result of the SCI consultation exercises. If necessary certain factors could be identified by the AMR which could trigger a review of the SCI. These could include: demographic changes, changes in the Council's consultation policy or significant changes in best practice. There have been no significant issues arising out of the operation of the SCI since its adoption in July 2006.

2.12 Policies (including 'saved' policies) that the authority has decided it no longer wishes to include in the LDF. The authority submitted a request to save existing policies to the Secretary of State in February 2007. The Secretary of State issued a response in September 2007 indicating those policies that are saved until replaced by adopted policies in the Reading Borough LDF. This was subsequently amended following the adoption of the Core Strategy in January 2008, and again following the adoption of the RCAAP in January 2009. A list of current saved policies is provided in Appendix II. It is intended that all saved Local Plan policies will be replaced by the adoption of the SDPD.

2.13 Minerals and Waste Development Framework. Progress on the production of the Joint Minerals and Waste Development Framework¹³ has been reported in a separate AMR up to 2010. The 2010 Joint Minerals and Waste AMR reported on the major setback in production of the Minerals and Waste Development Framework in the 2009-10 monitoring year, namely the withdrawal of the draft Minerals and Waste Core Strategy, which had reached Examination stage. Although work continued on revisions to the document after withdrawal, and into the 2010-11 monitoring year, no further milestones were reached. The Joint Strategic Planning Unit was wound up in September 2011, and joint working on minerals and waste planning has now ceased. Each authority is now responsible for minerals and waste planning policy. The Council is currently considering the most appropriate way forward for minerals and waste planning in Reading. No progress is therefore reported below.

Local Development Document	Milestones												
	01	02	03	04	05	06	07	08	09	10	11	12	13
Minerals and Waste Core Strategy Document													
Detailed Waste Development Control Policies and Preferred Areas for Development.													



Position at 31st March 2010



Progress in monitoring year 2010 - 2011

Local Development Document Preparation Milestones (2008 Regulations)	
01	Pre-production, including commencement of document preparation.
02	Preparation of the scoping report for the sustainability appraisal.
03	Public participation in preparation of document and initial sustainability appraisal report, including public consultation.
04	Consider representations and discussions with community and stakeholders

¹³ Production of minerals and waste planning policy documents has until recently been undertaken jointly with Bracknell Forest Borough Council, Slough Borough Council, West Berkshire Council, Royal Borough of Windsor and Maidenhead and Wokingham Borough Council, through the Berkshire Unitary Authorities' Joint Strategic Planning Unit.

05	Preparation of pre-submission document and sustainability appraisal report.
06	Public participation on pre-submission document and sustainability appraisal report.
07	Consider representations on pre-submission document and sustainability appraisal report and make minor amendments.
08	Submission of development plan document and sustainability appraisal report to Secretary of State;
09	Pre-examination meeting
10	Examination period including commencement of examination;
11	Receipt of Inspectors Binding Report
12	Adopting and publication of document & revised proposals map, publication of a statement setting out how the sustainability appraisal and consultations influenced the preparation of the plan and publication of monitoring measures.

2.14 Future Policy Production: The SDPD has been submitted to the Secretary of State, and Examination hearings are timetabled to begin on 29 November 2011. This may mean being in a position to adopt the document by spring/summer 2012. When that happens, the Council will have produced all of the DPDs that it had included in its LDS, although it will continue to work on SPDs, with a new version of a Parking Standards and Design SPD (which was adopted in October 2011) and a Brief for The Meadway Centre in production, as well as those listed above.

The next steps in policy production will be heavily influenced by the changes in the national planning context. The Localism Bill will abolish the regional planning tier and introduce new neighbourhood planning tools. At the same time, the National Planning Policy Framework (NPPF), which has recently been subject to consultation, makes a number of changes to national policy which may have implications for Reading's LDF. Much depends on the final version of the NPPF, but the Council will need to consider whether to seek a 'certificate of conformity' of the existing Core Strategy with the NPPF, or whether to review the Core Strategy and/or other DPDs. At this stage, no decisions have been made. A review of the Core Strategy could potentially begin in 2012/2013, with particular regard to the need to assess housing need at the local level.

2.15 Conclusions: In 2010-2011, there have been substantial changes in the national planning context which have meant that the Council has made slower progress in producing its Sites and Detailed Policies Document than it envisaged. Nevertheless, most local policy production remains on track when measured against the latest approved version of the Local Development Scheme (February 2011), and there has been progress on producing and adopting Supplementary Planning Documents. It is likely that production of major policy documents will continue to be on target in the next monitoring year, although there may be some delays to some Supplementary Planning Documents.

Minerals and waste planning remains an exception to the good progress that has been made, and the Council does not currently have any milestones against which to measure progress.

3. Monitoring Policy Performance

Cross Cutting Policies

Introduction

Policies CS1-CS5: The Council is in the process of setting up systems to monitor the implementation of these policies.

3.1 Settlement Boundary

3.2 Relevant Policies: CS6 Settlement Boundary, KEY 4 Areas of Development (LP)

3.3 Context: The Settlement Boundary delineated by the Reading Borough Local Plan identifies areas beyond which development is not allowed. The Settlement Boundary defines relatively small areas adjacent to the Borough boundary that broadly accord with open space, wildlife, floodplain and major landscape designations, where it is unlikely that development would be acceptable.

Indicator 1: Number of new developments permitted outside the settlement boundary

No permissions outside the settlement boundary were granted in the monitoring year 2010/2011.

3.4 **Analysis & Actions Required:** Core Strategy policy CS6 aims to ensure that this boundary continues to be enforced through the LDF process, with no development being permitted outside the settlement boundary, as defined on the Proposals Map.

Whilst no permissions were granted outside the settlement boundary in the monitoring period, previous and proposed employment, housing and transport development at Green Park requires that the settlement boundary be updated from that which was identified in the Local Plan. The alignment of the boundary is being reviewed as part of the emerging 'Sites and Detailed Policies Document'.

3.5 Waterspaces

3.6 Relevant Policies: CS8 Waterspaces, WAT 10 Waterways - Site Specific Proposals (LP).

3.7 Context: Reading's waterways are a part of the fabric of the town and a significant asset. The waterways and riverbanks have several functions, including water-related recreation and leisure, biodiversity and ecology and contributions to local character.



Fig. 10: The river Kennet at the Oracle, Central Reading

Policy CS8 seeks to protect Reading's waterspaces, to ensure that they can continue to contribute to local and regional biodiversity and ecology, as well as leisure and visual amenity. The accuracy of boundaries has improved as a consequence of further habitat mapping work and new information from surveys and projects. It is necessary to monitor both the biological and ecological values of the waterways, as well as the percentage of waterside areas that are accessible to the public. These will be monitored at five-year intervals in order to identify emerging trends.

3.8 **Actions Required:** Monitoring of both the biological and ecological values of the waterways, and public access at five-year intervals.

Economic Development & Employment

- 3.9** Relevant Policies: CS10 Location of Employment Development, CS11 Use of Employment Land for Alternative Uses, CS12 Maintaining a Variety of Premises, CS13 Impact of Employment Development, EMP3 Acceptability of Employment Development (LP), EMP7 Major Industrial Areas (LP) and EMP 9 Implementation of Mixed-Use Development (LP)
- 3.10** Context: The overall strategy for employment development in the Borough is outlined in paragraph 5.7 of the adopted Core Strategy, which states that "*major employment provision, especially office development shall take place in the centre and along the A33 corridor, with other major employment uses, including industrial, storage and distribution located in both the A33 corridor and the Core Employment Areas*". These Core Employment Areas are protected from loss to other uses.
- 3.11** The Use Classes Order defines employment uses as B1a (Office), B1b (Research & Development), B1c (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) categories. In the following tables, gross figures measure new floorspace gains only and net figures measure overall change, taking account of losses.

Indicator 2: Amount of land developed for employment by type 2010/11

TOTAL FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross</i>	1,024	0	3,294	0	1,662	3,969	0	9,949
<i>net</i>	-43,304	0	-746	0	562	3,853	0	-39,635

Source: Non-Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

Indicator 3: Amount of land developed for employment by type in development / regeneration areas 2010/11

GROSS FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1- B8 Mix
Central Reading	250	0	1,372	0	0	800	0
Green Park	0	0	0	0	0	0	0
Reading International Bus Pk	0	0	0	0	0	0	0
South of Basingstoke Rd	0	0	0	0	0	2,525	0
Bennet Road	0	0	0	0	0	0	0
North of Basingstoke Road	0	0	0	0	0	0	0
Elgar Road	0	0	0	0	0	0	0
Richfield Avenue	0	0	0	0	1,350	0	0
Portman Road	0	0	0	0	0	644	0
Wigmore Lane	0	0	0	0	0	0	0
Bridgewater Close	0	0	0	0	0	0	0
Sterling Way	0	0	0	0	0	0	0
Marcus Close	0	0	0	0	0	0	0
Paddock Road	0	0	0	0	0	0	0
Core Employment Areas total	0	0	0	0	1,350	3,169	0
Total for Business Areas	250	0	1,372	0	1,350	5,684	0

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

- 3.12 Analysis:** The total employment floorspace developed by type is illustrated through the table above. These figures have been extracted from the list of planning permissions which have been completed within the year 2010-11. The total gross internal floorspace developed for employment uses was 8,656 m², a decrease of more than 85% in comparison to the previous monitoring year. This almost certainly reflected the difficult economic circumstances, particularly in terms of the development of what tend to be more complex schemes in the town centre, as well as the fact that 2009/10 was an unusual year that saw the completion of two major town centre office schemes.

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

Indicator 5: Proportion of major industrial and warehouse development permitted which is in a Core Employment Area of in the A33 Corridor

GROSS FLOORSPACE (m²) - Permitted	B1a	B1b	B1c	B1	B2	B8	B1- B8 Mix
Central Area	0	0	0	0	0	0	0
A33 Corridor	0	0	0	0	0	39,664	0
Core Employment Areas (outside A33 Corridor)	0	0	0	0	0	0	0
Other area	0	0	1,652	0	0	6,823	0
Total permitted	0	0	1,652	0	0	46,487	0

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

- No major office development has been permitted.
- 82% of major industrial and warehouse development permitted was within a Core Employment Area or the A33 Corridor

3.13 Analysis: Only two major employment schemes (over 2,500 m²) have been permitted during the monitoring year. The only scheme permitted outside the areas defined by policy is the Network Rail depot scheme. This was a prior approval rather than planning permission. In any case, it is an exceptional scheme because it is not 'footloose', i.e. it is required to be in a specific location adjacent to the railway. As such, normal policy considerations do not apply. The permission for warehousing at Worton Grange is within the A33 Corridor.

Indicator 6: Total amount of employment floorspace on previously developed land - by type

GROSS FLOORSPACE (m²) – Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
gross PDL	1,024	0	3,294	0	1,662	3,969	0	9,949
% gross on PDL	100%	N/A	100%	N/A	100%	100%	N/A	100%

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

3.14 Analysis: All new employment development in Reading during 2010/11 took place on previously developed land. Since there has been no development for campus-style out of town accommodation during the year, this is to be expected, and it reflects the fact that Reading is a constrained urban Borough with minimal unrestricted greenfield development opportunities.

