

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

### West Berkshire Council

#### **Council response to IN11: Supplementary Question to the Council relating to housing requirement, housing supply and plan period**

SQ7.1. Could the Council prepare main modifications to the Plan, superseding those proposed to date, to include a minimum housing requirement of 515 net additional dwellings per year and housing land supply information relating to 1 April 2023 for a plan period of 2023 to 2041.

The Council acknowledges that the Inspector has not yet decided how the Plan needs to be modified with regard to the plan period, housing requirement and housing supply but has prepared the following information in order to inform the hearing sessions.

These main modifications take account of the housing land supply information relating to 1 April 2023 for a plan period of 2023 to 2041, and a minimum housing requirement of 515 net additional dwellings per year.

The main modifications to policy SP12 and its supporting text are shown in Appendix A. These changes have been made to the submitted version of Policy SP12 and its supporting text and supersede those previously proposed to date as required in SQ7.1.

The updated housing trajectory 2023/24 to 2040/41 (Appendix 8 of the LPR) is included within Appendix B. The Council proposes to include both the table and chart format of the housing trajectory in Appendix 8 of the LPR.

## Appendix A

### Policy SP12

#### Approach to Housing Delivery

Provision will be made for at least 9,270 ~~8,721 to 9,146~~ net additional homes in West Berkshire for the period 1 April ~~2023~~2022 to 31 March ~~2041~~2039; ~~513 to 538~~ a minimum of 515 dwellings per annum. ~~The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.~~

New homes will be located in accordance with Policy SP1: Spatial Strategy, Policy SP3: Settlement hierarchy and Policy DM1: Development in the Countryside.

There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.

To meet the housing requirement, the following sources will ensure a continuous supply of land for housing across the Plan period:

- sites allocated within the Local Plan and neighbourhood plans;
- existing planning commitments on unallocated sites;
- existing planning commitments for C2 Use Class communal accommodation;  
and
- a windfall allowance.

#### Sites to be allocated in Neighbourhood Plans

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.

Any additional sites allocated through the neighbourhood planning process will be in addition to sites allocated within this LPR.

For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development:

- Hungerford: approx. 55 dwellings
- Lambourn: approx. 25 dwellings

## Supporting Text

### Housing need and the housing requirement

6.1 The NPPF states that *“to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.... Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”*.

6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings published by the Office for National Statistics on 22 March 2023, the LHN for the District is 513515 dwellings per annum using a baseline of 20222023.

6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.

6.4 Although the NPPF no longer refers to ‘Housing Market Areas’ (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The [Berkshire \(including South Bucks\) Strategic Housing Market Assessment](#) (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.

6.5 Reading Borough Council has identified a shortfall of 230 dwellings that is anticipated to arise in the latter part of their current Local Plan period. The Reading Local Plan considers the period through to 2036.

6.6 The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of local plan-making. This continues to recognise Reading’s unmet need set out in the Reading Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading’s need as calculated by the SHMA, not by any alternative calculations of need.

6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western

Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises. The Council will continue to work with the other authorities in the HMA to address this issue once Reading Borough Council has a more complete picture of its LHN as calculated by the standard methodology.

6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.

Policy SP12 expresses the housing requirement as a minimum of 515 dwellings per annum.

~~6.9 In order to support the government's objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.~~

~~6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.~~

### **Meeting the housing requirement**

6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include:

- ~~• retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP);~~
- ~~• allocations in the Local Plan which are not being retained in the LPR due to development being under construction;~~
- sites allocated within the Local Plan and neighbourhood plans;
- existing planning commitments on unallocated sites;
- existing planning commitments for communal accommodation; and
- a windfall allowance.
- ~~• windfall sites: sites not specifically identified in the development plan but that will come forward through the development management process in accordance with policies set out in the Local Plan and through the use of permitted development rights;~~
- new sites allocated in the LPR; and
- new sites to be allocated in neighbourhood plans.

### **Sites allocated within the Local Plan and neighbourhood plans**

*Retained Local Plan and Stratfield Mortimer NDP allocations:*

6.12 The plan period of the LPR (~~2023 - 2041~~2022–2039) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the adopted Core Strategy, the adopted HSA DPD and the adopted Stratfield Mortimer NDP. The relevant policy criteria for the retained

allocations included in Chapter 8 still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. However, for the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.

