

Arborfield & Barkham Neighbourhood Plan 2019-2036



Annex X Briefing Note Neighbourhood Area Housing Need April 2017

A plan for the community by the community

Arborfield & Barkham Neighbourhood Plan

Briefing Note Neighbourhood Area Housing Need April 2017

Introduction

1.1 This briefing note sets out the findings of a focused area of research work which has been undertaken in order to help inform the basis for housing need within the emerging Arborfield and Barkham Neighbourhood Plan. The note concludes by setting out some potential scenarios for housing delivery within the Neighbourhood Plan area and setting out further stages of work which would be required in order to develop a housing strategy for the plan.

2. Context

2.1 Whilst we understand that the Neighbourhood Plan is intended to progress ahead of the Borough Local Plan, we firstly set the scene in terms of the direction of travel of the Wokingham Local Plan; to explain the Council's current position and the likely housing numbers that they have to meet.

2.2 Wokingham are in the early stages of preparing a Local Plan to look forward to 2036. This will ultimately replace the Core Strategy and the Managing Development Delivery Local Plan which together make allocations to meet the existing housing requirement to 2026.

2.3 An Issues and Options consultation was held during August to September 2016, this is a very early stage of consultation, which sets out questions about different planning issues. The Local Plan is due to progress to preferred options by June 2017, which will give a firmer indication about the direction of travel of the Plan. The Local Plan is not scheduled to be adopted until 2019.

2.4 The position with the review of the Strategic Housing Market Assessment (SHMA) is discussed in more detail below, but in summary (taking into account current allocations and other planning consents), meeting the need as set out in the SHMA would result in Wokingham having to build approximately 11,000 additional new homes between 2013 and 2036.

2.5 Wokingham is included within a wider Housing Market Area (HMA) for Western Berkshire, which also includes the local authorities of Bracknell Forest, Reading and West Berkshire. These four local authorities are now working in partnership to look at how best to meet the housing needs across the whole HMA, and have now produced a West of Berkshire Spatial Planning Framework (available to download at <http://www.wokingham.gov.uk/planning/planning-policy/local-plan-update/>) which identifies strategic opportunities to meet the need for this housing and associated jobs and infrastructure, based on the cross boundary work that has been progressed. Whilst this is not a statutory planning document, it has been agreed by each of the Councils and demonstrates the strategic priorities and projects that the authorities will work on collaboratively.

2.6 The Spatial Planning Framework sets out several options. Firstly, a site for a potential 'Garden Village' has been identified at Grazeley. 10,000 homes would be delivered in Wokingham Borough as part of the proposal, with an additional 5,000 developed in West Berkshire by 2036. An expression of interest has been submitted to Government regarding this proposal, indicating that the Councils have a degree of commitment to this option.

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- 2.7 The Spatial Planning Framework also sets out other strategic options; most significant for the Wokingham Borough are the opportunities on the borders between Wokingham and Bracknell Forest that have been identified to both Councils through their 'Call for Sites' exercises, covering areas between Wokingham, Crowthorne and Binfield.
- 2.8 If the options set out in the Spatial Planning Framework are eventually included within Wokingham's Local Plan, they will significantly reduce the amount of housing that needs to be found elsewhere in the Borough to 2036.

3. Review of Residents Survey (2016) Results

- 3.1 We have reviewed the results of the Residents Survey which was carried out at the end of last year. We note that the survey received a good level of response, which is very encouraging at this stage of the process. The survey results include some specific housing related data, whilst also including other information which can be used to inform the baseline information. These findings will in turn help to identify key sustainability issues and characteristics for the future plan which can feed into its policies, along with other area specific information which can be pulled together.
- 3.2 Turning to the specific housing need related questions (Q17, Q18 and Q19), we note that the survey meanwhile concluded that:
- There was strong support overall for the plan to include a policy for first time buyers (78%)
 - There was very strong support for the plan to include a policy to provide homes which meet "life time" homes standards (91%)
 - In terms of the spatial distribution of housing, there were very mixed views as to where Wokingham should allocate additional housing across the borough, which were fairly evenly spread across the five spatial options categories set out. The order of preference was as follows:, extension of garrison, new community, infill development, small sites in country, extension of villages.