3.15 Employment Land available by Type

3.16 Employment land available includes sites committed through planning applications, or through being identified in a development plan. The only adopted development plan that identifies employment sites is the Reading Central Area Action Plan (RCAAP). The list of sites allocated for uses including employment within the RCAAP are:

- RC1a, Friar Street & Station Road
- RC1b, Friars Walk & Greyfriars Road
- RC1c, Station Hill
- RC1e, North of Station
- RC1h, Napier Road Junction
- RC2e, Hosier Street
- RC4d, 9-27, Greyfriars Road
- RC4s, Reading Central Library, Abbey Square

3.17 The table below highlights the amount of available employment land and floorspace, by use class, for (i) sites allocated for employment uses in the RCAAP or with resolutions to grant permission subject to a Section 106 agreement, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i). It should be noted that other land outside the RCAAP area may be available in future, but this will need to be identified in the Sites and Detailed Policies Document, which is now in the latter stages of production.

3.18 **Analysis:** There remains a great deal of outstanding employment development permitted across the Borough, particularly for B1a office space. Much of this relates to outstanding permissions in parts of South West Reading, including Green Park and Kennet Island. There is a significant increase in land with permission for B8 uses, with the development of depots as part of the Network Rail station development and the warehousing permission at Worton Grange making up much of this provision.

Indicator 7: Employment land available by type in hectares

i) Sites in LDF/RBLP/Developments accepted in principle							
GROSS SITE AREA (ha.) – Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	0.43	0.00	0.00	7.15	0.00	0.00	0.00
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reading Borough	0.43	0.00	0.00	7.15	0.00	0.00	0.00

Note: All sites under B1 are for mixed uses with Business use included - all of gross site area has been counted under B1.

ii) Outstanding Permitted development							
GROSS SITE AREA (ha.) – Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix
Total for Central Reading	7.16	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	59.40	0.00	0.70	0.00	0.80	20.73	0.00
Reading Borough	66.56	0.00	0.70	0.00	0.80	20.73	0.00

NB: Gross site areas for developments excluding extensions calculated here.

3.19 **Analysis:** There remains a great deal of outstanding employment development permitted across the Borough, particularly for B1a office space. Much of this relates to outstanding permissions in parts of South West Reading, including Green Park and Kennet Island. There is a significant increase in land with permission for B8 uses, with the development of depots as part of the Network Rail station development and the warehousing permission at Worton Grange making up much of this provision.

3.20 **Actions Required:** Continued detailed monitoring of employment development with regards to location and variety of uses.

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

NET CHANGE IN B8 FLOORSPACE (SQ.M.) in SOUTH OF BASINGSTOKE ROAD	Permitted 2010-11	Completed 2010-11
	Net change	+4,175

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

3.21 Analysis: Indicator 8 monitors the Core Strategy policy CS12 in terms of maintaining the overall level of storage and distribution uses in the south of Basingstoke Road. There has been a reasonable level of new permissions, and more than half of this floorspace has also been completed. All net gains are changes of use from light industrial (B1c) rather than new developments, and are indicative of the consolidation of storage and distribution uses in this area close to the motorway.

3.22 Actions Required: Continuation with existing policy approach.

3.23 Retail, Leisure and Culture

3.24 Policy CS25 of the Core Strategy seeks to encourage retail, leisure and cultural development to take place in existing centres, recognising that this is the most sustainable location for such uses. Major developments should usually be sited in the central area. Such developments will only be allowed outside designated centres in exceptional circumstances, where the provisions of the existing PPS 4¹⁴ are met. The hierarchy of centres identified under Policy CS26 is as follows:

Regional Centre	Reading centre
District Centres	Caversham, Cemetery Junction, Emmer Green, Meadway, Oxford Road West, Shinfield Road, Tilehurst Triangle, Whitley
Major Local Centres	Whitley Street, Wokingham Road
Local Centres	Basingstoke Road North, Christchurch Road Coronation Square, Erleigh Road, Dee Park Northumberland Avenue North, Wensley Road, Whitley Wood

3.25 Total amount of floorspace for 'town centre uses': Indicators 9 and 10 discuss in detail completions of floorspace for town centre uses within the Central Reading area and within the rest of the Borough for 2010-2011. The use classes included for defining town centre uses are A1 (shops), A2 (financial and professional services, e.g. banks), B1a (offices not within A2) and D2 (assembly and leisure). The designated town centre areas are the network of centres listed in CS26 (see above table).

¹⁴ Planning Policy Statement 4 (PPS4) sets out the Government's policy on planning for the future of town centres.

Indicator 9: Amount of completed floorspace for retail, office & leisure development with the town centre areas
(NB. Only centres with completions in 2010-11 are listed)

FLOORSPACE – Completed (m ²)		A1	A2	B1a	D2
Central Reading	Gross	112	249	250	0
	Net	53	-219	-4,884	0
Caversham District Centre	Gross	0	0	0	0
	Net	0	0	-150	0
Cemetery Junction District Centre	Gross	0	0	0	0
	Net	0	0	-140	0
Oxford Road West District Centre	Gross	116	0	0	0
	Net	116	-81	0	0
Total for Town Centres	Gross	228	249	250	0
	Net	169	-300	-5,174	0
% of Borough Total	Gross	8%	73%	24%	0%

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

Indicator 10: Amount of completed floorspace for retail, office & leisure development within the Borough

FLOORSPACE – Completed (m ²)		A1	A2	B1a	D2	Total
Central Reading	Gross	112	249	250	0	611
	Net	53	-219	-4,884	0	-5,050
Rest of Reading	Gross	2,899	92	774	1,230	4,995
	Net	2,718	11	-38,420	1,230	-34,461
Total	Gross	3,011	341	1,024	1,230	5,606
	Net	2,771	-208	-43,304	1,230	-39,511

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

- 3.26** This year has seen relatively low levels of completions within existing centres. In central Reading in particular, levels of development for retail, office and leisure are low by historic standards, which reflects generally low levels of development in the centre.
- 3.27** Much of the interest in this year has been out-of-centre. The figures are particularly influenced by two out-of-centre developments in South Reading. Firstly, a large office building of around 36,000 sq m has been demolished in anticipation of a large new development - warehousing is permitted on the site, but it also forms a draft allocation for a mix of uses in the emerging Sites and Detailed Policies Document. Secondly, a new mezzanine floor in a retail warehouse has been completed. It may be representative of the fact that this has been a difficult year for town centre retail and related uses generally, albeit that Reading has not suffered as badly as many other centres from high levels of vacancy.

- 3.28 Actions Required:** Develop monitoring systems further, to fully assess the proportion of uses within district and local centres and the current levels of vacancies with the town centre areas.

Housing (includes SHLAA and 5 Year Land Supply)

- 3.29** Relevant Policies: South East Plan (H1 - H6, WCV3), CS14 Provision of Housing, CS15 Location, Accessibility, Density and Housing Mix, CS17 Protecting the Existing Housing Stock, CS18 Residential Conversions and HSG1 (LP) Housing Provision and Identified Sites.
- 3.30** Context: The housing market in Reading has experienced a slightly downward trend (estimated 1.75% fall in the HPI¹⁵ within the monitoring year). This compares with a national fall of 2.6% and a regional fall of only 0.4% over the same period. Eligibility requirements for mortgages and the uncertain economy are continuing to affect demand and affordability.
- 3.31** While the Localism Act allows for the abolition of regional planning, the South East Plan remains part of the development plan for Reading Borough and its target of 611 dwellings for the Borough remains relevant for this monitoring year. However, for long term planning purposes, the Core Strategy housing targets have also been applied. The Reading Borough Core Strategy entails a target of 572 dwellings per annum in the period 2006/07 - 2015/16 and 521 dwellings per annum from 2016/17 - 2025/26. Levels of housing provision over recent years have been relatively strong, despite the difficult economic circumstances with annual completions consistently exceeding targets in the Core Strategy (CS)¹⁶. However, completions for 2010/11 show a very sharp fall.

Indicator 11: Plan period and housing targets

	Plan	Targets	On target?
Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target)	South East Plan (1/4/2006 to 31/3/2026)	611 dwellings per year	√
Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target)	Reading Borough Core Strategy (1/4/2006 to 31/3/2026)	572 dwellings per year from 2006/07 to 2015/16 and 521 dwellings per year from 2016/17 to 2025/26	√ √

- 3.32** Net additional dwellings - in previous years and the reporting year: Net additional dwellings include new build completions, minus demolitions, plus any gains or losses through change of use and conversions.

Monitoring Year	Net completed additional dwellings
2002/03	574
2003/04	761
2004/05	1177
2005/06	656
2006/07	637

¹⁵ Land registry House price index for Reading Borough March 2010 to March 2011.

¹⁶ Housing targets for the Borough have reverted to the CS due to the abolition of the South East Plan

2007/08	837
2008/09	782
2009/10	693
2010/11	321

Source: Reading Borough Council, Residential Planning Commitments at 31 March 2011

This fall in completions possibly reflects the fact that a number of large schemes had been completed in earlier years and with the slow down in the market there were fewer completions on larger sites. The number of committed units on sites where construction has started is relatively high suggesting that the figure for 2010/11 may be an abnormally low figure for one year with completions likely to be higher in the current 2011/12 year.

Indicator 12: Site based housing trajectory (measured against CS targets)

