

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

### West Berkshire Council

#### Council response to IN:8 Supplementary Question to the Council

#### Spatial Strategy and distribution of housing supply

SQ3.1. How many dwellings are expected to be built between 2022 and 2041 in  
 (a) each of the three spatial areas and  
 (b) each of the settlements in the hierarchy<sup>1</sup>  
 based on the housing land supply identified in policy SP12 (as proposed to be modified) in each of the following categories (as at 31 March 2022):

- Sites under construction or with planning permission<sup>2</sup>.
- Sites allocated in the Plan without planning permission<sup>3</sup>.
- Sites allocated in a made neighbourhood plan.
- Sites to be allocated in future neighbourhood plans.
- Small site windfalls<sup>4</sup>.

(a) Dwellings expected to be built between 2022 and 2041 in each of the three spatial areas as at 31 March 2022:

	Sites under construction or with full planning permission	Sites allocated in the Plan without full planning permission	Sites allocated in a made neighbourhood plan	Sites to be allocated in future neighbourhood plans	Small site windfalls*	Total
Spatial Area	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings
Newbury and Thatcham	2,243	3,289	0	0	1,413	<b>6,945</b>
North Wessex Downs National Landscape (AONB)	278	345	0	80	442	<b>1,145</b>
Eastern Area	776	255	82	0	374	<b>1,487</b>
<b>Total</b>	<b>3,297</b>	<b>3,889</b>	<b>82</b>	<b>80</b>	<b>2,229</b>	<b>9,577</b>

<sup>1</sup> In responding to (b), please group the settlements into the three spatial areas.

<sup>2</sup> No need to differentiate between allocated and non-allocated sites under construction or with planning permission; include any allowance for C2 communal accommodation.

<sup>3</sup> There is no need to differentiate between allocations carried forward from previous adopted plans and new allocations in the Plan.

<sup>4</sup> An estimated distribution of the total windfall allowance of 2,229 could be based on past completions, population size or some other relevant indicator.

(b) Dwellings expected to be built between 2022 and 2041 in each of the settlements in the hierarchy as at 31 March 2022:

	Sites under construction or with full planning permission	Sites allocated in the Plan without full planning permission	Sites allocated in a made neighbourhood plan	Sites to be allocated in future neighbourhood plans	Small site windfalls*	Total
Spatial Area / Settlement	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings	No. of net dwellings
<b>Newbury and Thatcham</b>	<b>2,243</b>	<b>3,289</b>	<b>0</b>	<b>0</b>	<b>1,413</b>	<b>6,945</b>
Cold Ash	7	0	0	0		7
Newbury	2,182	1,698	0	0		3,880
Thatcham	26	1,591	0	0		1,617
Sites located outside settlement boundary	28	0	0	0		28
<b>North Wessex Downs National Landscape (AONB)</b>	<b>278</b>	<b>345</b>	<b>0</b>	<b>80</b>	<b>442</b>	<b>1,145</b>
Bradfield Southend	13	20	0	0		33
Chieveley	1	15	0	0		16
Compton	2	160	0	0		162
Great Shefford	0	15	0	0		15
Hermitage	24	55	0	0		79
Hungerford	84	0	0	55		139
Kintbury	4	20	0	0		24
Lambourn	25	60	0	25		110
Pangbourne	22	0	0	0		22
Sites located within settlement outside settlement hierarchy	19	0	0	0		19
Sites located outside settlement boundary	84	0	0	0		84
<b>Eastern Area</b>	<b>776</b>	<b>255</b>	<b>82</b>	<b>0</b>	<b>374</b>	<b>1,487</b>
Burghfield Common	106	0	0	0		106
Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)	255	35	0	0		290
Mortimer	5	0	82	0		87
Theale	363	204	0	0		567
Woolhampton	4	16	0	0		20
Sites located within settlements outside settlement hierarchy	19	0	0	0		19
Sites located outside settlement boundary	24	0	0	0		24
<b>Total</b>	<b>3,297</b>	<b>3,889</b>	<b>82</b>	<b>80</b>	<b>2,229</b>	<b>9,577</b>

**\*Remarks:**

For the estimated distribution of the small sites windfall allowance for each of the spatial areas, the Council has used the distribution based on past total windfall completions between 2006 and 2022.

In examining past delivery trends, as set out in the table below, total windfall completion data shows approximately 60% of total windfall completions in Newbury and Thatcham, approximately 23% of total windfall completions in the North Wessex Downs National Landscape (AONB) and approximately 17% of total windfall completions in the Eastern Area and East Kennet Valley (now combined as Eastern Area in the LPR).

To provide an estimated distribution for each spatial area the above percentages have been applied to the total small site windfall allowance of 2,660 for the whole of the plan period (140 dwellings per annum \* 19 years). To avoid double counting, the number of net dwellings with planning permission on small windfall sites in each spatial area has then been subtracted to provide a more accurate estimation.

	<b>Newbury and Thatcham</b>	<b>North Wessex Downs National Landscape (AONB)</b>	<b>Eastern Area</b>	<b>Total</b>
<b>a) Proportion of total windfall allowance</b>	1,596 (60%)	612 (23%)	452 (17%)	2,660 (100%)
<b>b) Small windfall sites under construction or with planning permission at 31 March 2022 (net dwellings)</b>	183	170	78	431
<b>c) Estimated distribution (a-b)</b>	1,413	442	374	2,229

The Council is confident that over the plan period, on average, an allowance for 140 dwellings to come forward per annum as small site windfalls is justified. This is set out in the Housing Background Paper ([HOU6](#)). However, it does not consider that it is possible to reliably project the scope for small site windfall development in individual settlements across the District over the plan period. Given the rural nature of many of the smaller settlements some may have had more scope for windfalls in the past whereas others may have more potential going forward. This is particularly true in such a diverse rural area where there is a high degree of personal mobility and choice which creates a complex pattern of settlement dependencies.