4. Review of the SHMA

- 4.1 The Berkshire (including South Bucks) Strategic Housing Market Assessment Final Report (February 2016) concludes that a total of 2,855 homes per annum are required within the Western Berkshire HMA over the period 2013-2036. This overall need is then distributed to the individual authorities. For Wokingham this results in an objectively assessed need (OAN) of 856 dwellings per annum. The figure is made up of the following elements:
- 2012 Based Household Projection – 680 dpa
 - London Uplift – 18dpa
 - Economic Uplift – 86 dpa
 - Improving Affordability – 72 dpa
- 4.2 The overall OAN is a significant uplift on the Council existing Core Strategy housing requirement of 13,230 dwellings (between 2006-2026), which resulted in an overall average requirement of 661.5 dwellings per annum. However, as set out in the context section, above, a certain quantum of this has already been allocated or is otherwise committed development.

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5. Research into figures available at a Parish level in terms of population

5.1 A review of the 2011 Census information sets out the following statistical information for the two parishes. Communal living is not defined by the website, but it is assumed that it could refer to military accommodation or any other forms of shared institutional / community living.

	Arborfield Parish	Barkham Parish
No. of Residents:	2,860	3,603
Number of households:	1,094	1,226
Average household size:	2.60	2.70
Residents in households:	2,797	3,295
Residents in communal living:	63	308
Area (hectares):	1,116	677
Population density (people per hectare)	2.60	5.30

Source: UK Census Data Website

5.2 When taking into account the population figures, there is also the need to factor in the impact of the significant level of development already within the pipeline relating to the Arborfield SDL. If the SDL were to deliver in full its 3,500 dwellings (using an average household size of 2.65 persons per dwelling based on the local figures above), the future population of the SDL could be estimated to be in the region of 9,275 residents. This will therefore have a significant impact on the population of Barkham once fully developed. From a quick look at the Masterplan for the SDL, it appears that potentially as much as two thirds of the proposed housing would fall within Barkham. This could therefore equate to an additional c. 6,100 residents within the Parish, which is a significant uplift on the 3,603 residents which were recorded by the 2011 census.

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5.3 The table below sets out the ONS 2015 Ward Population Estimates for England and Wales, according to age groups.

Ward	All Ages	0-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81+
Arborfield	2,734	510	320	269	380	489	346	238	129	53
%	100%	18.7	11.7	9.8	13.9	17.9	12.7	8.7	4.7	1.9
Barkham	3,649	465	639	449	357	620	501	327	204	87
%	100%	12.7	17.5	12.3	9.8	17	13.7	9	5.6	2.4

Source: ONS 2015 Ward Population Estimates for England and Wales

5.4 The table shows that both Arborfield and Barkham have significant levels of young residents. For both parishes 30% of the total population are aged under 20, which is an important factor for the plan to consider. Additionally, a further 30% of the populations of both parishes currently fall between the ages of 41-60. Over the plan period, it is possible that these age groups may have additional housing needs, which could include specialist forms of housing or housing which is capable of adaptation. Both of these findings, support those of the residents' survey, which suggests that residents wish to see the provision of housing for first time buyers and also "life time" homes housing.

6. Consideration of affordable housing need in the Parish or assessing how this could be established if not available

6.1 The SHMA sets out specific information on affordable housing for Wokingham but does not reduce this down to a ward level. For Wokingham the following information however provides the headline requirements for the Borough:

Area	Current Need	Newly forming households	Existing households falling into need	Total Need	Supply	Net Need per annum
Wokingham	42	477	76	594	153	441

Source: Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)

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6.2 In terms of housing mix, the SHMA also sets out at the HMA level, the recommended housing mix for both market and affordable dwellings. These are confirmed in the table below:

	1 bed	2 bed	3 bed	4+ bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	15%	30%	35%	20%

Source: Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)

6.3 The Council's latest Annual Monitoring Report 1/4/2015-31/03/2016 published February 2017, sets out the Council's historical rates of delivery of affordable housing. Unfortunately, this information is only published on a District-wide basis.