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

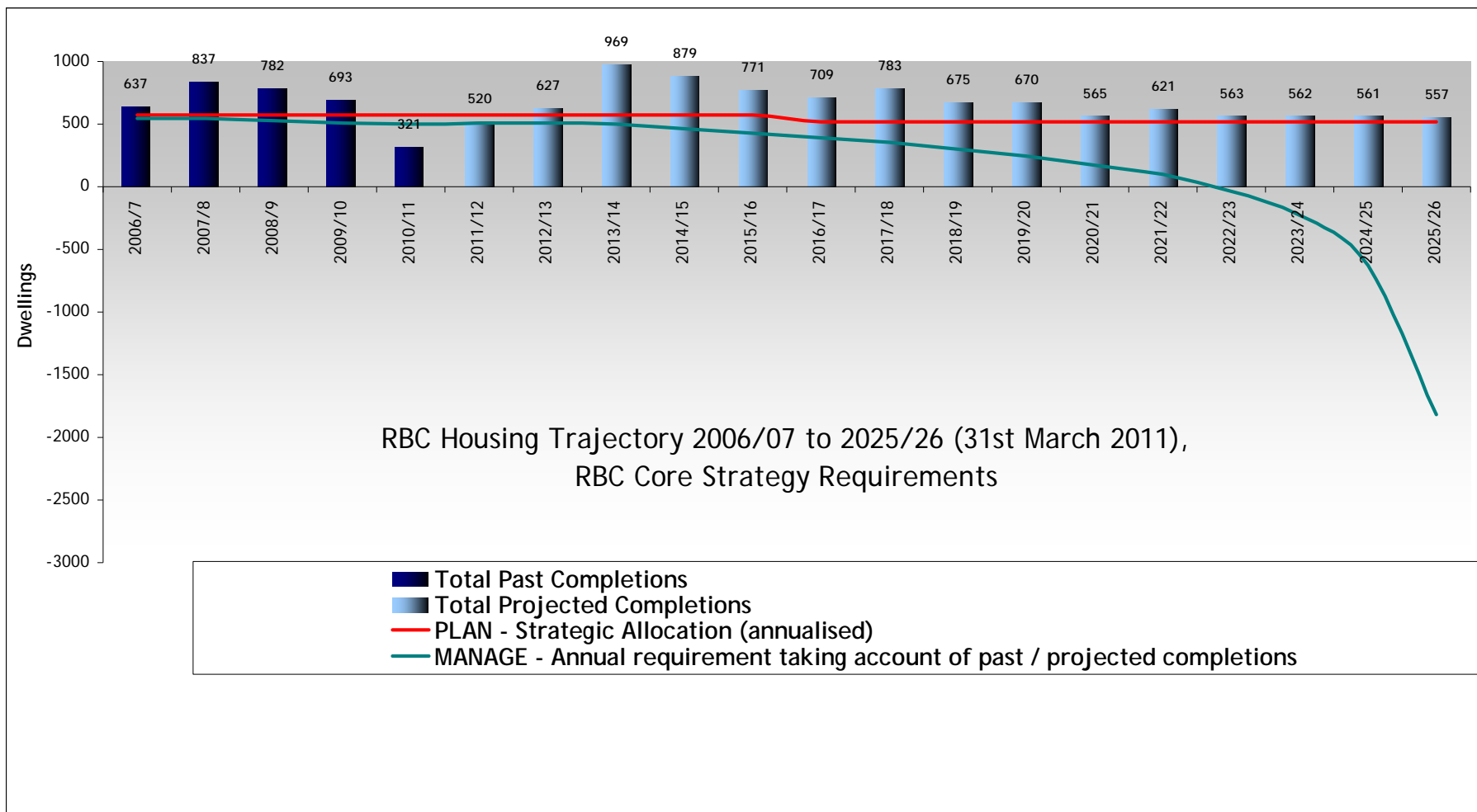


Fig. 11: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2011 (CS targets)

Source: Planning Department, Reading Borough Council

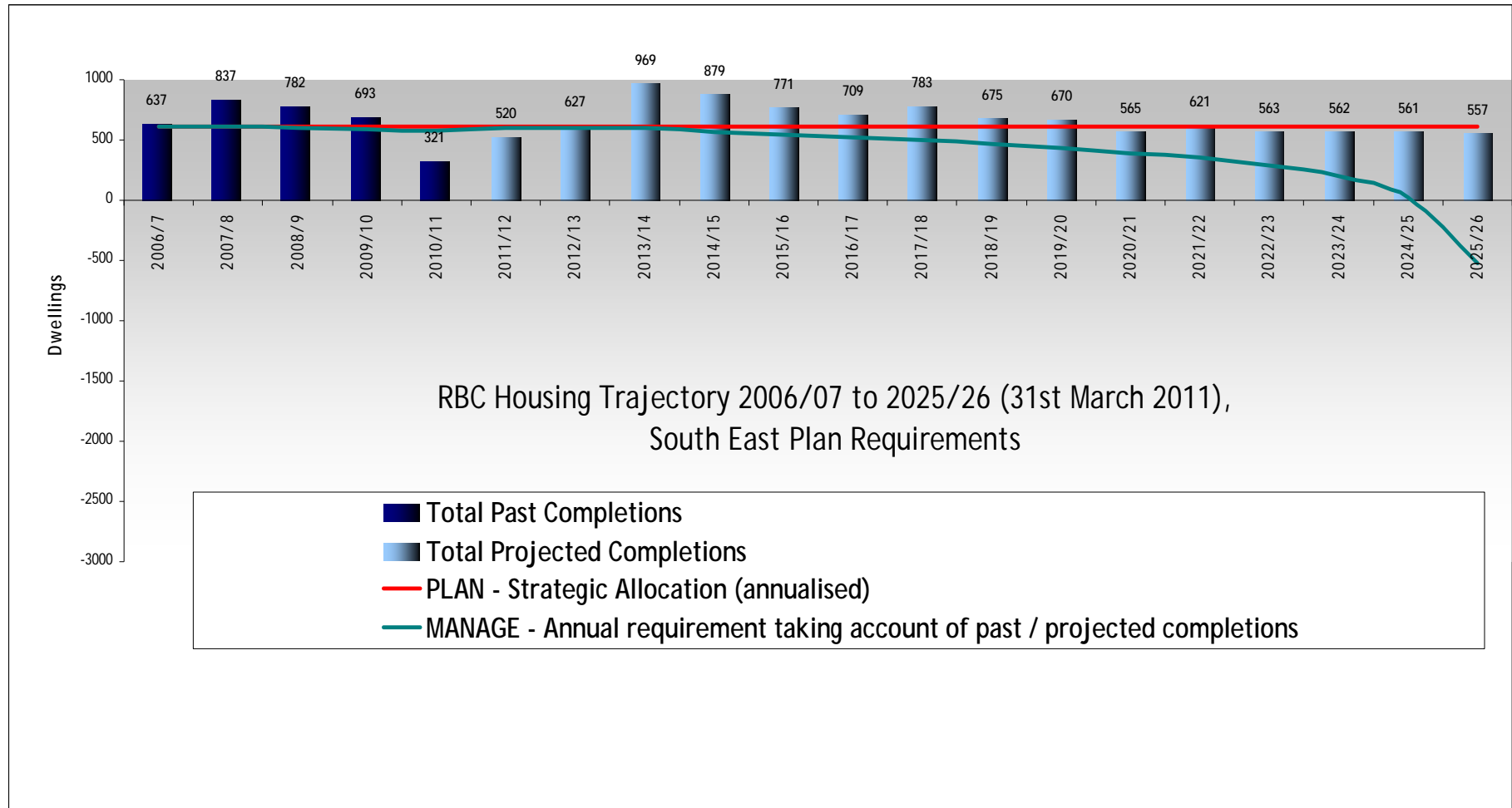


Fig. 12: RBC Housing Trajectory (2006/07 to 2025/26), as on 31st March 2011 (SE Plan targets)

Source: Planning Department, Reading Borough Council

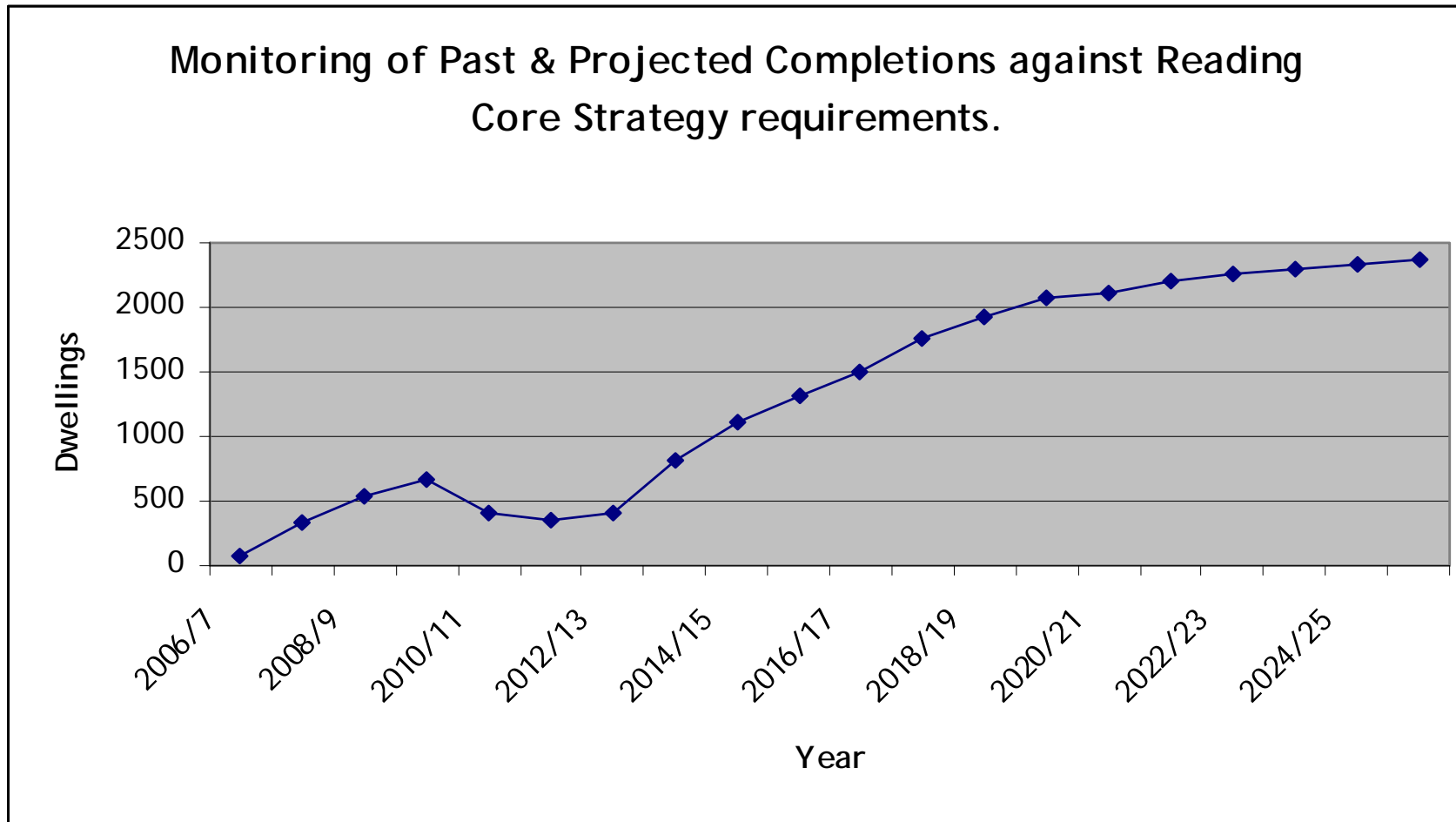


Fig. 13: Monitoring of Past & Projected Completions against Reading CS requirements, March 2011

Source: Planning Department, Reading Borough Council

- 3.33 Analysis:** The site-based trajectory evaluates past performance on housing supply with future anticipated supply against target requirements. The total number of housing completions for the current monitoring year was 321 net additional dwellings - which is significantly lower than the output last year (693) and both the Core Strategy target of 572 annual dwellings and the South East Plan figure of 611. Local monitoring reports suggest a figure of 551 net new build dwellings under construction at the end of March 2010 which presents a more optimistic picture for the next monitoring year. This compares with only 332 dwellings under construction recorded for March 2010.
- 3.34** The resultant graphs (Figs. 16 and 17) illustrate the anticipated level of housing completions over the period. They demonstrate a plentiful supply of housing sites at the current time against target requirements. Current commitments, identified SHLAA sites (which are now draft allocations in the Council's emerging Sites and Detailed Policies Document) and anticipated small site development have been phased over the current plan period. Some of the larger sites have been subjected to a lapse rate of 10 or 20 percent, depending upon anticipated deliverability. A significant element of the total housing provision is expected to be achieved through conversions, changes of use, and redevelopment of existing buildings. The examination into the Core Strategy established that Reading Borough would be able to provide an average of 145 dwellings per annum through small scale developments (sites of less than 10 dwellings).
- 3.35** The Reading Borough Strategic Housing Land Availability Assessment (SHLAA) was developed to identify 'deliverable' and 'developable' sites for housing within the borough. It forms the background evidence of the SDPD¹⁷ and has been updated during 2011 as part of the evidence base to support the Sites and Detailed Policies Document.
- 3.36 Actions Required:** The SDPD is subject to examination during November and December 2011 and should confirm a satisfactory housing land supply.

