

West Berkshire Local Plan Review 2022-2039 (LPR) Examination

West Berkshire Council response to IN14: Action Points from week one hearing sessions

Sustainability Appraisal

AP1. Council to set out the requirements in the Environmental Assessment of Plans and Programmes Regulations 2004 (“SEA Regulations”) relating to consultation bodies and public consultees being invited to express their opinion on the relevant documents (ie the sustainability appraisal report); explain whether / how this was complied with when the report was published alongside the Plan for consultation in January 2023; and what specific actions will be required when consulting on further versions of the sustainability appraisal report before the end of the examination in order to ensure legal compliance. The Council may wish to liaise with Simon Pike in preparing its response to this action point.

Council response

To follow on Monday 20th May 2024.

AP2. Council to carry out further sustainability appraisal of each of the allocations included in the Plan that are retained from previously adopted plans using the same methodology as that used to assess the new residential site allocation options and prepare a report setting out the findings in a comparable form to that in Appendix 8b of the sustainability appraisal report [CD3j November 2022].

Council response

To follow on Monday 20th May 2024.

Strategic Road Network

AP3. Council to submit the additional transport assessment evidence referred to in the Statement of Common Ground with National Highways published on 3 May 2024 [EXAM25] along with any further update about the conclusions of National Highways following their review of that work.

Council response

The Local Plan Forecasting Report up to 2039, referred to in the Statement of Common Ground with National Highways, has been submitted separately to this response. This provides an update on the previous Forecasting Report which took the transport modelling to 2037. The opportunity was also taken for the 2039 report to include updated assumptions and data sets around background growth and to reflect other changes that had happened such as the North East Thatcham site reducing to 1,500 dwellings from 2,500 previously modelled.

An update from National Highways (NH) on the review of recent detailed assessment work provided to them by the Council and referred to in the SoCG is as follows:

The review work that remained ongoing at the time of writing the SoCG is now complete. Full responses will be provided to the Council during w/c 20th May and an updated SoCG can then be agreed. However, a summary is provided at this point for the purposes of updating the Local Plan Examination process as requested by the Inspector.

There were two elements to the last stages of the review – these were (i) the consideration of the M4 J13 Modelling and, (ii) the A34 Safety Assessment.

A summary response from NH on each element is as follows:

- (i) The M4 J13 Modelling currently represents an overly worst-case scenario which suggests there could be queuing in 5 to 10 years' time. NH have asked for new surveys and new modelling to be undertaken to robustly inform the need (if any) for mitigation to facilitate West Berkshire Local Plan growth. This further work will form the next steps of the ongoing liaison and assessment work with NH. This will feed into future updates of the Infrastructure Delivery Plan, where necessary.
- (ii) Whilst NH would like some revisions to be made to the A34 safety assessment, they have confirmed that the Reference Case (without Local Plan impacts) and the scenario with Local Plan impacts are not materially different. The Local Plan does not create or change operating conditions in ways that would affect the soundness of the plan.

NH and the Council have agreed that an updated SoCG can be produced to reflect the above and NH have confirmed that the overall position of the SoCG will not be materially different. The two parties will continue to work together (focusing on areas highlighted by the work to date) to ensure an ongoing understanding of any impacts on the strategic highway network as the Plan period continues.

Housing requirement

AP4. Council to provide written evidence that Reading Borough Council does not currently have any up to date quantified assessment of unmet housing need and therefore does not expect the Plan to make any provision towards meeting such need. Alternatively, amend the main modification to policy SP12 (in EXAM23) to include a minimum housing requirement figure of 528 homes per year (515 local housing need plus 13 per year to address Reading's unmet need of 230 per year referred to in paragraph 6.5 of the Plan).

Council response

Written confirmation from Reading Borough Council that it does not consider that there is a need to make any additional allowance for unmet need from Reading in the West Berkshire Local Plan is set out in Annex A.

Office and industrial / warehouse floorspace requirements

AP5. Council to amend the main modification to policy SP20 (in EXAM23) to include reference in the first sentence to the minimum floorspace requirements for office and industrial / warehouse uses for a plan period of 2023 to 2041.

Council response

The Council proposes to amend the Main Modification to policy SP20 as follows:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 7 Fostering Economic Growth and Supporting Local Communities				
	73	Policy SP20	<p><i>Amend text in the policy as follows:</i></p> <p>‘Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period <u>through site allocations and</u> by promoting the supply of office and industrial space across the District to the meet the identified shortfall <u>needs. For the plan period 2023 – 2041 there is a requirement across the District for a minimum of 57,531sqm (NIA) of office space and a minimum of 98,196sqm (GIA) of industrial space.</u></p> <p>.....’</p>	<p>To reflect the deletion of policy SP21 and in response to the Inspector’s Action Point (AP5) contained with IN14</p>

Eastern Urban Area

AP6. Council to prepare a main modification to policy SP1 to refer to the Eastern Urban Area as a focus for additional housing in the Eastern Area (or similar, having regard to the approach in SP1 to other urban areas).

Council response

The Council proposes the following Main Modification to policy SP1:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
	17	Policy SP1	<p><i>Amend the policy as follows:</i></p> <p>‘Eastern Area</p> <p><u>The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area.</u></p> <p>The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.</p> <p>Theale will be a focus for additional housing through existing commitments and <u>allocated sites</u> new-allocations.</p> <p>The area will continue to be important for business development with the retention of DEAs.’</p>	<p>In response to the Inspector’s Action Point (AP6) contained with IN14</p>

North Wessex Downs AONB

AP7. Council to prepare a main modification to policy SP2 to clarify how proposals affecting the setting of the AONB will be assessed, consistent with national policy and guidance (in particular NPPF 176 and PPG ID: 8-042-20190721). This should include reference to development being sensitively located and designed to avoid or minimise adverse impacts on the AONB; identifying views from and to the AONB; and identifying where the landscape character of land within and adjoining the AONB is complementary.