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
53	70	70	146	91	108	112	113

Source: Wokingham Annual Monitoring Report, published February 2017

6.4 At a local level, the Arborfield Garrison SDL will make a significant contribution to affordable housing. Policy CP5 of the Core Strategy sets out minimum of 35% for the site which would equate to the provision of 1,225 new affordable dwellings.

6.5 The Core Strategy policy currently sets a detailed affordable housing policy, which seeks to maximise the provision of affordable housing within the Borough. This takes into account both the type (greenfield / previously developed land) and location of the site (according to the Council's hierarchy set out in Policy CP9) so as to be able to respond to the varying financial viabilities of such sites, whilst also factoring in the social implications of where affordable housing is best located. For the Neighbourhood Plan area, Core Strategy Policy CP5 currently makes the following affordable housing requirements:

- Limited development locations– Arborfield Cross, Barkham Hill (both of which have development limit boundaries)

Land type	Location	Size Trigger	%
Previously developed land	Within modest or Limited Development Location	15 dwellings or more (net) or 0.5 (net) and larger	40
Greenfield	Within modest or Limited Development Location	5 dwellings (net) or more or 0.16 ha (net) and larger	40

- For sites that fall "outside development location" (i.e. all other areas of the two Parishes) the policy requires affordable housing on schemes of 5 dwellings (net) or more or 0.16 (net) and larger at a standard percentage of 40%.

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- Whilst Core Strategy Policy CP9 only currently supports development within the SDL and the two limited development locations, it also makes provisions for the delivery of affordable housing adjoining their development limit boundaries. The policy states *“Affordable housing on rural exception sites will be permitted adjoining the Development Limits of Modest or Limited Development Locations, if a need is demonstrated for residents, workers or other people with family connections within the Parish Council’s area.”*

6.6 Recent government guidance recommends that Councils do not request affordable housing on schemes of less than 10 dwellings, however, it appears that Wokingham considers that their policy has been carefully based on evidence and considered appropriate at examination. The Issues and Options (August 2016) document for the emerging Local Plan potentially suggests that the Council will continue to seek to justify lower thresholds within the Borough, however, this is currently a controversial issue, with a number of planning appeals nationwide concluding that lower thresholds should not be used.

6.7 In terms of the existing availability of properties at a Parish level, the table below is taken from the Council’s advice for joining the housing register. The table is provided in order to show applicants where the Council owns properties before ticking their areas of choice. Two other tables for Flats & Maisonettes and Sheltered Housing were also provided. These set out that there were no such dwellings owned by the Council within either Parish.

Parish	Bungalows and houses							
	B/S/B	1B/B	2B/B	2B/H	3B/B	3B/H	4B/H	5B/H
Arborfield	0	18	21	7	0	17	2	0
Barkham	0	4	0	0	0	3	0	0
Charvil	0	0	1	15	0	24	15	0
Earley	1	2	6	11	0	17	0	0
Finchampstead	0	32	76	23	0	124	8	0
St Nicholas Hurst	0	0	2	5	0	13	0	0
Remenham	0	0	0	6	0	5	0	0
Ruscombe	0	8	12	23	0	28	1	0
Shinfield	0	6	39	55	0	143	5	0
Sonning	0	21	18	0	1	13	0	0
Swallowfield	0	0	4	7	0	17	0	0
Twyford	0	5	14	17	0	28	3	0
Wargrave	0	0	11	23	1	46	0	0
Winnersh	10	0	36	6	4	54	2	2
Wokingham W/O	0	0	4	23	0	15	2	0
Wokingham	0	59	10	113	1	257	8	0
Woodley	0	38	14	78	0	103	11	0
Total	11	193	268	412	7	907	57	2

Source: Wokingham Borough Council website

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6.8 The ONS 2011 Census information also sets out the tenure splits within the two wards, as per the table below. We have set the figures in the context of Wokingham.