Indicator 13: New and converted dwellings - on previously developed land:

- 3.37** This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 89% of completions were developed on previously developed land.

	Total
Gross Completions	321
% gross on PDL	89

Source: Berkshire Joint Strategic Planning Unit

¹⁷ Sites and Detailed Policies Document

3.38 Analysis: The Council continues to target development on appropriate previously developed land. There were completions on greenfield land at Green Road during 2010/11. In addition, the above analysis relates to the new definition of previously developed land in PPS3 as changed during 2010. The new definition removes garden land from the definition of previously developed land. A small amount of completions on what was previously garden land is therefore reflected in the analysis of development on previously developed land. Inevitably, as Reading has experienced pressure for the development of garden land, the proportion of development on PDL has fallen and will continue to fall in future years.

3.39 Five year housing land supply

3.40 This section provides an estimate for the five year housing land supply for the Borough for the period 2012/13 to 2016/17, as required by the Planning Policy Statement 3 (PPS 3). Two separate land supply calculations are provided; one is based on the requirements set out in the adopted South East Plan; the second is based on housing targets in the adopted Reading Core Strategy. The calculations identify 'deliverable' sites within the specified 5 year period.

3.41 Details of the Borough's latest assessment of five-year housing land supply (2012/13 - 2016/17) are provided in Appendix III. This shows a 6.98 years supply of land against the Core Strategy 5 year requirement as provided in Fig. 14 below:

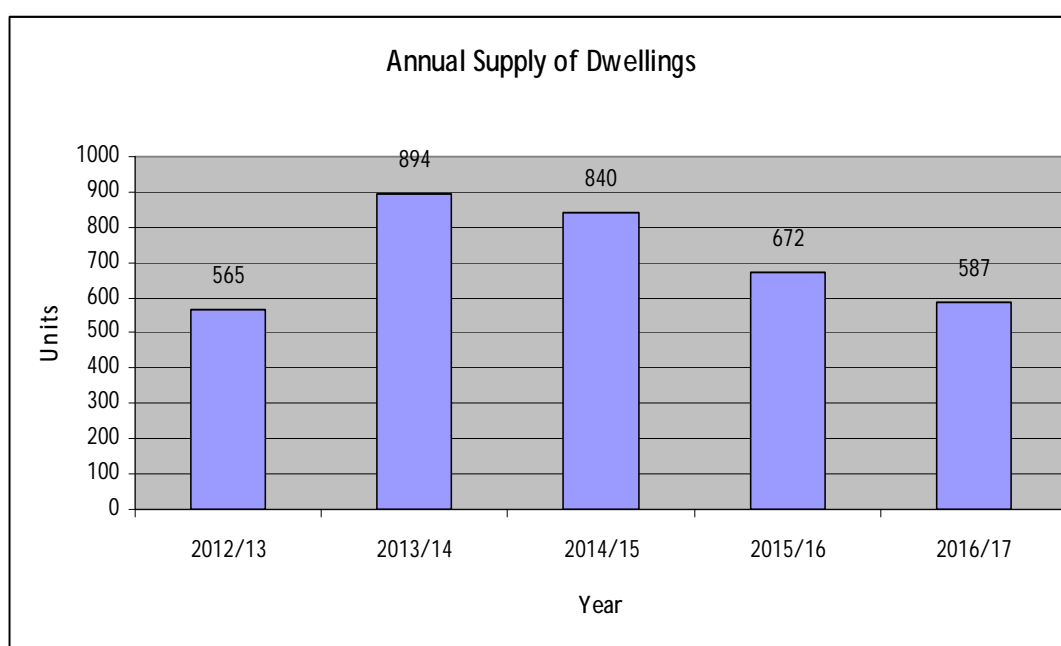


Fig. 14: Five year housing land availability (2012/13 – 2016/17) in relation to Core Strategy targets.

Source: Planning Department, Reading Borough Council

Against the requirements of the South East Plan, there is 5.91 years supply See Appendix III.

3.42 Strategic Housing Land Availability Assessment (SHLAA)

3.43 Reading Borough Council's first draft SHLAA was published in October 2008 along with the publication of the Council's Site Allocations Document (SAD): Issues and Options Draft. This included an assessment of sites up to and including *Stage 5 (carrying out the survey)* of the SHLAA methodology. The SHLAA methodology is provided as part of Appendix III.

3.44 Over 300 potential housing sites were identified and as a result of assessment under Stages 2-4, 59 sites were identified to be taken forward for further assessment under *Stage 5*, and *Stage 6: Assessing the housing*

potential. These sites were assessed through a desktop exercise against a range of site suitability criteria and were subject to an initial sustainability appraisal against the Council's agreed sustainability objectives¹⁸.

- 3.45** A further draft SHLAA was published in May 2009. This was following further detailed assessment of the sites, including additional proposed sites resulting from the consultation period for the SAD (Issues and Options October-December 2008). This draft included just over 70 sites.
- 3.46** Further work was undertaken to refine the assessment of these sites as well as the RCAAP and committed sites (not yet started). This identified deliverable sites (i.e. to meet 5 year housing land supply) and developable (up to 15 year supply) as required under stage 7 of the SHLAA methodology, and in accordance with the requirements of national planning policy on housing - PPS3.
- 3.47** The Council sought a professional market view on viability of sites, including the specific housing yield which might be achievable and convened a Housing Market Partnership. The advice obtained fed into determining the deliverability and developability of sites.
- 3.48** A further SHLAA, which included assessment under all stages (i.e. 1-10), was published in February 2010 as background evidence to the Sites and Detailed Policies DPD (Pre-Submission Draft). This identified that an estimated that 11,309 housing units could be provided against an overall remaining requirement to 2026 (at that time) of 9,964. A revised SHLAA has been produced as background evidence to the emerging Sites and Detailed Policies DPD that will be considered at examination during November and December 2011¹⁹.

3.49 Provision for Gypsies and Travellers

3.50 Relevant Policies: CS19 Provision for Gypsies and Travellers

3.51 Context: Currently local authorities are required to allocate suitable sites, within their development plan documents, to meet the number of pitches required for Gypsies and Travellers²⁰. Such pitch numbers are based on a Gypsy and Traveller Accommodation Assessment (GTAA), as required under the 2004 Housing Act.

3.52 In light of the intention by the Coalition Government to revoke the RSS²¹, the Panel Report for the Partial Review of the South East Plan (concerning accommodation provision for Gypsies, travellers and Travelling

¹⁸ Revised Sustainability Appraisal Scoping Report, RBC, October 2008

¹⁹

http://ww2.reading.gov.uk/documents/servingyou/planning/local_development_framework/Strategic_Housing_Land_Availability_Assessment_0211.pdf

²⁰ As defined in RSS, as required by ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites

²¹ To be formalised through the Localism Act 2011.

Showpeople) was not finalised or formally published. Following that Government announcement (July 2010) advice was issued to all local authorities which stated that "...local authorities will be responsible for determining the right level of site provision [for Gypsies and travellers] reflecting local need and historic demand, and for bringing forward land in DPDs [Development Plan Documents]. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course." Further to this the Coalition Government (29/8/10) also announced their intention to revoke Planning Circulars on travellers.

- 3.53** Within this context of current policy uncertainty, RBC is currently reviewing its position. The Council will continue to work with the neighbouring councils in Berkshire to identify suitable sites, as required.
- 3.54** In May 2010 spending cuts for the Homes and Communities Agency ended the Gypsy and Traveller Programme grant for new sites.

Indicator 14: Net additional Gypsy and traveller pitches

No new pitches were brought forward in the monitoring year

- 3.55** **Analysis:** The level of need identified within the Borough through the GTAA is relatively small, and there are considerable practical and cost difficulties in identifying and bringing forward a site within the tightly drawn boundaries of the Borough. RBC will continue to review need at the local level and work with the neighbouring councils within Berkshire to identify suitable sites to meet any identified need. This will form the subject for a new development plan document or form part of a future review of the Council's Local Development Framework in the light of the final version of the National Planning Policy Framework.

3.56 Affordable housing

- 3.57** Relevant Policies: SEP policy , CS16 Affordable Housing

- 3.58** Context: Reading has met its target to provide 537 affordable housing units from 2008/09 to 2010/11. National statistics indicate that social housing is across the board more expensive in Reading than the average for both the South East and the rest of England. The priority to address the housing need within Berkshire as a whole is for social rented accommodation. However, provision is currently geared towards affordable rent, a new category of housing, the workings of which remain somewhat unclear. In light of these factors, the Council has pursued an ambitious affordable housing policy through its Core Strategy and the existing SPG on affordable housing. Policy CS14 requires that all

developments of 15 dwellings or above should provide a total of 50 percent of the total number of dwellings as affordable housing. Emerging policies in the Sites and Detailed Policies Document seek to lower the threshold below 15 dwellings.

Indicator 15: Net Affordable Housing Completions

	Social rented dwellings	Intermediate rent	Shared ownership	Total
Monitoring Year (2010/ 11)	68	0	8	76

Source: Planning Department, Reading Borough Council – 2009/ 10

3.59 Analysis: Affordable housing completions represent approximately 24% of all housing completions in the Borough during the monitoring year - an improvement from the previous year. The proportions of the three categories of affordable housing in the current monitoring year as compared to previous years are provided in the figure below.