Council response

The Council proposes the following Main Modification to policy SP2 and its supporting text:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
	19	Policy SP2 and its supporting text	<p><i>Amend the policy by adding a new second paragraph as follows:</i></p> <p><u>‘Development in the setting of the AONB will be required to have regard to the interrelationship with the AONB and its landscape character and special qualities. Proposals will be required to be sensitively located and designed to avoid or minimise any adverse impacts on the AONB.’</u></p> <p><i>Amend the supporting text after para 4.24 as follows:</i></p> <p><u>‘The setting of the North Wessex Downs AONB and the protected landscape of the AONB itself add value to each other as the landscape and landforms link visually and functionally. The policy recognises this important interrelationship and seeks to ensure that development in its setting does not cause significant harm to the AONB by being poorly located or designed. This is especially the case where long views from or to the AONB are identified as important, or where the landscape character of land within and adjoining the AONB is complementary.’</u></p>	In response to the Inspector’s Action Point (AP7) contained with IN14

Neighbourhood plans

AP8. Council to prepare a main modification to policy SP3 to clarify:

- a) That neighbourhood plans cannot allocate strategic sites.
- b) That neighbourhood plans can allocate non-strategic sites both within and adjoining the settlement boundaries of urban areas, rural service centres and service villages¹

Council response

The Council proposes the following Main Modifications to policy SP3 and its supporting text:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
	22	Policy SP3 and its supporting text	<p><i>Amend the policy by adding a new 5th paragraph as follows:</i></p> <p><u>'Neighbourhood plans can allocate non-strategic sites for development. These must be located either within and/or adjoining the settlement boundaries of Urban Areas, Rural Service Centres and Service Villages. Strategic site allocations cannot be made within neighbourhood plans.</u></p> <p><i>Amend the supporting text by adding a new paragraph after 4.34 follows:</i></p> <p><u>'Any non-strategic residential allocations within neighbourhood plans that are situated within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.'</u></p>	In response to the Inspector's Action Point (AP8) contained with IN14

¹ The proposed main modification (in EXAM23) to the reasoned justification could be amended to state that "Whilst neighbourhood plans can allocate non-strategic sites within defined settlement boundaries, these would not count towards meeting the target figures in policy SP12 because to do so would not be consistent with the assumptions made in the LPR about the District's overall housing land supply" (or similar).

AP9. Council to amend the proposed modification to SP12 (in EXAM23) to clarify or delete the reference to sites allocated in neighbourhood plans being additional to the allocations in the Plan.

Council response

The Council proposes the following Main Modifications to policy SP12 and its supporting text:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 6 Delivering Housing				
	51	Policy SP12 and its supporting text	<p><i>EXAM23 proposes a Main Modification to policy SP12 to include a sub-section called 'Sites to be allocated in Neighbourhood Plans. This sub-section is superseded by the following Main Modification:</i></p> <p><u>'Sites to be allocated in Neighbourhood Plans</u></p> <p><u>The Council will supply a housing requirement figure to those qualifying bodies either preparing or updating a neighbourhood plan that intends to include residential allocations.</u></p> <p><u>For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development:</u></p> <ul style="list-style-type: none"> • <u>Hungerford: approx. 55 dwellings</u> • <u>Lambourn: approx. 25 dwellings</u> <p><u>Sites allocated within this LPR cannot be counted towards the housing requirement supplied to qualifying bodies.'</u></p> <p><i>EXAM23 proposes a Main Modification to the supporting text of policy SP12 under the sub-heading 'Sites to be allocated in Neighbourhood Plans. This Main Modification is now superseded by the following text:</i></p> <p><i>Sites to be allocated in Neighbourhood Plans:</i></p> <p><u>'The NPPF requires that within the housing requirement for the whole area, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</u></p> <p><u>Should any qualifying body decide to prepare a neighbourhood plan that includes residential</u></p>	<p>In response to the Inspector's Action Point (AP8) contained with IN14</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>allocations or update an adopted neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure.</u></p> <p><u>In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.</u></p> <p>6.23 <u>A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations which will allocate further sites for housing development. It is proposed that a further 80 dwellings will be allocated by local communities through their NDPs the neighbourhood plans for Hungerford and Lambourn. The figures for individual neighbourhood areas are set out in Policies SP13–15. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not adopted within two years of the adoption of the LPR.</u></p>	

Settlement boundaries

AP10. Council to prepare a change to the Policies Map to amend the settlement boundary at Morphetts Lane, Chieveley.

Council response

The Council's proposed Main Modification to the settlement boundary for Chieveley is set out in Annex B.

AP11. Council to clarify, with reference to the relevant criteria used in the settlement boundary review, why the Designated Employment Area east of Thatcham and the retail park north of M4j12 Calcot are not included within any settlement boundary.

Council response

In general terms, when undertaking the Settlement Boundary Review (SBR) the Council took a landscape led approach. The Review was also informed by a detailed 'on the ground' community led assessment of each individual settlement.

The SBR criteria make clear that:

- *Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality, visual and physical relationship to the settlement.*

Both the DEA to the east of Thatcham and the retail park north of the M4j12 were therefore assessed on this basis.

DEA east of Thatcham

The existing settlement boundary excludes the DEA to the east of Thatcham. The feedback that the Council received from Thatcham Town Council as part of the SBR was to support the continuation of the existing boundary in this area. As far as possible the Council used the feedback it received from the relevant town and parish councils as a clear community steer for the way forward. It did not therefore propose to extend the boundary around the DEA as part of the LPR.

It is acknowledged however that this was very much an 'on balance' decision in order to protect the character and form of the existing settlement. At the same time the Council recognises that due to its scale, the DEA has both a close physical and functional relationship with the existing residential part of the built up of area of Thatcham.

Should the Inspector consider it appropriate, the Council could therefore propose a Main Modification to extend the settlement boundary of Thatcham to include the DEA.

Retail park north of M4j12

The existing settlement boundary of Tilehurst excludes the retail park to the north of M4j12. The feedback that the Council received from Tilehurst Parish Council as part of

the SBR was to support the continuation of the existing boundary in this area. As far as possible the Council used the feedback it received from the relevant town and parish councils as a clear community steer for the way forward. It did not therefore propose to extend the boundary around the retail park as part of the LPR.

It is acknowledged however that this was very much an 'on balance' decision in order to protect the character and form of the existing settlement of Tilehurst. In accordance with the SBR criteria, the wider setting and the views into and out of the settlement were taken into consideration. When travelling along the A4 towards the M4 it was considered there was a clear visual and physical break between the extent of the existing settlement boundary and the retail park.

At the same time the Council recognises that when exiting the M4 at Junction 12 the retail park reads very much as part of the built up area. Additionally, since the 'on the ground' assessment was undertaken the Local Plan allocated site on the other side of the A4 has been built out. This has resulted in the retail park having both a closer physical and visual relationship with the existing built up area.

Should the Inspector consider it appropriate, the Council could propose a Main Modification to extend the settlement boundary of Tilehurst to include the retail park.

AWE Aldermaston and AWE Burghfield Common

AP12. Council, in liaison with AWE and ONR, to prepare a main modification to policy SP4 and the reasoned justification to clarify:

- a) What is meant by “non residential population” in the first paragraph in the Table relating to the DEPZ.
- b) That the fourth paragraph in the Table relating to the OCZ includes “new development” as well as “re-use or re-classification of an existing development”.
- c) That the extent of the DEPZs shown on the maps in Appendix 3 of the Plan and the Policies Map could change before the Plan is updated or superseded and policy SP4 will be applied to the latest version of the DEPZ.
- d) The reference to “consideration will be given as to how the proposed development would impact on the AWE Off-Site Emergency Plan and supporting documents”.