This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31 March 2023, the number allocated within the policy has been used.

~~6.13 2,652 units were outstanding at 31 March 2022.~~

~~6.14 Allocated sites that are retained are listed in Policies SP13–15.~~

*Allocations in the Local Plan which are not being retained:*

~~6.15~~ Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March ~~2022~~2023, there were ~~724~~451 units outstanding on these sites.

*New sites allocated in the LPR: (moved up from below and amended as follows:)*

~~6.22~~ The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the [Housing and Economic Land Availability Assessment](#) (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in ~~ppolicies SP13–15~~SP16 and SP17, as well as policies RSA1 to RSA23, and these ~~include provide~~ additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately 1,500 homes within the plan period.

*Sites to be allocated in Neighbourhood Plans: (moved up from below and amended as follows:)*

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.

Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update an adopted neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure. The policy makes clear that allocations made through neighbourhood plans will be in addition to the homes being allocated within the LPR and the other sources of supply identified in the policy.

Any potential sites within defined settlement boundaries will not qualify towards the targets outlined in the policy. This is because there is a presumption in favour of development within settlement boundaries.

~~6.23~~ A number of neighbourhood plans are in preparation within the District. It is not compulsory for neighbourhood plans to include allocations, and two of 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.

### ***Existing planning commitments on unallocated sites***

~~6.16~~ Existing permissions for housing on non-allocated sites will also contribute to supply. Over ~~1,958~~ 1,729 units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March ~~2022–2023~~. 31 March 2023 is the date when the annual monitoring of development progress takes place.

### ***Existing planning commitments for communal accommodation (Use Class C2)***

~~6.17~~ The housing supply and delivery section of the PPG requires local planning authorities "*to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.*" The Housing Delivery Test Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings ( $90 \div 1.8 = 50$ ).

~~6.18~~ At 31 March 2022–2023, there are were existing permissions for residential institutions in Use Class C2 which equate to ~~57~~ 91 units.

### ***Windfall allowance***

~~6.19~~ The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (Para.68). Policies within the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a [register of brownfield sites](#) that are available and potentially suitable for residential development across the District.

~~6.20~~ The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately ~~74%~~ 72% of completions in the period 2006 - ~~2022–2023~~ were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest and will add flexibility to the supply over the plan period. It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – ~~2022–2023~~. The calculated allowance set out in Table 2 takes account

of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period ~~2022-2023~~ to ~~2039-2041~~. Any future windfall sites of 10 units or more are not included in the calculations of future supply, which introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting.

### **Housing supply at ~~March 2022~~**

Table 2 shows the ~~supply position at 31 March 2022~~ over the plan period. ~~31 March 2022 is the date when the annual monitoring of development progress takes place. As aforementioned, for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted, or already built, has been taken into account in the table.~~

**Table 2 Housing Supply at ~~31 March 2022~~**

<b>Supply category</b>	<b>Net Units Outstanding No. of net dwellings</b>
<b>Sites allocated within the Local Plan and neighbourhood plans</b>	
<i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i>	
• Core Strategy: Sandford Park Strategic Site	1,580
• Housing Site Allocations DPD Sites:	990
• <u>Sites with extant permissions</u>	<u>887</u>
• <u>Sites without extant permissions</u>	<u>111</u>
• Stratfield Mortimer NDP Site	<del>82</del> <u>58</u>
<i>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</i>	
• Core Strategy: Newbury Racecourse	<del>465</del> <u>398</u>
• Housing Site Allocations DPD Sites	<del>256</del> <u>53</u>
<i>New allocations within the LPR</i>	
<i>Sites to be allocated in Neighbourhood Development Plans</i>	
• <u>Hungerford</u>	<u>55</u>
• <u>Lambourn</u>	<u>25</u>
<i>Subtotal of sites allocated within the Local Plan and neighbourhood plans</i>	<u>4,887</u>
<b>Existing planning commitments on unallocated sites</b>	<b><del>1,958</del> <u>1,729</u></b>
<b>Existing planning commitments for C2 Use Class communal accommodation</b>	<b><del>57</del> <u>91</u></b>
<b>Windfall allowance to <del>2039</del> <u>2041</u></b>	<b><del>1,949</del> <u>2,166</u></b>
<b>TOTAL housing supply</b>	<b><del>7,337</del> <u>8,873</u></b>