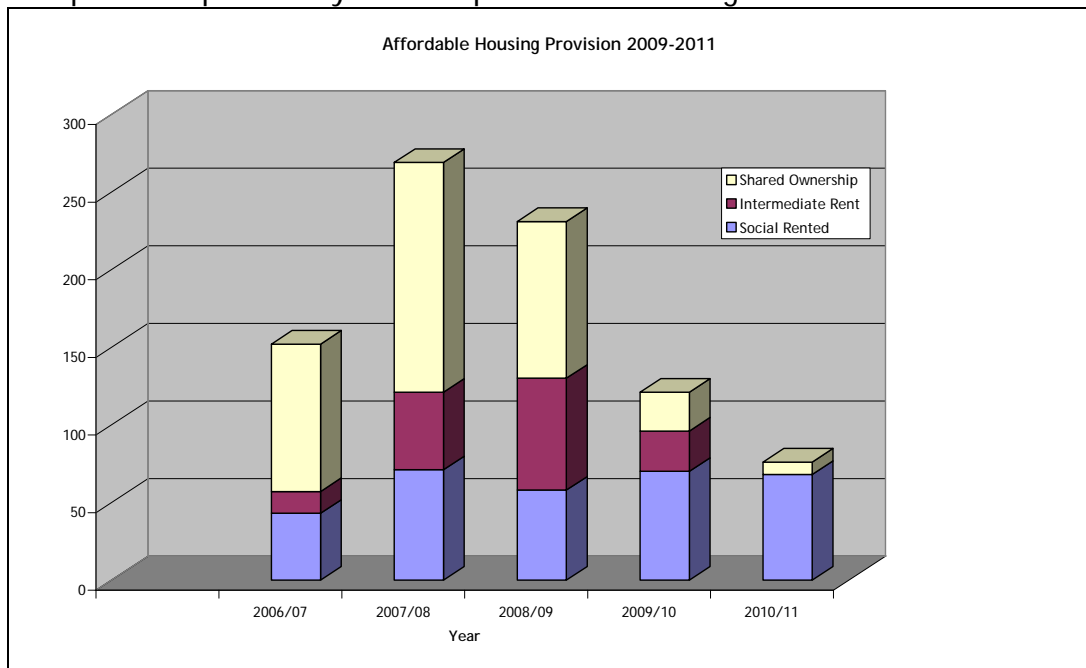


Fig. 15: Five year break-up of Affordable Housing (2006/07 – 2010/11)

Source: Planning Department, Reading Borough Council

3.60 **Actions Required:** Continued monitoring of affordable housing provision in light of current economic climate. Align housing policies with the *Housing Strategy* adopted by the Council in the context of the introduction of the affordable rent mechanism. Council Housing policy is geared to making provision to meet the needs identified in the Berkshire Strategic Housing Market Assessment.

3.61 Housing Quality - Building for Life Assessments

3.62 Relevant Policies: CS1: Sustainable Construction, CS7: Design and the Public Realm

3.63 The Building for Life (BfL) assessments have not been evaluated this monitoring year due to lack of resources.

Built & Natural Environment

3.64 Flood Protection and Water Quality

3.65 Relevant Policies: BSP EN5 Air Pollution & Nuisance, BSP EN7 Development & Water Resources, CS34 Pollution & Water Resources, CS35 Flooding, NE10 Surface Water Run-off and Development

3.66 Context: Reading has a number of waterways within the Borough boundary: the Rivers Thames and Kennet; the Kennet and Avon Canal (sharing much of its course with the River Kennet); and the Holy Brook. The objectives of the Core Strategy will see a high level of development within Reading. This necessitates

particular consideration of the issues of potential associated pollution, to ensure that there is no detrimental impact to the quality of the environment, that development mitigates its impacts and that development is sustainable.

3.67 Core Strategy policy CS34 seeks to ensure that development is only permitted where it is not damaging to the environment through air, land, noise or light pollution, where it preserves or enhances ground and surface water quality and where existing water resources, sewerage and wastewater treatment infrastructure are adequate.

3.68 In addition, significant parts of the Borough are at risk of flooding. The flood plain plays an important role in protecting the built up area of Reading as it accommodates floodwater and reduces the risk of rising water levels. Core Strategy policy CS35 seeks to ensure that this capacity is not reduced by development and that the movement of water across the flood plain is not impeded.

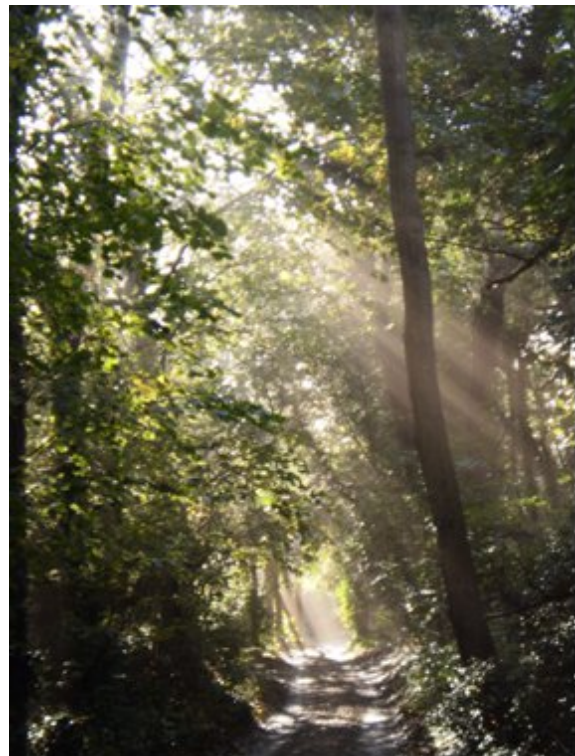


Fig. 16: Boundary Lane, Caversham

Indicator 16: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

During the monitoring period no planning permissions were granted by the Council, contrary to the advice of the Environment Agency.

3.69 Reading Borough Council carefully considers advice provided by the Environment Agency concerning flooding and water quality. This has been further strengthened by the SFRA (Strategic Flood Risk Assessment), a study undertaken to inform the evidence base of the Reading LDF.

3.70 Biodiversity

3.71 Relevant Policies: CS36 Biodiversity & Geology, NE6 Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites, NE7 Creative Nature Conservation

3.72 Context: The significant pressure for development with urban Reading is a key issue concerned with impact on biodiversity, including habitat destruction and degradation, pollution, climate change and introduced species. Although Reading is largely urban in nature, the town contains a number of green areas which are important for informal recreation and wildlife.

3.73 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.

3.74 There are no nationally (such as Sites of Special Scientific Interest) or internationally (such as Special Protected Areas) protected wildlife sites in Reading, however, there are a number of Local Wildlife Sites.

Indicator 17: Change in areas of biodiversity importance

Local Wildlife Sites	2009/10	2010/11
Number of Local Wildlife Sites	24	24
Area of Local Wildlife Sites	244.4 hectares	244.4 hectares
Number of Local Wildlife Sites under positive conservation management	3	14
Percentage of Local Wildlife Sites under positive conservation management	13%	58%

3.75 Analysis: Local Wildlife Sites (previously referred to as Wildlife Heritage Sites) are non statutory sites of importance for nature conservation that

receive protection from the adverse impact of development under local planning policy. In Berkshire existing and proposed sites are regularly assessed against a set of criteria by the Berkshire Local Wildlife Selection Panel comprising representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel. Between 2009/10 and 2010/11 there was no change in the number (24 sites) or area (244.4 Hectares) of Local Wildlife Sites.

- 3.76** The Single Data List Indicator 160-01 measures the Proportion of Local Sites where positive conservation management has been or is being implemented. The proportion of sites in Reading where this is the case has increased from 13% in 2009/10 to 58% in 2010/11. This was because the council have entered into a Higher Level Environment Stewardship Agreement to manage a number of its Local Wildlife Sites and have entered several more into the England Woodland Grant Scheme.

Indicator 18: Area of BAP priority habitats within Reading Borough

UK BAP Priority Habitat Type	Area in 2011 (ha)
Coastal & Floodplain Grazing Marsh	261
Eutrophic Standing Waters	12.9
Lowland mixed deciduous woodland	148.9
Fens	16.5
Ponds	0.1
Rivers	1.0
Wet Woodland	6.0
Total	446.4

Source: TV Environmental Records Centre

- 3.77** **Analysis:** The total area of UKBAP priority habitat in RBC has been calculated at 446.4ha, approximately 11% of the land area. This data is sourced from analysis of aerial photographs, which in the Berkshire region is flown every five years. The most recent analysis has not yet been completed and is due to be available during 2012. This will be reported in a future AMR.

Minerals and Waste

- 3.78** Relevant Policies: saved policies of the Waste Local Plan for Berkshire (1998); saved policies of the Replacement Minerals Local Plan for Berkshire (1995, incorporating alterations in 1997 and 2001); and minerals and waste policies in the South East Plan (final version 2009).
- 3.79** Up to 2010, a joint Minerals and Waste Annual Monitoring Report was produced for all six Berkshire unitary authorities by the Joint Strategic Planning Unit (JSPU). The JSPU ceased to exist in September 2011, meaning that individual unitary authorities are responsible for the monitoring of minerals and waste in their own areas.

- 3.80** Reading Borough is not as affected by minerals and waste planning issues as many of its neighbours. As a mainly urban authority, Reading does not have any active mineral workings. There are a small number of waste recycling and/or transfer operations, although there are no active landfill or energy from waste facilities.

Indicator M1: Production of Primary Land Won Aggregates

No primary aggregates were won in Reading Borough in 2010-11.

Indicator M2: Production of Secondary/Recycled Aggregates

No secondary aggregates were produced in Reading Borough in 2010-11.

Level of production of recycled aggregates not known for 2010-11.

- 3.81** In terms of secondary aggregates, the only production in Berkshire is from the bottom ash produced by the Lakeside EfW plant in Slough Borough.

- 3.82** Assessing levels of recycled aggregates is extremely difficult for Reading. In the past, this has been monitored for Berkshire by measuring the waste input into construction and demolition recycling facilities, sourced from the Environment Agency's Waste Data Interrogator, and applying an assumed proportion to this figure (which has typically been 100%) to represent the recycled aggregates generated. However, the Waste Data Interrogator contains information that is Berkshire-wide, not Reading-specific.

- 3.83** The Joint Strategic Planning Unit has also in the past sought to monitor this through a survey of operators. However, the low response rate (33%) meant that the data were not particularly meaningful.

- 3.84** Therefore, for 2010-11, the Council has not reported a figure for recycled aggregates. In future years, the Council will need to re-assess whether and how this information is collected.

Indicator W1: Capacity of new Waste Management Facilities by Type

No new waste management facilities have been permitted in Reading Borough in 2010-11.

Indicator W2: Amount of Municipal Waste arising and managed by management type and the percentage each management type represents of the waste managed

TOTAL MSW MANAGEMENT/ DISPOSAL (tonnes)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes	Total MW Arisings (based on residual waste sent for disposal)
Reading Borough Council	24,023.67	26,442.16	20,266.62	82.25	70,814.70

Source: Re3 Partnership

MSW MANAGEMENT/ DISPOSAL (percentage)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes
Reading Borough Council	33.92%	37.34%	28.62%	0.12%

Source: Re3 Partnership

- 3.85** Analysis: The total arisings of Municipal Solid Waste in Reading have declined from over 73,000 tonnes from 2009/10, a 3.3% decrease, and this represents a trend of year on year decreases in recent years.
- 3.86** In terms of specific management types, the most dramatic change has been the decrease in the proportion of MSW that has been sent to landfill. The figure for 2009/10 was 53%, which itself was part of a more gradually declining trend. However, for 2010/11, it has gone down to less than 30%. Similar declines have been seen in the other re3 authorities. This has clearly been related to the much higher proportion of MSW that has gone to energy recovery, which has more than doubled since 2009/10, up to 37%. The level of recycling has remained relatively constant over recent years.

APPENDIX I - CORE OUTPUT INDICATORS

The following section provides a summary of returns for each of the core output indicators, without the policy references and commentary found in the main document.