Council response

The Council is continuing to liaise with AWE and ONR and will respond to AP12 by Friday 31st May 2024.

Denison Barracks and RAF Welford

The Council's response to PQ47 said it was not necessary to modify the Plan to include a specific policy relating to the operational sites at Denison Barracks and RAF Welford because policies SP1, SP2, DM1 and DM35 would apply.

However, Defence Infrastructure Organisation's written statement for matter 2 [WS3/10] suggests that this would not be effective or consistent with NPPF as those policies would allow development close to the operational sites in certain circumstances without any consideration of the potential impact on operations. Furthermore, the sites are in the countryside and those policies are not directly relevant to defence-related development which may be needed at those sites (whereas DM33 specifically supports development that sustains the functions of the AWEs). They suggest an additional policy in the Plan (along with additional reasoned justification):

- a) Development within Denison Barracks and RAF Welford will be supported where it directly sustains the functioning of these defence establishments.
- b) Non-defence related development in the areas around a defence site will not be supported where it would adversely affect defence related operation or capability.

AP13. Council to prepare a main modification to the Plan to include a policy relating to Denison Barracks and RAF Welford (along with appropriate reasoned justification), having regard to the suggestion from the Defence Infrastructure Organisation.

Council response

The Council is continuing to liaise with the Defence Infrastructure Organisation and will respond to AP13 by Friday 31st May 2024.

Site selection

AP14. Council to clarify whether the information currently available to the examination, including the HELAA, sustainability appraisal and any evidence submitted with regulation 19 representations that the Council considers relevant, adequate and proportionate, indicates that there are any sites (including, if appropriate, smaller parts of areas assessed in the HELAA) suitable and available for residential development that are not allocated in the Plan. If there are any such sites they should be listed and identified on a map, and an explanation provided for why each was not allocated in the Plan (for example because the Council decided they were not needed or because more recent evidence has become available that changes the assessment made when the Plan was prepared).

Council response

The information currently available to the examination indicates that the following sites are suitable and available for residential development:

HELAA site ref	Site name	Indicative development potential	Overview of information currently available to the examination	Reason for the sites non-inclusion as an allocation in the Plan	Map
CA12	Land at Henwick Park, Bowling Green Road, Thatcham	225 dwellings	Appendix 4 of the HELAA (SIT4e) concluded that the site was potentially developable in part. Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that: <i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals."</i> The Regulation 19 response from Nexus Planning on behalf of Croudace (representor ID: 859602) indicates that the site is available for development.	The site was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development. The Council's approach to Thatcham was the allocation of a strategic site to ensure the comprehensive delivery of infrastructure.	See Map 1 in Annex C
PAN8	Land north of Pangbourne Hill, Pangbourne	25 dwellings	Appendix 4 of the HELAA (SIT4e) noted that a Landscape Sensitivity and Capacity Assessment was prepared for the site in November 2020 (LAN6a). This concludes that as seen with the adjacent area of new development, this site is within an elevated location,	Within Appendix 4 of the HELAA (SIT4e), the site was assessed as being 'not developable within the next 15	See Map 2 in Annex C

HELAA site ref	Site name	Indicative development potential	Overview of information currently available to the examination	Reason for the sites non-inclusion as an allocation in the Plan	Map
			<p>which could be visible from the opposite valley side within the Chilterns AONB. To maintain the open upper valley side, a special quality of this area of the AONB only the lower parts of the site below 70mAOD could be developed without damaging the natural beauty of the AONB. Page 29 of LAN6a identifies the area of the site that is suitable in landscape terms.</p> <p>Appendix 4 also included comments from the Council’s Highways Team who advised they were concerned regarding additional impact on Pangbourne Hill and the A329 / Pangbourne Hill junction. The development to the south of Sheffield Close of circa 40 dwellings was approved and is being constructed. They considered that Pangbourne Hill had generally reached its limit for development and they did not support any further development. Appendix 1 to the Written Statement from the site promoter (WS3/19) includes comments from the Council’s Highways Team in relation to a pre-application on the site. These comments, which were made in August 2023, after the submission of the Plan, did not raise any concerns about the impact of development on the local highway network.</p> <p>The Regulation 19 response from Nexus on behalf of Pangbourne Beaver Properties (representor ID: 862911) indicates that the site is available for development.</p>	<p>years’. This was for the following reasons:</p> <p>a) The impact that development would have upon local highway network.</p> <p>b) Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p> <p>c) Concerns that development would result in harm to the natural beauty and special qualities of the AONB.</p>	
TIL13	Land at Pincents Lane, Tilehurst	138 dwellings	<p>Appendix 4 of the HELAA (SIT4e) concluded that the site was potentially developable in part. Through the site selection work and Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) (see CD3a SA / SEA Environmental Report for the Proposed Submission West Berkshire Local Plan Review 2022-2039, p.54-56 and CD3j SA / SEA Appendix 8b New Residential Site Allocations, pp.25-32) the site was identified as a reasonable alternative. The Regulation 19 response from Town</p>	<p>The site was not allocated due to Council concerns that development would have an unacceptable impact on the local highway network.</p>	See Map 3 in Annex C

HELAA site ref	Site name	Indicative development potential	Overview of information currently available to the examination	Reason for the sites non-inclusion as an allocation in the Plan	Map
			on behalf of Pincents Lane (representor ID: 1059032) indicates that the site is available for development.		

The information currently available to the examination indicates that the following sites are suitable for residential development, however availability of the sites needs to be checked with the site promoters.

HELAA site ref	Site name	Indicative development potential	Overview of information currently available to the examination	Reason for the sites non-inclusion as an allocation in the Plan	Map
CA16	The Creek, Heath Lane, Thatcham	45 dwellings	<p>Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that:</p> <p><i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals."</i></p> <p>No Regulation 19 response was received from the site promoter. Confirmation will be needed from the site promoter to confirm whether the site is still available.</p>	<p>The site was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development.</p> <p>The Council's approach to Thatcham was the allocation of a strategic site to ensure the comprehensive delivery of infrastructure.</p>	See Map 4 in Annex C
CA17	Regency Park Hotel, Bowling Green Road, Thatcham	<p>Residential: up to 55 dwellings but known issues exist which may reduce this number</p> <p>OR</p> <p>Residential (as part of mixed use development): up to 28</p>	<p>Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that:</p> <p><i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of</i></p>	<p>The site was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development.</p> <p>The Council's approach to Thatcham was</p>	See Map 5 in Annex C

HELAA site ref	Site name	Indicative development potential	Overview of information currently available to the examination	Reason for the sites non-inclusion as an allocation in the Plan	Map
		dwellings but known issues exist which may reduce this number	<p><i>facilities and open space has been tested through recent planning applications and appeals."</i></p> <p>No Regulation 19 response was received from the site promoter. Confirmation will be needed from the site promoter to confirm whether the site is still available.</p>	the allocation of a strategic site to ensure the comprehensive delivery of infrastructure.	