## **Future Supply**

~~6.21 In order to meet the target of 538 new dwellings per annum over the plan period, sites for a further 1,809 dwellings need to be found (requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.~~

### ***New sites allocated in the LPR***

~~6.22 The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13-15 and provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately 1,500 homes within the plan period.~~

### ***Sites to be allocated in Neighbourhood Plans***

~~6.23 A number of neighbourhood plans are in preparation 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 figures for individual neighbourhood areas are set out in Policies SP13-15.~~

## **Housing Trajectory**

6.24 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the [Annual Authority Monitoring Report](#) (AMR).

## **Five Year Housing Land Supply**

6.25 In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the first five years to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply. The assessment must then be reviewed on an annual basis.

6.26 The latest assessment of the five-year supply was published in ~~November 2022~~ February 2024 and demonstrates a supply of ~~6.45~~ 7 years for the five-year period



beginning 1 April ~~2022~~2023. This supply forms the early part of the supply set out in the housing trajectory.

~~6.27~~ The ability to demonstrate a five-year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the planned approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five-year supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.

		(for reference)																			TOTAL
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	
<b>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</b>																					
Core Strategy allocated site - Newbury Racecourse	Under construction	67	51	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	0	398
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Completed	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
HSADPD 17 - Land to the north of A4, Woolhampton	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 18 - Salisbury Road, Hungerford	Completed	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	7	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
<b>Subtotal: Local Plan allocations not being retained</b>		<b>270</b>	<b>104</b>	<b>15</b>	<b>39</b>	<b>55</b>	<b>46</b>	<b>54</b>	<b>40</b>	<b>50</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>451</b>
<b>Existing planning commitments on unallocated sites</b>																					
Beansheaf Farm, Bourne Close, Holybrook	Under construction	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Sterling Industrial Estate, Newbury	Under construction	0	119	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
Market Street redevelopment, Newbury	Under construction	2	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198
1 West Street, Newbury	Permission lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Faraday and Kelvin Road, Newbury	Full permission	0	0	0	0	0	0	80	80	0	0	0	0	0	0	0	0	0	0	0	160
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Land adjacent to Hilltop, Donnington: West	Under construction	73	40	35	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135
Land adjacent to Hilltop, Donnington: East	Under construction	70	40	35	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96
Crookham House , Crookham Common, Thatcham	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	0	0	0	0	0	0	0	0	0	0	0	299
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
<b>Permitted non-allocated sites of 10+ dwellings at 31 March 2023</b>		<b>169</b>	<b>413</b>	<b>163</b>	<b>178</b>	<b>121</b>	<b>60</b>	<b>140</b>	<b>109</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1184</b>
Emerald House, Newbury Business Park	Completed	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayer House, Strawberry Hill	Under construction	0	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191
Bloor Homes, Southern River View House, Newbury Business Park	Alternative scheme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
James Butcher House, 39 High Street	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Sites identified through prior approval of 10+ dwellings at 31 March 2023</b>		<b>109</b>	<b>50</b>	<b>141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>
<b>Permitted non-allocated small sites at 31 March 2022</b>		<b>50</b>	<b>153</b>	<b>129</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>314</b>
<b>Small sites identified through prior approval at 31 March 2022</b>		<b>16</b>	<b>22</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>
<b>Subtotal: Existing planning commitments on unallocated sites</b>		<b>344</b>	<b>638</b>	<b>451</b>	<b>210</b>	<b>121</b>	<b>60</b>	<b>140</b>	<b>109</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1729</b>