Business Development & Town Centres

BD1: Total amount of additional employment floorspace - by type

TOTAL FLOORSPACE (m²) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross</i>	1,024	0	3,294	0	1,662	3,969	0	9,949
<i>net</i>	-43,304	0	-746	0	562	3,853	0	-39,635

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

BD2: Total Amount of employment floorspace on previously developed land - by type

GROSS FLOORSPACE (SQ.M.) - Completed	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	Total
<i>gross PDL</i>	1,024	0	3,294	0	1,662	3,969	0	9,949
<i>% gross on PDL</i>	100%	N/A	100%	N/A	100%	100%	N/A	100%

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

BD3: Employment land available - by type

i) Sites in LDF/RBLP/S106 Applications								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	0.43	0.00	0.00	7.15	0.00	0.00	0.00	0.00
Total for Rest of Borough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reading Borough	0.43	0.00	0.00	7.15	0.00	0.00	0.00	0.00

N.B: All sites under B1 are for mixed uses with Business use included - all of gross site area has been counted under B1.

ii) Outstanding Permitted development								
GROSS SITE AREA (ha.) - Outstanding	B1a	B1b	B1c	B1	B2	B8	B1-B8 Mix	
Total for Central Reading	7.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total for Rest of Borough	59.40	0.00	0.70	0.00	0.80	20.73	0.00	0.00
Reading Borough	66.56	0.00	0.70	0.00	0.80	20.73	0.00	0.00

NB: Gross site areas for developments excluding extensions calculated here.

Source: Reading Borough Council data

BD4: Total amount of floorspace for 'town centre uses'
(NB. Only centres with completions in 2010-11 are listed)

FLOORSPACE – Completed (m²)		A1	A2	B1a	D2
Central Reading	<i>Gross</i>	112	249	250	0
	<i>Net</i>	53	-219	-4,884	0
Caversham District Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	-150	0
Cemetery Junction District Centre	<i>Gross</i>	0	0	0	0
	<i>Net</i>	0	0	-140	0
Oxford Road West District Centre	<i>Gross</i>	116	0	0	0
	<i>Net</i>	116	-81	0	0
Total for Town Centres	<i>Gross</i>	228	249	250	0
	<i>Net</i>	169	-300	-5,174	0
% of Borough Total	<i>Gross</i>	8%	73%	24%	0%

Source: Non-Residential Commitments 2010-2011, Reading Borough Council 2011

NB: Figures are for gross internal floorspace

Housing

H1: Plan period and housing targets

- 572 dwellings per year from 2006/07 to 2015/16 and 521 dwellings per year from 2016/17 to 2025/26 (Core Strategy)
- 2006/7 - 2025/26: 611 dwellings per annum (South East Plan).

H2: Housing Trajectory

Charts are provided in the main body of the text (Fig.16 and 17). Summary Table is provided below.

	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11 Rep	2011 /12 Cur	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
H2a	761	1177	656	637	837	782	693	321															
H2b									590														
H2c																							
a) Net additions										627	969	879	771	709	783	675	670	565	621	563	562	561	557
b) Hectares																							
c) Target – Core Strategy									572	572	572	572	572										
H2d							510	499	492	485	467	433	386	350	313	241	165	63	-67	-277	-608	-1269	-3151

Source: Planning, Reading Borough Council

H3: New and converted dwellings - on previously developed land

Total	
Gross Completions	321
% gross on PDL	89

Source: Planning, Reading Borough Council

H4: Net additional pitches (Gypsy & Traveller)

No additions in the monitoring year.

H5: Gross affordable housing completions

Monitoring Year (2010-11)	Social rented dwellings (gross)	Intermediate Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	
	68	0	8	76

Source: Housing Department, Reading Borough Council - 2010/11

Environmental Quality**E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds**

Zero.

E2: Changes in areas of biodiversity importance

No significant change as compared to last year.

Minerals and Waste**M1: Production of primary land won aggregates by mineral planning authority**

No primary aggregates were won in Reading Borough in 2010-11.

M2: Production of secondary and recycled aggregates by mineral planning authority

No secondary aggregates were produced in Reading Borough in 2010-11.

Level of production of recycled aggregates not known for 2010-11.

W1: Capacity of new waste management facilities by waste planning authority

No new waste management facilities have been permitted in Reading Borough in 2010-11.

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

TOTAL MSW MANAGEMENT/ DISPOSAL (tonnes)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes	Total MW Arisings (based on residual waste sent for disposal)
Reading Borough Council	24,023.67	26,442.16	20,266.62	82.25	70,814.70

Source: Re3 Partnership

MSW MANAGEMENT/ DISPOSAL (percentage)	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes
Reading Borough Council	33.92%	37.34%	28.62%	0.12%

Source: Re3 Partnership

APPENDIX II - DEVELOPMENT PLAN POLICIES (March 2011)

**SOUTH EAST PLAN, CORE STRATEGY, READING CENTRAL AREA ACTION PLAN & SAVED
POLICIES FROM THE LOCAL PLAN, WASTE LOCAL PLAN AND REPLACEMENT MINERALS LOCAL
PLAN**

Adopted Development Plan Policies covering Reading Borough

CROSS CUTTING POLICIES	
SUSTAINABLE CONSTRUCTION & DESIGN	<ul style="list-style-type: none"> • CS1: Sustainable Construction and Design (CS) • CC2: Climate Change (SEP) • CC3: Resource Use (SEP) • CC4: Sustainable Design and Construction (SEP) • NRM11: Development Design for Energy Efficiency and Renewable Energy (SEP) • NRM12: Combined Heat and Power (SEP) • M1: Sustainable Construction (SEP)
WASTE MINIMISATION	<ul style="list-style-type: none"> • CS2: Waste Minimisation (CS) • W1: Waste Reduction (SEP) • W2: Sustainable Design, Construction and Demolition (SEP)
SOCIAL INCLUSION	<ul style="list-style-type: none"> • CS3: Social Inclusion and Diversity (CS) • SP4: Regeneration and Social Inclusion (SEP) • CC5: Supporting an Ageing Population (SEP)
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) • KEY 4: Areas of Development (LP)
DESIGN & THE PUBLIC REALM	<ul style="list-style-type: none"> • CS7: Design and the Public Realm (CS) • CUD 14: Standards of Design in Development (LP) • CUD 15: Advertisements (LP) • CUD 16: Shop Fronts (LP)
WATERSPACES	<ul style="list-style-type: none"> • CS8: Waterspaces (CS) • WAT 4: Long Distance Waterways Routes (LP) • WAT 5: Facilities for People with Disabilities (LP) • WAT 6: Waterways Cycling Policy (LP) • WAT 8: Water Based Leisure and Recreational Facilities (LP) • WAT 10: Waterways - Site Specific Proposals (LP)
INFRASTRUCTURE, SERVICES, RESOURCES & AMENITIES	<ul style="list-style-type: none"> • CS9: Infrastructure, Services, Resources and Amenities (CS) • CC7: Infrastructure and Implementation (SEP) • NRM3: Strategic Water Resources Development (SEP)
GENERAL DEVELOPMENT LOCATION & PRINCIPLES	<ul style="list-style-type: none"> • SP1: Sub-Regions in the South East (SEP) • SP2: Regional Hubs (SEP) • SP3: Urban Focus and Urban Renaissance (SEP) • CC1: Sustainable Development (SEP) • CC6: Sustainable Communities and the Character of the Environment (SEP) • CC9: Use of Public Land (SEP) • BE1: Management for an Urban Renaissance (SEP) • S1: Supporting Healthy Communities (SEP) • WCBV1: Core Strategy (SEP) (for the Western Corridor & Blackwater Valley)

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) • EMP 3: Acceptability of Employment Development (LP) • EMP 7: Major Industrial Areas (LP) • EMP 9: Implementation of Mixed-Use development (LP) • RE1: Contributing to the UK's Long Term Competitiveness (SEP) • RE2: Supporting Nationally and Regionally Important Sectors and Clusters (SEP) • RE3: Employment and Land Provision (SEP) • RE4: Human Resource Development (SEP) • RE5: Smart Growth (SEP) • RE6: Competitiveness and Addressing Structural Economic Weakness (SEP) • WCBV2: Employment Land (SEP)
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) • HSG 1: Housing Provision and Identified Sites (LP) • HSG 5: Residential Design Standards (LP) • HSG 6: Residential Conversions (LP) • HSG 7: Residential Use of Vacant Upper Floors (LP) • HSG 8: House Extensions (LP) • HSG 9: Location of Residential Development (LP) • H1: Regional Housing Provision 2006-2026 (SEP) • H2: Managing the Delivery of the Regional Housing Provision (SEP) • H3: Affordable Housing (SEP) • H4: Type and Size of New Housing (SEP) • H5: Housing Design and Density (SEP) • H6: Making Better Use of the Existing Stock (SEP) • WCBV3: Scale and Distribution of Housing Development (SEP)
TRANSPORT	<ul style="list-style-type: none"> • CS20: Implementation of the Reading Transport Strategy (CS) • CS21: Major Transport Projects (CS) • CS22: Transport Assessments (CS) • CS23: Sustainable Travel and Travel Plans (CS) • CS24: Car/ Cycle Parking (CS) • TRN 6: Pedestrians (LP) • TRN 8: Major Highways Schemes and Associated Works (LP) • TRN 9: Local Highway Improvements (LP) • TRN 10: Provision of Public Car Parking (LP) • TRN 11B: Development and Traffic (LP) • TRN 13: Off- Street Parking (LP) • TRN 14: Car Parking in District Centres (LP) • TRN 15: Parking for people with Disabilities (LP) • TRN 17: On-Street Parking for Residential Conversions (LP) • T1: Manage and Invest (SEP) • T2: Mobility Management (SEP) • T3: Charging (SEP) • T4: Parking (SEP)

	<ul style="list-style-type: none"> • T5: Travel Plans and Advice (SEP) • T6: Communications Technology (SEP) • T7: Rural Transport (SEP) • T8: Regional Spokes (SEP) • T11: Rail Freight (SEP) • T12: Freight and Site Safeguarding (SEP) • T13: Intermodal Interchanges (SEP) • T14: Transport Investment and Management Priorities (SEP)
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) • RET 3A: District and Major Local Shopping Centres (LP) • RET 3B: Other Local Shopping Centres (LP) • RET 5: Retail and Catering Uses in Residential Areas (LP) • RET 7: Petrol Filling Stations and Other Vehicle Related Uses (LP) • LEI 6: New Leisure Facilities (LP) • LEI 7: Protection of Existing Facilities (LP) • TC3: Out-of-Centre Regional/Sub-Regional Shopping Centres (SEP) • TSR2: Rural Tourism (SEP) • TSR3: Regionally Significant Sports Facilities (SEP) • TSR4: Tourism Attractions (SEP) • TSR5: Tourist Accommodation (SEP) • TSR6: Visitor Management (SEP) • TSR7: Priority Areas for Tourism (SEP) • S5: Cultural and Sporting Activity (SEP)
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) • LEI 2: Major Areas of Open Space (LP) • LEI 4: Neighbourhood Recreation Areas (LP)
COMMUNITY FACILITIES	<ul style="list-style-type: none"> • CS31: Additional and Existing Community Facilities (CS) • CS32: Impacts on Community Facilities (CS) • COM 2: Health Care Facilities (LP) • COM 6: Reading University (LP) • COM 7: Community Meeting Places - Priority Areas (LP) • COM 8: Day Care for Children (LP) • S2: Promoting Sustainable Health Services (SEP) • S3: Education and Skills (SEP) • S4: Higher and Further Education (SEP) • S6: Community Infrastructure (SEP)
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)