ANNEX A

Letter from Reading Borough Council regarding unmet needs

15th May 2024

Paula Amorelli
Planning Policy Team Leader
West Berkshire Council
By e-mail

Your contact is: Mark Worringham, Planning Section

Dear Paula,

Re. West Berkshire Local Plan Examination – Reading’s unmet needs

Following the discussion of Reading’s unmet needs for housing at West Berkshire’s Local Plan examination, I understand that the Inspector has asked the following:

“Council to provide written evidence that Reading Borough Council does not currently have any up to date quantified assessment of unmet need and therefore does not expect the Plan to make any provision towards meeting such need.”

This letter is intended to set out Reading Borough Council’s (RBC’s) position regarding unmet needs to assist the examination. It deals firstly with the position regarding unmet needs in the adopted Reading Borough Local Plan, then considers the situation with the emerging Partial Update of the Local Plan.

Currently identified unmet need

In the Reading Borough Local Plan (adopted 2019) a small shortfall of 230 dwellings is identified that is to be delivered within the West of Berkshire Housing Market Area (comprising West Berkshire, Reading, Wokingham and Bracknell Forest).

In its representation at proposed submission stage in February 2023, RBC supported the proposed policy SP12 on the basis that the flexibility in the dwelling range, in combination with other plans across the West of Berkshire area, would give sufficient flexibility to cover any unmet need from Reading. Although the range is now expressed as a minimum figure, this does not change RBC’s position that the policy is supported.

The most up-to-date position is that RBC expects to deliver enough homes over the remainder of its adopted plan period (to 2036) to more than meet its own adopted housing provision plus any unmet need within its own boundaries. Reading’s most recent Housing Trajectory was published as part of the Annual Monitoring Report 2023¹ and was correct to 31 March 2023. The full trajectory is included as an Appendix to this letter. In summary, it shows that, over the plan period 2013 to 2036, Reading is expecting to deliver 18,134 dwellings. This significantly exceeds the Local Plan requirement of 16,224 dwellings (which includes non-C3 residential accommodation needs such as residential care) by a margin of over 1,900 dwellings. This gives more than enough headroom to provide for the small unmet need figure of 230 dwellings.

¹ [Annual Monitoring Report 2022-23 \(reading.gov.uk\)](https://www.reading.gov.uk/annual-monitoring-report-2022-23)

A new Housing Trajectory incorporating changes up to 31 March 2024 has not yet been prepared, but it is not expected to significantly change this conclusion.

As such, RBC does not expect the West Berkshire Local Plan to make a specific provision for the unmet needs outlined in the adopted Reading Borough Local Plan, and is content with the dwelling figure as expressed in policy SP12 of a minimum of 515 dwellings per annum.

Local Plan Partial Update

RBC's response to the Proposed Submission consultation identified Reading's forthcoming Local Plan Review. This was undertaken in March 2023, and it identified a need to carry out a Partial Update of the Local Plan. The change to the approach to calculating local housing need was one of the principal reasons for the need to carry out this update.

A consultation on Scope and Content of the Local Plan Partial Update was carried out between November 2023 and January 2024 under Regulation 18. This highlighted the issue of housing need in particular. It outlined the potential levels of need which could inform the updated plan, in particular:

- The standard methodology figure for Reading, which at the time was 877 and has now increased to 878 homes per annum; and
- A draft local housing need figure of 735 homes per annum derived from ongoing work by ORS.

The proposed approach in the Regulation 18 consultation was that need would be based on the local housing need figure of 735 homes per annum, but that the proposed provision would be based on the estimated capacity in the Borough of 800 homes per annum, which would mean provision would exceed the identified needs. Importantly, the proposed approach was also to remove any reference to unmet needs being met outside Reading's boundaries.

At this stage, there is no further update that can be provided. The Housing Needs Assessment by ORS has not yet been provided in draft form. The Proposed Submission version of the Local Plan Partial Update (under Regulation 19) is expected to be published for consultation in November 2024, and an update to our Local Development Scheme to reflect this change will be considered by the Council's Strategic Environment, Planning and Transport Committee on 27 June.

Given this position, RBC also does not expect the West Berkshire Local Plan to make any provision for unmet needs to account for the position in the Local Plan Partial Update.

Conclusion

For clarity, RBC does not consider that there is a need to make any additional allowance for unmet need from Reading in the West Berkshire Local Plan.

I hope this information is of use, and please contact me if any further information is required.

