

Housing Delivery and Trajectory 1

Appendix 1: Housing Delivery and Trajectory**Housing Land Supply Position at March 2015**

| | |
|--|------------------------|
| Net Completions April 2006 - March 2015 | 4,387 |
| Planning Permission + 1,000 units allocated at Sandleford Park | 3,982 |
| Identified sites including those identified through prior approval process | 449 |
| Windfall allowance (to 2026 in AONB and to 2021 in remainder of District) | 564 |
| Proposed Allocations | 1,575 - 1,605 |
| TOTAL | 10,957 - 10,987 |

The trajectory demonstrates how the housing requirement can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR).

The trajectory assumes that the Housing Site Allocations DPD sites will be delivered between 2017 and 2026 with the majority developed in the period from 2017/18 to 2022/23. Those sites identified as developable later in the plan period, together with the Pirbright Institute Site in Compton, are phased from 2021/22 to 2025/26.

Summary of Allocated Residential Sites

| Site Reference | Site | Policy No. | Number of Dwellings |
|----------------|--|------------|---------------------------|
| NEW012 | Land north of Newbury College, Monks Lane, Newbury | HSA1 | 15 |
| NEW042 | Land at Bath Road, Speen, Newbury | HSA2 | 100 |
| NEW045 | Coley Farm, Stoney Lane, Ashmore Green, Newbury | HSA3 | 75 |
| NEW047(B) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 30 (later in plan period) |
| NEW047(C) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 65 (later in plan period) |
| NEW047(D) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 140 -160 |
| THA025 | Land at Lower Way, Thatcham | HSA5 | 85 |
| COL002 | Land at Poplar Farm, Cold Ash | HSA6 | 10 - 20 |
| COL006 | St Gabriel's Farm, The Ridge, Cold Ash | HSA7 | 5 |

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| Site Reference | Site | Policy No. | Number of Dwellings |
|-------------------|---|------------|----------------------------|
| BUR002, 002A, 004 | Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common | HSA17 | 60 |
| BUR015 | Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common | HSA16 | 100 |
| Mortimer | WBC will require Mortimer NDP to allocate approx. 110 dwellings in Mortimer | n/a | 110 |
| WOOL006 | Land north of A4, Woolhampton | HSA18 | 30 |
| EUA003 | Stonehams Farm, Long Lane, Tilehurst | HSA9 | 15 |
| EUA008 | Stonehams Farm, Long Lane, Tilehurst | HSA10 | 60 |
| EUA025 | Land adjacent to Junction 12 of M4, Bath Road, Calcot | HSA12 | 100 (later in plan period) |
| EUA026 | Land adjacent to Bath Road and Dorking Way, Calcot | HSA13 | 35 (later in plan period) |
| EUA031 | Land to the east of Sulham Hill, Tilehurst | HSA8 | 35 |
| EUA035 | 72 Purley Rise, Purley-on-Thames | HSA11 | 35 |
| THE003 | North Lakeside, Theale | HSA14 | 15 |
| THE009 | Field between A340 and The Green, Theale | HSA15 | 70 |
| BRS004 | Land off Stretton Close | HSA23 | 10 |
| COM004 | Pirbright Institute Site, High Street, Compton | HSA24 | 140 |
| HER001 | Land off Charlotte Close, Hermitage | HSA25 | 15 |
| HER004 | Land to the south east of The Old Farmhouse, Hermitage | HSA26 | 10 |
| HUN007 | Land east of Salisbury Road, Hungerford | HSA19 | 100 |
| KIN006/007 | Land to the east of Layland's Green, Kintbury | HSA27 | 10 |
| LAM005 | Land adjoining Lynch Lane, Lambourn | HSA20 | 60 |
| LAM015 | Land at Newbury Road, Lambourn | HSA21 | 5 |
| PAN002 | Land north of Pangbourne Hill and west of River View Road, Pangbourne | HSA22 | 35 |

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The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2015. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period.

The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23. There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA. This new Local Plan will need to look again at the proposed housing distribution and allocate new sites which will deliver in the later stages of the current plan period.