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
<b>Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations</b>																					
SP16 Sandford Park Newbury - East	Outline permission	0	0	0	0	50	100	100	100	100	100	100	100	100	100	130	0	0	0	0	1080
SP16 Sandford Park Newbury - West	No permission	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	0	0	0	500
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Permission lapsed	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	0	0	10	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0	0	118
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
RSA4 - Land off Greenham Road and New Road, South East Newbury	Under construction	0	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157
RSA5 - Land at Lower Way, Thatcham	Full permission	0	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91
RSA7 - 72 Purley Rise, Purley on Thames	Under construction	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	0	35
RSA9 - Land between A340 and The Green, Theale	Full permission	0	0	37	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	60
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission	0	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	0	160
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	0	11	10	0	0	0	0	0	0	0	0	0	0	0	21
RSA24 - Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	Full permission	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	24	26	14	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58
<b>Subtotal: Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations</b>		<b>24</b>	<b>41</b>	<b>237</b>	<b>276</b>	<b>196</b>	<b>130</b>	<b>291</b>	<b>240</b>	<b>235</b>	<b>160</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>180</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2636</b>
<b>Proposed New Allocations</b>																					
SP17 North East Thatcham	No permission	0	0	0	0	0	0	20	140	160	160	160	160	160	160	160	160	60	0	0	1500
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	60
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	16
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	0	15
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	15
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	10	10	14	0	0	0	0	0	0	0	0	0	0	34
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Site to be allocated in Hungerford Neighbourhood Development Plan	No permission	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	55
Site to be allocated in Lambourn Neighbourhood Development Plan	No permission	0	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	0	25
<b>Subtotal: Proposed New Allocations</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>161</b>	<b>265</b>	<b>194</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>1800</b>
<b>Windfall allowance on small sites</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>2166</b>
<b>Existing planning commitments for C2 Use Class communal accommodation</b>		<b>2</b>	<b>24</b>	<b>36</b>	<b>28</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91</b>
<b>Total Past Completions</b>		<b>640</b>																			
<b>Total Projected Completions</b>			<b>807</b>	<b>739</b>	<b>619</b>	<b>515</b>	<b>376</b>	<b>786</b>	<b>794</b>	<b>619</b>	<b>508</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>480</b>	<b>350</b>	<b>200</b>	<b>140</b>	<b>140</b>	<b>8873</b>
<b>Cumulative Completions (A)</b>			<b>807</b>	<b>1546</b>	<b>2165</b>	<b>2680</b>	<b>3056</b>	<b>3842</b>	<b>4636</b>	<b>5255</b>	<b>5763</b>	<b>6213</b>	<b>6663</b>	<b>7113</b>	<b>7563</b>	<b>8043</b>	<b>8393</b>	<b>8593</b>	<b>8733</b>	<b>8873</b>	
<b>PLAN - housing requirement 515 dwellings per annum</b>			<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>	<b>515</b>
<b>Cumulative requirement (using 515 dpa) (B)</b>			<b>515</b>	<b>1030</b>	<b>1545</b>	<b>2060</b>	<b>2575</b>	<b>3090</b>	<b>3605</b>	<b>4120</b>	<b>4635</b>	<b>5150</b>	<b>5665</b>	<b>6180</b>	<b>6695</b>	<b>7210</b>	<b>7725</b>	<b>8240</b>	<b>8755</b>	<b>9270</b>	
<b>MONITOR - No. of dwellings above or below housing requirement (A-B)</b>			<b>292</b>	<b>516</b>	<b>620</b>	<b>620</b>	<b>481</b>	<b>752</b>	<b>1031</b>	<b>1135</b>	<b>1128</b>	<b>1063</b>	<b>998</b>	<b>933</b>	<b>868</b>	<b>833</b>	<b>668</b>	<b>353</b>	<b>-22</b>	<b>-397</b>	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>			<b>515</b>	<b>498</b>	<b>483</b>	<b>474</b>	<b>471</b>	<b>478</b>	<b>452</b>	<b>421</b>	<b>402</b>	<b>390</b>	<b>382</b>	<b>372</b>	<b>360</b>	<b>341</b>	<b>307</b>	<b>292</b>	<b>339</b>	<b>537</b>	

Housing Trajectory 2023/24 – 2040/41