Yours sincerely



Mark Worringham
Planning Policy Manager

Appendix 1: Reading Housing Trajectory 31 March 2023

Table AIII.1: Housing trajectory 2013/14 to 2035/36 as at 31st March 2023

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Small Scale unidentified windfalls (< 10 units)	114	155	127	103	141	124	117	107	72	104	106	106	106	106	106	106	106	106	106	106	106	106	106	2542
Planning permissions under construction (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Station Hill Plot E	0	0	0	0	0	0	0	0	0	0	0	415	0	0	0	0	0	0	0	0	0	0	0	415
Station Hill Plot F	0	0	0	0	0	0	0	0	0	0	0	0	184	0	0	0	0	0	0	0	0	0	0	184
Clarendon House, 59-75 Queens Road (new build)	0	0	0	0	0	0	0	0	4	0	0	0	39	0	0	0	0	0	0	0	0	0	0	43
Land between Weldale Street and Chatham Street	0	0	0	0	0	0	0	0	0	253	0	0	126	43	0	0	0	0	0	0	0	0	0	422
45 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40
Former Reading Family Centre, North Street	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
2 Kings Road	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12
42 Portman Road	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
70 South View Avenue	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Wensley Road	0	0	0	0	0	0	0	0	0	0	0	19	27	0	0	0	0	0	0	0	0	0	0	46
53-55 Argyle Road	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
34-38 Southampton Street	0	0	0	0	0	0	0	0	-1	0	0	11	0	0	0	0	0	0	0	0	0	0	0	10
Woodley Arms, Waldeck Street*	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
54 Queens Road	0	0	0	0	0	0	0	0	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	29
43 London Street	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	21
Arthur Hill Pool, Kings Road	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
18 Parkside Road	0	0	0	0	0	0	0	0	0	-1	0	0	10	0	0	0	0	0	0	0	0	0	0	9
Land at Kenavon Drive	0	0	0	0	0	0	0	0	169	123	320	153	0	0	0	0	0	0	0	0	0	0	0	765
Great Brigham's Mead, Vastem Road	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	0	110
Green Park Village	0	0	0	26	60	249	44	88	40	113	69	147	0	0	0	0	0	0	0	0	0	0	0	836
Green Park Village Phase 6a	0	0	0	0	0	0	0	0	0	76	196	69	0	0	0	0	0	0	0	0	0	0	0	341
Total Per under construction (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	667	1042	386	43	0	0	0	0	0	0	0	0	0	2138
Total Per u/c (10+) incl lapse rates (0%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	667	1042	386	43	0	0	0	0	0	0	0	0	0	2138
Planning permissions not started (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Bristol and West Arcade, Market Place	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26
Station Hill Site, Station Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125	125	0	0	0	0	0	375
Havell House, 62-66 Queens Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	16
Greyfriars House, 30 Greyfriars Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	43
Eaton Court, 106-112 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broad Street Mall, Broad Street	0	0	0	0	0	0	0	0	0	0	0	0	0	148	134	140	0	0	0	0	0	0	0	422
Fountain House, 2 Queens Wa k (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	48
Soane Point, 6-8 Market Place (20%) (conversion)	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0	0	0	0	0	0	0	144
115 Chatham Street	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	54
Land at 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26
St Martins Precinct	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	40
Chazey Farm, The Warren*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rose Kiln Lane Court, Rose Kiln Lane (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reading Golf Club, Kidmore End Road	0	0	0	0	0	0	0	0	0	0	0	0	45	45	45	44	44	0	0	0	0	0	0	223
The Faculty, 23-27 London Road	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15
1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
Dee Park Phase 3	0	0	0	0	0	0	0	0	0	0	0	-82	0	0	0	95	95	0	0	0	0	0	0	108
63-86 Rowe Court	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	24
Alexander House, 205-207 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	43
55 Vastern Road	0	0	0	0	0	0	0	0	0	0	0	0	27	88	94	0	0	0	0	0	0	0	0	209
80 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183	173	73	191	0	0	0	0	620
Gas Holder, Alexander Turner Close	0	0	0	0	0	0	0	0	0	0	0	0	48	82	0	0	0	0	0	0	0	0	0	130
Land at Madejski Stadium, Shooters Way	0	0	0	0	0	0	0	0	0	0	0	0	0	98	98	100	100	100	100	22	0	0	0	618
Plot 1 Bennet Court, Bennet Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plot 2 Bennet Court, Bennet Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Per not started (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-67	437	588	403	687	537	298	291	22	0	0	0	3196

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Total Per n/s (10+) incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-60	375	519	363	618	483	268	262	20	0	0	0	2847	
Permission subject to S106 (strategic)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unit 16, North Street	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Land at Battle Street	0	0	0	0	0	0	0	0	0	0	0	0	0	35	14	0	0	0	0	0	0	0	0	0	49
Soane Point, 6-8 Market Place (extension)	0	0	0	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	38
75-77 London Street	0	0	0	0	0	0	0	0	0	0	0	0	3	12	0	0	0	0	0	0	0	0	0	0	15
75-81 Southampton Street	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	19
Meadway Precinct, Honey End Lane	0	0	0	0	0	0	0	0	0	0	0	-27	0	0	57	100	101	0	0	0	0	0	0	0	231
97a-117 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	28	32	0	0	0	0	0	0	0	0	0	60
71-73 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	29
Total Per subject to S106 (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-27	41	133	103	100	101	0	0	0	0	0	0	0	451
Total Per subj S106 incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-24	37	120	93	90	91	0	0	0	0	0	0	0	406
Allocated sites (not yet with PP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CR11a: Friar Street and Station Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24	0	0	0	0	0	0	72
CR11b: Greyfriars Road Corner (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11d: Brunel Arcade and Apex Plaza (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67	67	67	67	66	401	
CR11e: North of Station (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61	61	61	61	61	305
CR11f: West of Caversham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	19	19	19	19	19	96
CR11g: Riverside (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11i: Napier Court (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	52	52	52	52	0	0	0	0	261
CR12a: Cattle Market (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	150	150	450	
CR12b: Great Knollys Street and Weldale Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	36
CR12c: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	140	
CR12e: Hosier Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	137	137	136	136	0	0	683	