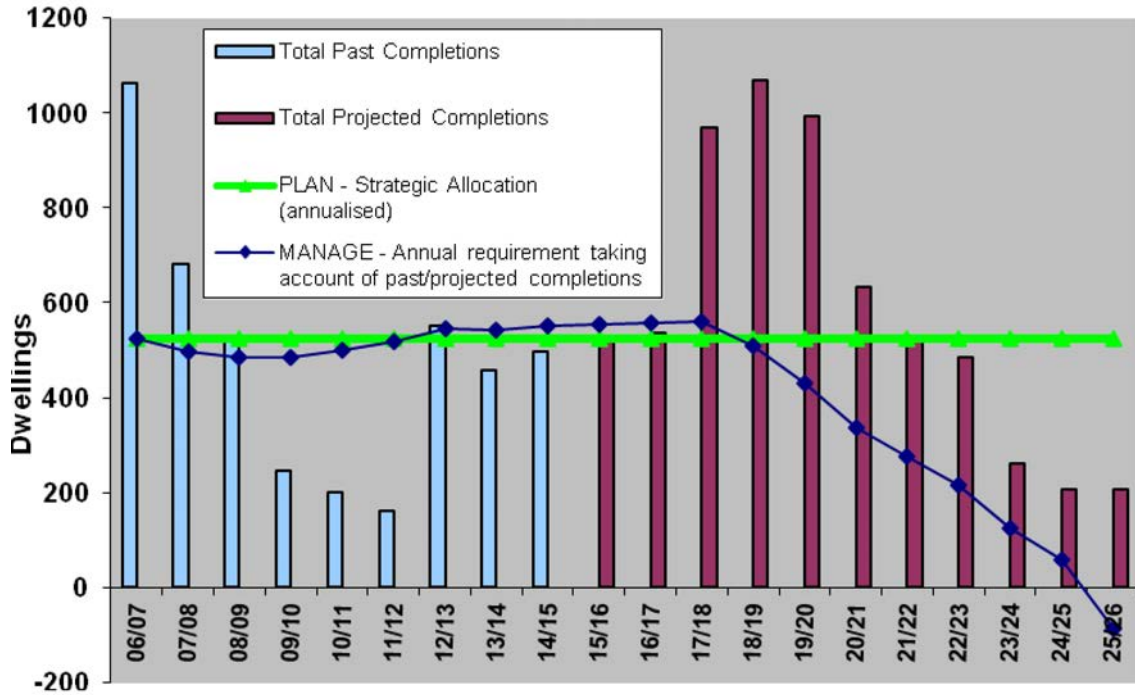
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Housing Site Allocations Indicative Trajectory 2006 - 2026

| | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Past Completions - Allocated Sites | 390 | 236 | 50 | 7 | 0 | 0 | 0 | 127 | 140 | | | | | | | | | | | | |
| Past Completions - Unallocated Sites | 674 | 447 | 478 | 239 | 199 | 162 | 552 | 330 | 356 | | | | | | | | | | | | |
| Core Strategy Strategic Sites | | | | | | | | | | 183 | 120 | 253 | 360 | 360 | 215 | 215 | 180 | 154 | 100 | 100 | |
| Sites with permission | | | | | | | | | | 288 | 281 | 397 | 293 | 234 | 117 | | | | | | |
| Identified sites including those identified through prior approval | | | | | | | | | | 70 | 94 | 49 | 127 | 100 | | | | | | | |
| Windfall allowance | | | | | | | | | | 9 | 42 | 70 | 88 | 99 | 100 | 31 | 31 | 31 | 31 | 31 | 31 |
| HSA DPD Allocations | | | | | | | | | | | 200 | 200 | 200 | 200 | 200 | 275 | 275 | 75 | 75 | 75 | 75 |
| Total Past Completions | 1064 | 683 | 528 | 246 | 199 | 162 | 552 | 457 | 496 | | | | | | | | | | | | |
| Total Projected Completions | | | | | | | | | | 530 | 537 | 969 | 1068 | 993 | 632 | 521 | 486 | 260 | 206 | 206 | 206 |
| Cumulative Completions | 1064 | 1747 | 2275 | 2521 | 2720 | 2882 | 3434 | 3891 | 4387 | 4917 | 5454 | 6423 | 7491 | 8484 | 9116 | 9637 | 10123 | 10383 | 10589 | 10795 | 10795 |
| Monitoring against the Core Strategy Target | | | | | | | | | | | | | | | | | | | | | |
| Plan - Strategic Allocation (annualised) | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 |
| Plan Cumulative Allocation | 525 | 1052 | 1575 | 2100 | 2625 | 3150 | 3675 | 4200 | 4725 | 5250 | 5775 | 6300 | 6825 | 7350 | 7875 | 8400 | 8925 | 9450 | 9975 | 10500 | 10500 |
| Monitor - No. Dwellings above or below cumulative allocation | 539 | 697 | 700 | 421 | 95 | -268 | -241 | -309 | -338 | -33 | -321 | 123 | 666 | 1134 | 1241 | 1237 | 1198 | 933 | 614 | 295 | 295 |
| Manage - Annual requirement taking account of past/projected completions | 525 | 497 | 486 | 484 | 499 | 519 | 544 | 544 | 551 | 556 | 558 | 561 | 510 | 430 | 336 | 277 | 216 | 126 | 59 | -89 | -89 |
| Monitoring against the Objectively Assessed Need | | | | | | | | | | | | | | | | | | | | | |
| Plan - Strategic Allocation (annualised) | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 | 665 |
| Plan Cumulative Allocation | 525 | 1050 | 1575 | 2100 | 2625 | 3150 | 3675 | 4099 | 4764 | 5429 | 6094 | 6759 | 7428 | 8089 | 8754 | 9419 | 10084 | 10749 | 11414 | 12079 | 1279 |
| Monitor - No. Dwellings above or below cumulative allocation | 539 | 697 | 700 | 421 | 95 | -68 | -241 | -208 | -377 | -512 | -640 | -336 | 63 | 395 | 362 | 218 | 39 | -366 | -825 | -1284 | -1284 |
| Manage - Annual requirement taking account of past/projected completions | 525 | 580 | 574 | 577 | 597 | 624 | 657 | 665 | 682 | 699 | 716 | 736 | 707 | 655 | 599 | 593 | 611 | 652 | 688 | 848 | 1490 |

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Housing Site Allocations Indicative Trajectory - Monitoring against Core Strategy Requirement



Housing Site Allocations Indicative Trajectory - Monitoring against the Objectively Assessed Need