	<ul style="list-style-type: none"> • 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) • M2: Recycled and Secondary Aggregates (SEP) • M3: Primary Aggregates (SEP) • M4: Other Minerals (SEP) • M5: Safeguarding of Minerals Reserves, Wharves and Rail Depots (SEP)
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) • W3: Regional Self-Sufficiency (SEP) • W4: Sub-Regional Self-Sufficiency (SEP) • W5: Targets for Diversion from Landfill (SEP) • W6: Recycling and Composting (SEP) • W7: Waste Management Capacity Requirements (SEP) • W8: Waste Separation (SEP) • W9: New Markets (SEP) • W10: Regionally Significant Facilities (SEP) • W11: Biomass (SEP) • W12: Other Recovery and Diversion Technologies (SEP) • W13: Landfill Requirements (SEP) • W14: Restoration (SEP) • W15: Hazardous and Other Specialist Waste Facilities (SEP) • W16: Waste Transport Infrastructure (SEP) • W17: Location of Waste Management Facilities (SEP)
OTHER TYPES	<ul style="list-style-type: none"> • CUD 17: Telecommunications (LP) • NRM13: Regional Renewable Energy Targets (SEP) • NRM14: Sub-Regional Targets for Land-Based Renewable Energy (SEP) • NRM15: Location of Renewable Energy Development (SEP) • NRM16: Renewable Energy Development Criteria (SEP)

BUILT & NATURAL ENVIRONMENT	
HISTORIC ENVIRONMENT	<ul style="list-style-type: none"> • CS33: Protection and Enhancement of the Historic Environment (CS) • CUD 1: Works affecting Listed Buildings (LP) • CUD 2: Change of Use of Listed Buildings (LP) • CUD 3: Maintenance of Listed Buildings (LP) • CUD 4: Setting of Listed Buildings (LP) • CUD 6: Demolition of Unlisted Buildings in Conservation Areas (LP) • CUD 7: New Development in Conservation Areas (LP) • CUD 10: Historic Parks and Gardens (LP) • CUD 11: Ancient Monuments and other Important Archaeological Remains (LP) • CUD 12: Development Impact on Archaeological Remains (LP) • CUD 13: Preservation of Archaeological Sites (LP) • BE6: Management of the Historic Environment (SEP)
ENVIRONMENTAL PROTECTION	<ul style="list-style-type: none"> • CS34: Pollution and Water Resources (CS) • CS35: Flooding (CS) • NE 10: Surface Water Run-Off and Development (LP) • NRM1: Sustainable Water Resources and Groundwater Quality (SEP) • NRM2: Water Quality (SEP) • NRM4: Sustainable Flood Risk Management (SEP) • NRM9: Air Quality (SEP) • NRM10: Noise (SEP)
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) • NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites (LP) • NE 7: Creative Nature Conservation (LP) • CC8: Green Infrastructure (SEP) • NRM5: Conservation and Improvement of Biodiversity (SEP) • NRM6: Thames Basin Heaths Special Protection Area (SEP) • NRM7: Woodlands (SEP) • C3: Areas of Outstanding Natural Beauty (SEP) • C4: Landscape and Countryside Management (SEP) • C5: Managing the Rural-Urban Fringe (SEP) • C6: Countryside Access and Rights of Way Management (SEP) • C7: The River Thames Corridor (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)

	<ul style="list-style-type: none"> • RC12: Terraced Housing in the Centre (RCAAP) • RC13: Tall Buildings (RCAAP) • RC14: Public Realm (RCAAP) • TC1: Strategic Network of Town Centres (SEP) • TC2: New Development and Redevelopment in Town Centres (SEP)
SUBURBAN AREAS	<ul style="list-style-type: none"> • BE2: Suburban Intensification (SEP) • BE3: Suburban Renewal (SEP)
<p>CS - Core Strategy RCAAP - Reading Central Area Action Plan LP - Local Plan SEP - South East Plan WLP - Waste Local Plan RMLP - Replacement Minerals Local Plan</p>	

APPENDIX III - FIVE YEAR HOUSING LAND SUPPLY

READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2011 for 2012/13 to 2016/17

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10930
Net Completions 2006-2010	2,949
Net Completions 2010-2011	321
Projected Completions 2011-2012	520
Residual requirement 2012-2026	7,140
Annual requirement for remaining 14 years, i.e. 7140/14	510
Total requirement for 5 years 2012/13-2016/17, i.e. 510x5	2550

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2012-2017	2243
Soft commitments (strategic sites) subject to S106 to be delivered 2012-2017	240
Reading Central Area Action Plan allocations to be delivered 2012-2017	286
Local Plan allocations to be delivered 2012-2017	64
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2012/13-2016/17	3558

This represents a 6.98 years supply (i.e. 3558/510)

SDPD sites are excluded from this calculation until they become adopted allocations

- 1 No soft commitments outstanding*
- 2 As identified within the adopted Reading Borough Council Core Strategy, Jan 2008*
- 3 Reading Borough Local Plan outstanding housing allocations, Oct 1998*

Annual Figures (Large Sites)	2012/13	2013/14	2014/15	2015/16	2016/17
TOTAL Annual Supply for Large Sites (including Lapsed Rate)	420	749	695	527	442

Annual figures (Small Sites)	2012/13	2013/14	2014/15	2015/16	2016/17
Total Annual Supply for Small Sites	145	145	145	145	145

Total Supply (Large+ Small)	565	894	840	672	587
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HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/2011

Site address	Area (ha)	No of proposed dwellings	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
EXISTING COMMITMENTS NEW BUILD NOT STARTED							
Chatham Street 2		143			50	50	43
42 Kenavon Drive	2.35	542		50	100	100	100
Green Park	4.65	737			100	100	100
Central Swimming Pool	0.06	89					39
120 Kings Road		108		50	58		0
Land to R/O 88-96 Lower Henley Road		14	14		0	0	0
3-17 Newcastle Road	0.3	13	11	0	0	0	0
Meadway School	?	59	30	29	0	0	0
103 Dee Road	0.85	42	0	21	21	0	0
5-9 Berkeley Avenue	0.67	112		30	30	52	0
6-14 Weldale Street		14	14		0	0	0
Abbotsmead place	0.35	54	27	27	0	0	0
The Roebuck Hotel, Oxford road		11	11	0	0	0	0
74-76 London Street	0.11	14		5			
Avenue School, Basingstoke Road	2.29	109	20	40	49		
29-35 Station Road	0.05	103		50	53		
5-21 Tudor Road		19	10	9			
7-11 Station Road	0.04	13	1				
Whitley Tavern, Northumberland Avenue	0.19	18	6	10			
149-153 Oxford Road			2				
1025-1027 Oxford Road	0.19	10	5				
Total - L 20 ²²			151	271	311	152	139
Total - L 20*L10 ²³			136	244	280	137	125
L20 Sites			0	50	150	150	143
L20 Sites* L20			0	40	120	120	114
TOTALS	11.91	2214	136	284	400	257	240

EXISTING SOFT COMMITMENTS NEW BUILD NOT STARTED							
TOTALS							

²² Lapse Rate of 20%

²³ Lapse Rate of 10%

EXISTING COMMITMENTS NEW BUILD UNDER CONSTRUCTION			2011/12	2012/13	2013/14	2014/15	2015/16
Site address	Area (ha)	No of proposed dwellings					
The West Village (Battle Hospital)	8.36	500	45	45	45	75	0
Manor Farm	26.57	1150	100	100	100	100	55
TOTALS	34.93	1650	145	145	145	175	55

EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - NOT STARTED			2011/12	2012/13	2013/14	2014/15	2015/16
Site address	Area (ha)	No of proposed dwellings					
17-23 Queen Victoria Street	0.05	13		13	0	0	0
181-183 Kings Road	0.09	14	14	0	0	0	0
Old School Southampton St	0.13	11	11				
7-11 Station Road	0.04	13	12				
4 Southview Avenue	0.12	11	5	6			
74-76 London Street	0.11	14	9		0	0	0
149-153 Oxford Road			5				
TOTALS	0.54	76	56	19	0	0	0
Lapse Rate 10%			50	17	0	0	0

EXISTING COMMITMENTS DEMOLITION / CONVERSION/COU - UNDER CONSTRUCTION			2011/12	2012/13	2013/14	2014/15	2015/16
TOTALS	0	0	0	0	0	0	0

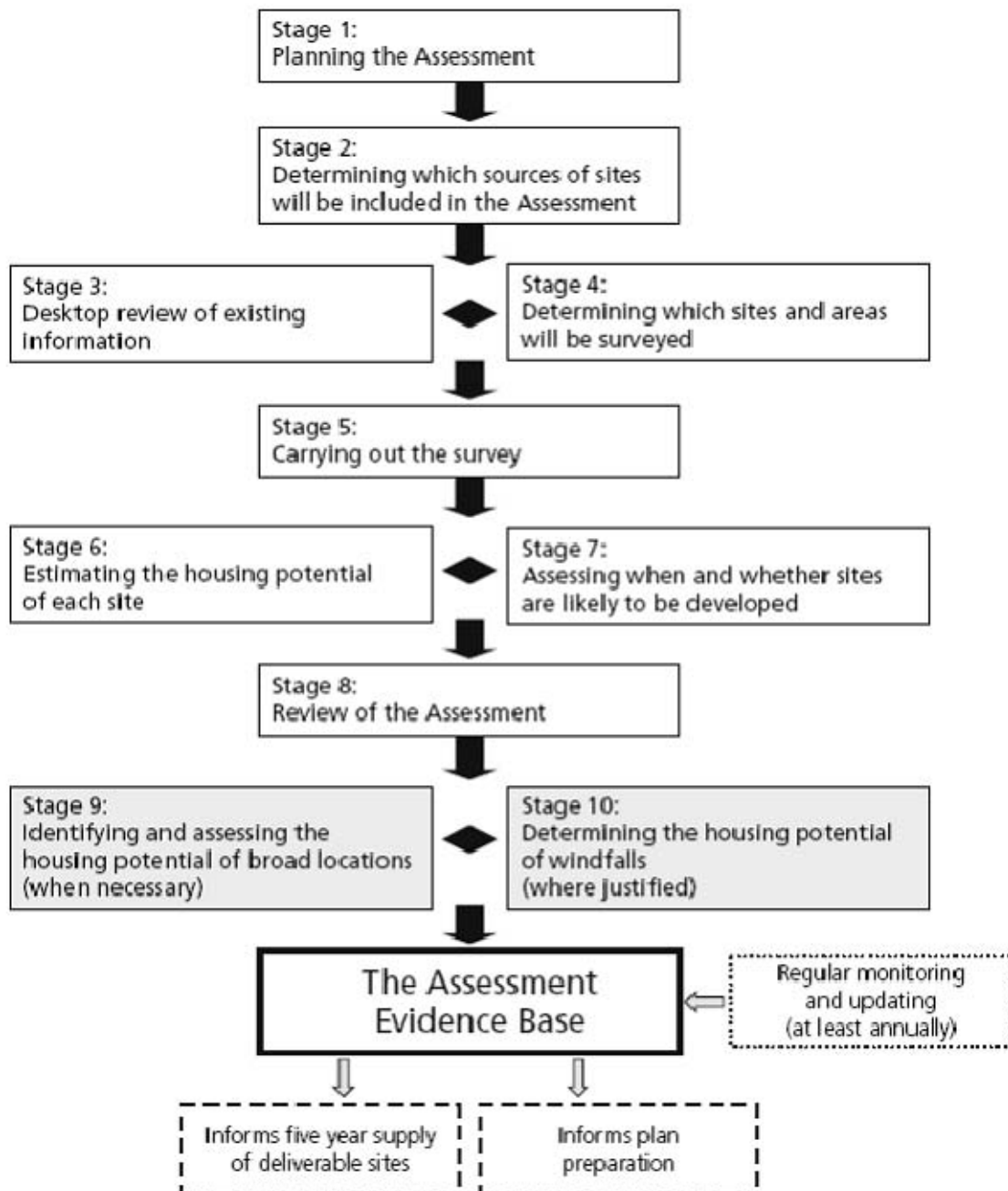
ALLOCATED BROWNFIELD SITES WITHOUT PLANNING PERMISSION			2011/12	2012/13	2013/14	2014/15	2015/16
Thames Water Reservoir, Bath Road	2.2	80	20	30	30	0	0
TOTALS	2.2	80	20	30	30	0	0
Local Plan (Lapse Rate 10%)			18	27	27	0	0