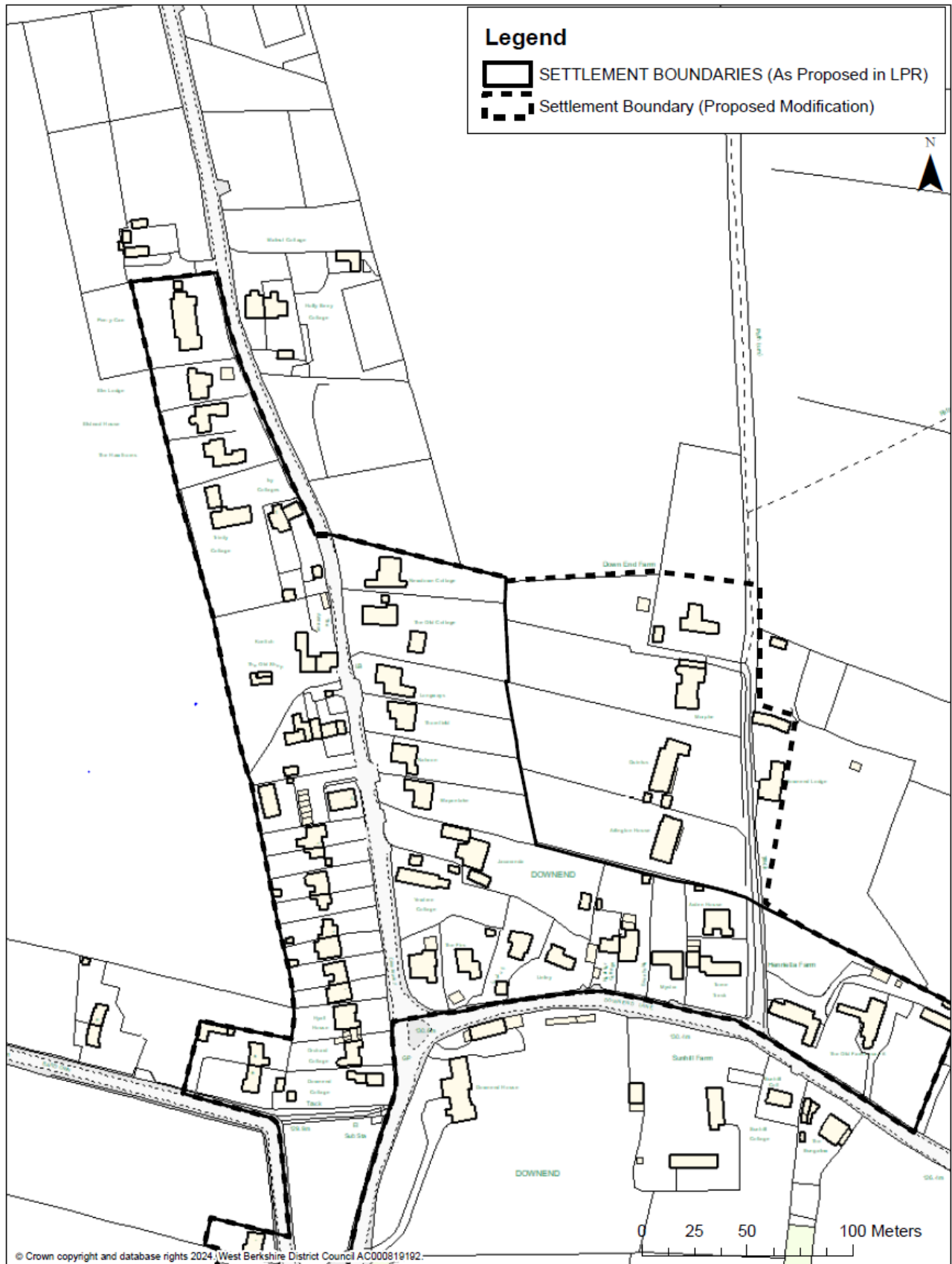
Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
CR13a: Reading Prison (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	0	0	0	0	80
CR13b: Forbury Retail Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78	78	77	77	388
CR13c: Forbury Business Park and Kenavon Drive (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	59	59	0	0	238
CR14h: Central Club, London Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
CR14i: Enterprise House, 89-97 London Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
CR14j: Corner of Crown Street & Southampton Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	12
CR14l: 187-189 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	27
CR14m: Caversham Lock Island (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	-1
SR2: Land North of Manor Farm Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	171	171	171	171	855
SR3: South of Elgar Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	66	66	66	66	330
SR4a: Pulley Park, Rose Kiln Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	86
SR4b: Rear of 3-29 Newcastle Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0	0	0	22
SR4d: 169-173 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR2: Park Lane Primary School, The Laurels and Downing Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3b: 2 Ross Road and part of Meadow Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3e: Yeomanry House, Castle Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3f: 4 Berkeley Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	12
WR3g: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3h: Rear of 303-315 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17
WR3i: Battle Hospital, Portman Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
WR3k: 784-794 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3l: 816 Oxford Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
WR3m: 103 Dee Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	0	0	0	0	0	42
WR3n: Amethyst Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	40
WR3p: Alice Burrows Home, Dwyer Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	22
WR3r: Charters Car Sales, Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	15
WR3s: Land at Kentwood Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	25	0	0	0	0	0	51
WR3t: Land at Armour Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15		0	0	0	0	0	15
CA1a: Reading University Boat Club, Thames Promenade (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	20
CA1c: Land at Lowfield Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	30
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 and 8 Copse Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	9	0	0	0	0	0	19
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road (remainder) (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	10
CA2: Caversham Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	40
ER1b: Dingley House, 3-5 Craven Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	18
ER1c: Land rear of 8-26 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	8	7	0	0	0	0	0	10
ER1d: Land adjacent to 40 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	7	0	0	0	0	0	0	15
ER1e: St Patricks Hall, Northcourt Avenue* (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	59	0	0	0	0	119
ER1i: 261-275 London Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	13
ER1k: 131 Wokingham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10
Total Local Plan sites	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	-1	248	411	574	860	744	842	689	688	5055
Local Plan sites including lapse rate (mixed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	-1	208	356	495	716	615	708	571	570	4236
Total Past Completions (C3 resi)	361	635	751	717	700	910	521	850	888	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5853
Total Past Completions (non-C3 resi)	0	-41	-5	96	36	42	24	8	26	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	362

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Total Past Completions (all)	361	594	746	813	736	952	545	858	914	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6215	
Total Projected Completions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	773	1063	904	787	561	1022	1036	869	1083	741	814	677	676	11005	
Cumulative Completions	361	955	1701	2514	3250	4202	4747	5357	6215	7129	7902	8965	9869	10656	11217	12239	13275	14144	15227	15968	16782	17458	18134		
MONITORING AGAINST LOCAL PLAN TARGETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	15847
PLAN - Non-C3 residential (resi equiv p.a.)	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Strategic Allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	16224
MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-195	-291	-139	70	138	496	695	777	633	950	1281	1445	1823	1859	1968	1939	1910	N/A	
MANAGE - Annual requirement taking account of past / projected completions	705	721	727	726	722	721	707	717	724	715	700	694	660	636	619	626	569	492	416	249	85	-279	-1234	N/A	

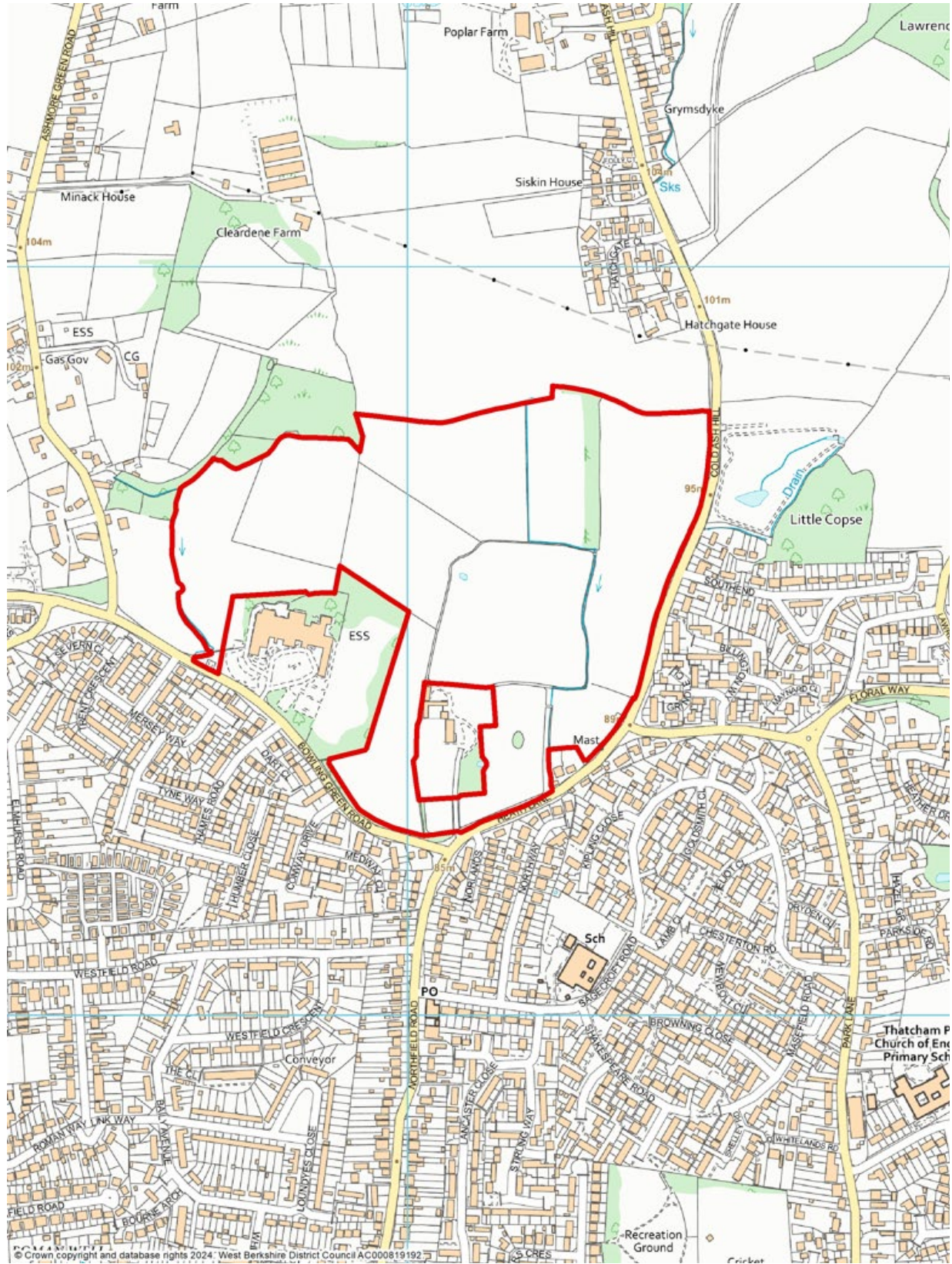
ANNEX B

Chieveley Settlement Boundary (Proposed Modification)