ALLOCATED RCAAP Sites			2011/12	2012/13	2013/14	2014/15	2015/16
Site address	Area (ha)	No of proposed dwellings					
RC1h: Napier Road Corner	0	177	0	0		44	44

RC2b - Great Knollys Street & Weldale Street	2.53	346	0	0	29	29	28
RC4b - Reading Family Centre, North Street	0.23	36	0	0	12	12	12
RC4l - Corner of Crown Street & Silver Street	0.38	60	0	0	15	15	15
RC4q - 143-145 Oxford Road	0.09	15				5	5
Total	3.23	634	0	0	56	105	104
RCAAP (Lapse Rate 20%)			0	0	45	84	83

Development Brief Sites							
Site address	Area (ha)	No of proposed dwellings	2011/12	2012/13	2013/14	2014/15	2015/16
Dee Park		387	80	80	80	67	0
Station Hill		782	0	0	0	100	100
Total	0	1169	80	80	80	167	100
Dev Brief (Lapse Rate 20%)			64	64	64	134	80
Employment Land Study Potential							
						100	100
Site address	Area (ha)	No of proposed dwellings	2011/12	2012/13	2013/14	2014/15	2015/16
TOTAL FOR ALL	49.58	4020	415	537	681	749	558

Methodology for Strategic Housing Land Availability Assessments²⁴



²⁴ Strategic Housing Land Availability Assessments: Practice Guidance – DCLG, July 2007

APPENDIX IV - HOUSING TRAJECTORY 2009-10 (Detailed Sites)

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2011)

	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	157	177	203	193	134	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	3039
Large Scale unidentified windfalls	207	269	222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	698
Draft SDPD Sites (replacing SHLAA and Employment Land Study Sites)																					
Worton Grange & Little Chef								35	34	34	34	34	34	34							239
Land North of Manor Farm Road															75	75	75	75	75	75	450
Downing Road/Park Lane School										14	14	14	13	13							68
Land at Kentwood Hill							7	6													13
780-784 Oxford Road										2	2	2	1	1	1	1	1	1	1	1	14
Alice Burrows Homes Dwyer Road							11	11													22
R/o 305-313 Oxford Road							6	5													11
Dellwood Hospital										3	3	3	3	2							14
Bath Road Reservoir							10	10	10	10	10	10	10	10							80
Part of Former Battle Hospital							9	9	9	9	9	9	8	8							70
Land adj 40 Redlands Road							8	7													15
Land at Lowfield Road							4	4	4	4	3	3	3	3							28
Napier Court										45	45	45	45	45							225
211-221 Oxford Road etc							2	2	2	2	2	2	2	1							15
Elvian School Bath Road							12	12	11	11	11	11	11	11							90
261-275 London Road										3	3	3	2	2							13
Total	0	0	0	0	0	0	69	101	70	137	136	136	132	130	76	76	76	76	76	76	1367
SDPD (lapse rate 10%)	0	0	0	0	0	0	62	91	63	123	122	122	119	117	68	68	68	68	68	68	1230
Planning Permissions (strategic)																					
Chatham Street 2								50	50	43											143
42 Kenavon Drive							50	100	100	100	100	85									535
Dee Park					-25	126	100	100	92												393
The West Village (Battle Hospital)		44	120	22	104	45	45	45	63												488
Mansfield Hall, London Road						14															14
Avenue School, Basingstoke Road						20	40	49													109
Reading College / Green Road			26	52	16																94
Manor Farm	105	192	91	123	66	100	100	100	100	100	73										1150
139-141 Oxford Road						10															10
29-35 Station Road							50	53													103
149-153 Oxford Road							5														5
Central Swimming Pool										39	50										89
173-175 Friar Street						14															14
Green Park								100	100	100	100	100	100	100	37						737
120 Kings Road																					0
17-23 Queen Victoria Street																					0
5-21 Tudor Road							5	14													19
7-11 Station Road							13														13
181-183 Kings Road					12																12

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2011)

6-14 Weldale Street						14														14	
Abbotsmead Place						27	27													54	
4 Southview Avenue					11															11	
Whitley Tavern, Northumberland Avenue					6	10														16	
74-76 London Street						9	5													14	
16a Alpine Street				14																14	
Old School Southampton St					13															13	
1025-1027 Oxford Road				-2	12															10	
The Roebuck Oxford Road						7														7	
5-9 Berkeley Avenue																				0	
103 Dee Road																				0	
88-96 Lower Henley Road						14														14	
34 Eldon Terr & 79 London Rd			6			6	4													16	
3-17 Newcastle Road																				0	
17-19 St Peters Hill					5															5	
Meadway School						30	29													59	
118 Chatham Street						7	7													14	
13-17 Church Road						7	7													14	
72 Berkeley Avenue						6	4													10	
46 Redlands Road						5	5													10	
James Court						-64	27	26												-11	
Iris Court						-47	22	21												-4	
Total Per outstanding (Strategic)				185	376	439	748	552	382	323	185	100	100	37	0	0	0	0	0	3427	
Total Per o/s (Str) incl lapse rates				185	375	420	688	507	340	288	158	90	90	33	0	0	0	0	0	3174	
Allocated Sites (RCAAP)																					
RC1a: Friar St & Station Rd																	13	13	13	13	52
RC1b: Frars Walk & Greyfriars Rd										14	14	14	14	13	13	13	13	13	13	121	
RC1e: North of Station										51	51	51	51	51	50	50	50	50	50	455	
RC1g: Riverside										19	19	19	19	18	18	18	18	18	18	166	
RC1h: Napier Road Corner							44	44	44	45										177	
RC2a: Cattle Market														65	65	65	65	64		324	
RC2b: Gr Knollys St & Weldale St							29	29	28	28	29	29	28	28	24	24	24	23	23	346	
RC2c: Chatham St (remainder)														31	31	30	30	30	30	152	
RC2d: Broad Street Mall																				0	
RC2e: Hosier Street										51	51	51	51	51	51	51	51	51	50	458	
RC3b: Reading Prison																				0	
RC3c: Forbury Retail Park										68	68	67	67	67	67	67	67	67	67	605	
RC3d: Forbury Bus Pk/Kenavon Dr										52	52	51	51	38	37	37	37	37	37	392	
RC3f: Gas Holder														27	27	27	27	26		134	
RC4a: Oxford Rd & Eaton Place										15	14	14	14	14	14	14	14	14	14	127	
RC4b: Reading Family Centre							12	12	12											36	
RC4d: 9-27 Greyfriars Road														5	5	5	5	4		24	

RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2011)

RC4e: The Forbury/Market Place																					2	2	2	2	1	9		
RC4f: Market Pl/Abbey HI/Abb Sq																						6	6	6	6	6	30	
RC4g: 37-43 Market Place																						2	1	1	1	1	6	
RC4j: 25-31 London Street																										0		
RC4k: Crown St/Southampton St												3	3	3	3											12		
RC4l: Crown St/Silver St								15	15	15	15															60		
RC4q: 143-145 Oxford Road									5	5	5															15		
RC4r: South Street																							7	7	7	7	7	35
RC4s: Central Library																							6	6	6	6	6	30
Total RCAAP	0	0	0	0	0	0	0	56	105	104	92	347	301	298	298	427	437	436	435	430	3766							
RCAAP (Lapse Rate 20%)	0	0	0	0	0	0	0	45	84	83	74	278	241	238	238	342	350	349	348	344	3013							
Development Brief Sites																												
Station Hill											100	100	100	100	100	100	100	82									782	
Total (Dev Brief Sites)	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	82	0	0	0	0	0	0	0	0	782	
Dev Brief (Lapse Rate 20%)	0	0	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	66	0	0	0	0	0	0	0	626		
Total Past Completions	637	837	782	693	321																						3270	
Total Projected Completions						520	627	969	879	771	709	783	675	670	565	621	563	562	561	557	10033							
Cumulative Completions	637	1474	2256	2949	3270	3790	4417	5386	6265	7036	7745	8528	9203	9873	10438	11059	11622	12184	12745	13303								
MONITORING AGAINST SOUTH EAST PLAN REQUIREMENTS																												
PLAN - Strategic Allocation (annualised)	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	12220	
MONITOR - No dwellings above or below cumulative allocation	26	252	423	505	215	124	140	498	766	926	1024	1196	1260	1319	1273	1283	1235	1186	1136	1083								
MANAGE - Annual requirement taking account of past / projected completions	611	610	597	586	579	597	602	600	570	541	518	497	461	431	391	356	290	199	18	-525								
MONITORING AGAINST CORE STRATEGY REQUIREMENTS																												
PLAN - Strategic Allocation (annualised)	572	572	572	572	572	572	572	572	572	572	572	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	10930	
MONITOR - No dwellings above or below cumulative allocation	65	330	540	661	410	358	413	810	1117	1316	1504	1766	1920	2069	2113	2213	2255	2296	2336	2373								
MANAGE - Annual requirement taking account of past / projected completions	547	542	525	510	499	511	510	501	462	424	389	354	300	247	176	98	-32	-231	-627	-1815								