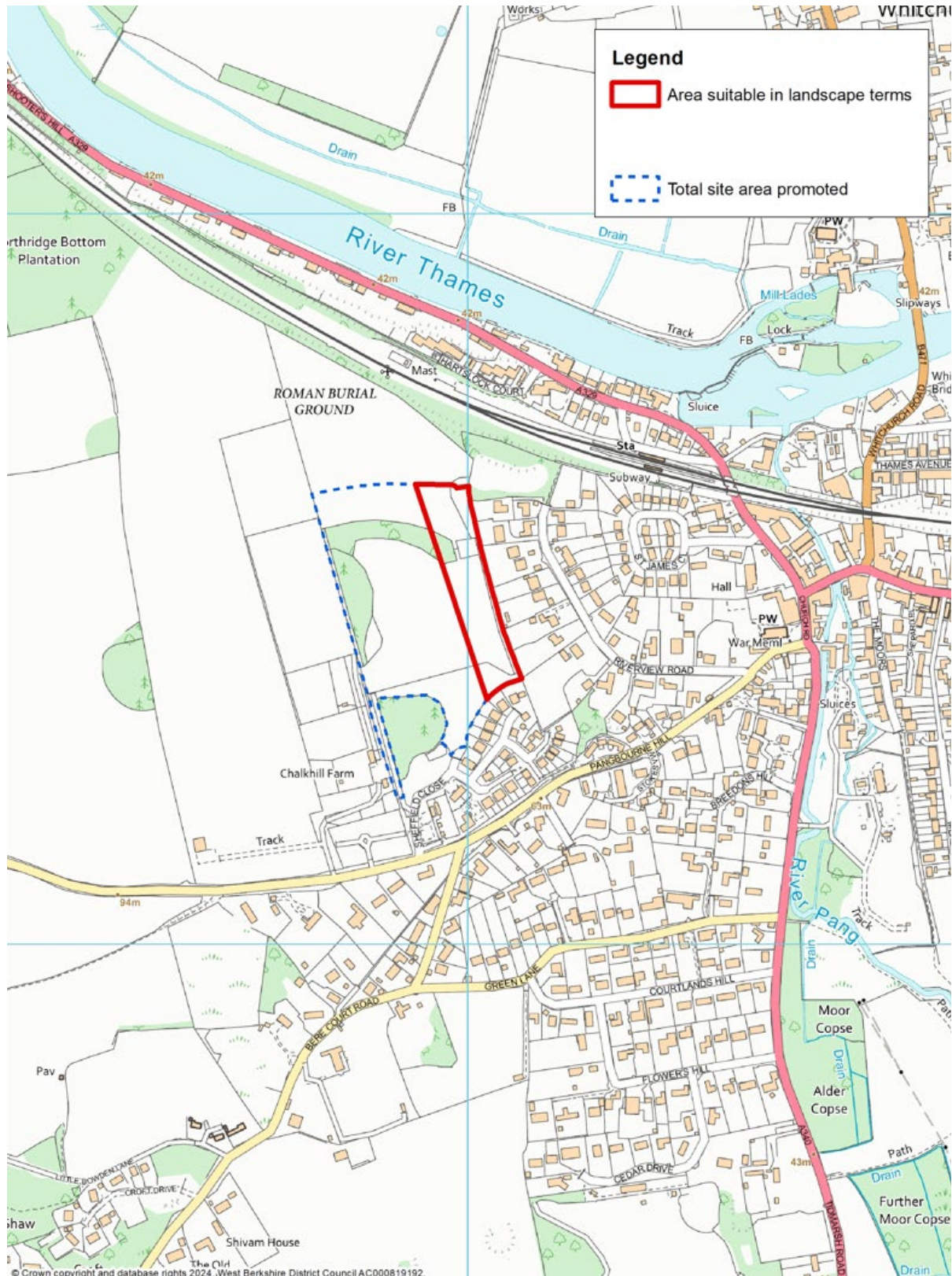


ANNEX C

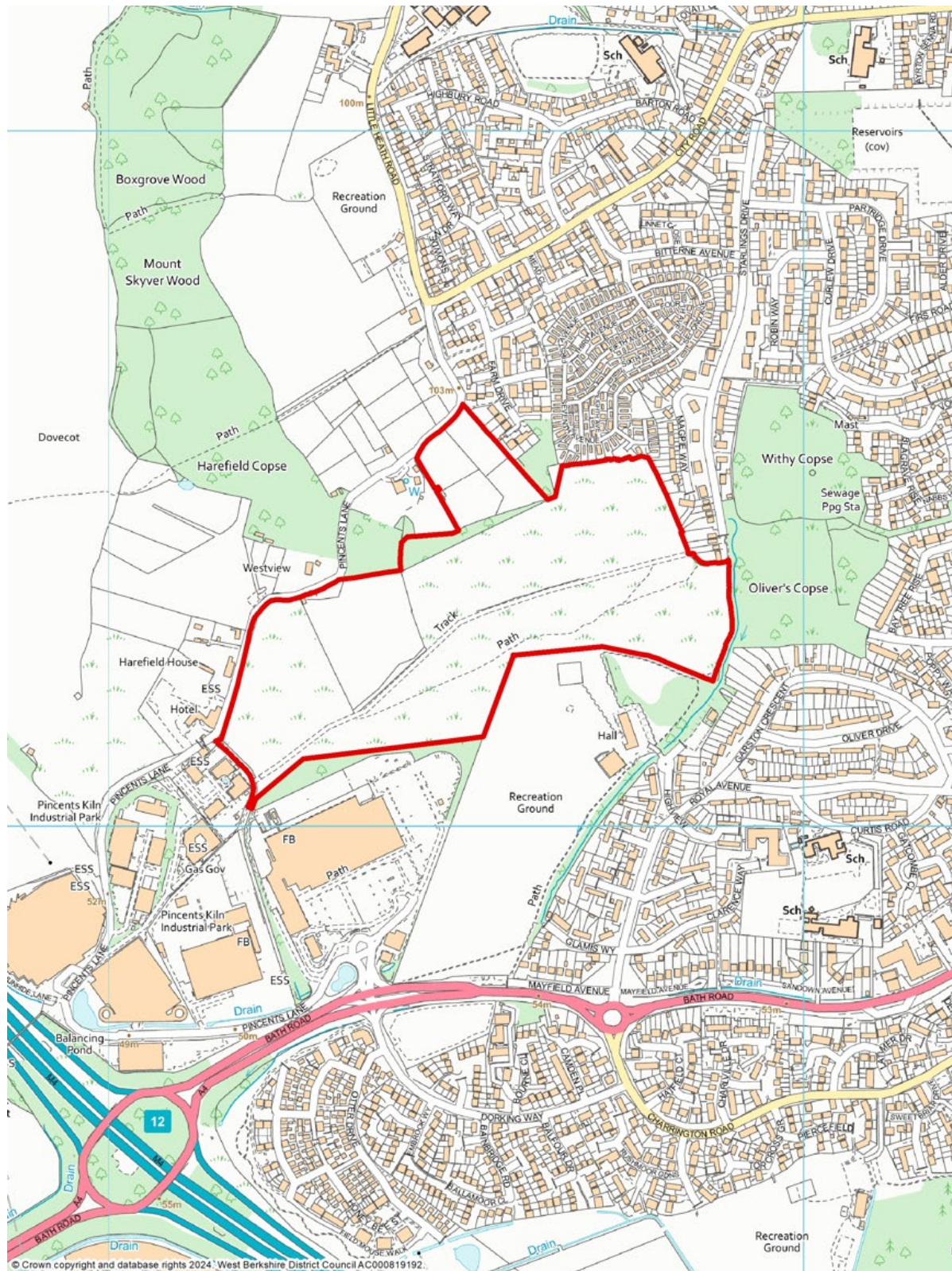
Map 1: CA12 Land at Henwick Park, Bowling Green Road, Thatcham



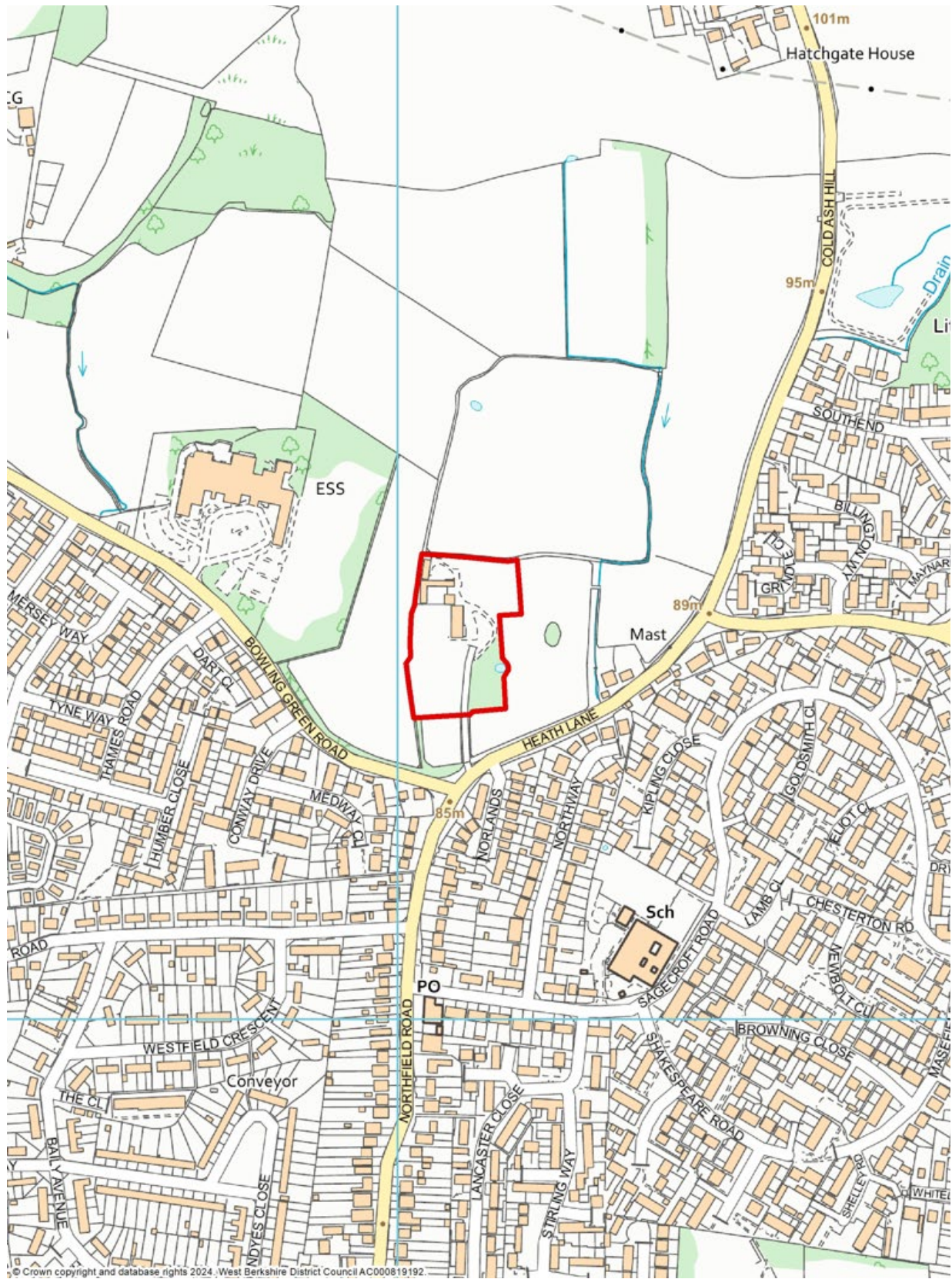
Map 2: PAN8 Land north of Pangbourne Hill, Pangbourne



Map 4: TIL13 Land at Pincents Lane, Tilehurst



Map 4: CA16 The Creek, Heath Lane, Thatcham



Map 5: CA17 Regency Park Hotel, Bowling Green Road, Thatcham