	All households	Owned (outright)	Owned (owned with a mortgage or loan)	Shared Ownership	Social Rented (from Council)	Social Rented (Other)	Private Rented (Private Landlord or Letting Agency)	Private Rented (Other)	Living Rent Free
Arborfield & Newland	1,196 (100%)	247 (20.7%)	532 (44.5%)	36 (3%)	71 (5.9%)	54 (4.5%)	124 (10.4%)	101 (8.4%)	31 (2.6%)
Barkham	1,124 (100%)	391 (34.8%)	509 (45.3%)	2 (0.1%)	19 (1.7%)	12 (1.1%)	58 (5.2%)	128 (11.4%)	5 (0.4%)
Wokingham BC	60332 (100%)	21461 (35.6%)	26642 (44.2%)	679 (1.1%)	2845 (4.7%)	1391 (2.3%)	6001 (10%)	754 (1.2%)	559 (0.9%)

Source: ONS, Households 2011 Data (obtained via 'Neighbourhood Statistics' searches)

6.9 The Government announced in 2015 the concept of Starter Homes. These would provide opportunity for first-time buyers aged under 40 years old to gain entry on the property ladder through the purchase of new properties which are sold at a minimum 20% discount below their market value for the first occupier only. The size of the property would be likely to be relatively small, with the discounted sale price being capped at £250,000 outside of London.

6.10 The proposal has been met with mixed reviews and a Technical Consultation document titled "Starter Homes Regulations" was consulted on early in 2016. The consultation set out that 20% of new housing on site of 10 units or more or sites of 0.5 or more hectares should be provided as Starter Homes. The impact on development viability has however yet to be fully understood and in turn the impact on securing affordable housing and how existing policies for this may need to be adjusted, along with impacts on the amount of infrastructure that would be secured. The Housing White Paper: Fixing Our Broken Housing Market proposed that the forthcoming revisions to the NPPF will bring Starter Homes into the definition of affordable housing and that all local authorities will be under a duty to promote the supply of starter homes under the Housing and Planning Act 2016. There is not currently a timescale for the Government to publish these revisions to the NPPF.

6.11 Our research did not manage to identify any Parish level affordable housing need information. A phone call was therefore made to Wokingham Borough Council to seek to obtain information about the numbers registered on the Housing Needs Register for the Borough. Unfortunately, the Council's response to this request was that a Freedom of Information Act request should be submitted to them. Further to this, contact was also made with the Community Council for Berkshire and a conversation took place with their Chief Officer, Tim Parry. Tim was particularly helpful and advised that the Community Council have considerable expertise in experience in undertaking Housing Needs Assessments on behalf of Neighbourhood Planning Groups. The average fee for this, including all aspects of the survey and the analysis, is between £4,000 and £5,500 and Tim

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advised that grant funding could be sought for this work. Two examples of sources of grant funding that he was able to give immediately are Locality and Awards for All.

6.12 The absence of local Housing Needs information is a key area for the plan to address moving forwards. In this respect, the following steps are recommended:

- To either make a FOI Act request for the Housing Needs Register information to Wokingham Borough Council or openly discuss with them why the information is being sought which may avoid the need for the request, so that it can be understood how many people are specifically seeking housing within within Arborfield and Barkham Parishes and the types of housing for which they are registered. Given that the Borough Council has a statutory Duty to Support Neighbourhood Plans, it is legally required to provide you with support and advice.
- Understand how the needs of those found to be on the register may be met by the SDL once fully developed.
- To consider undertaking a specific Housing Needs Survey as part of the Neighbourhood Plan work to help to establish local need, which the Community Council for Berkshire could undertake in full or assist with developing the methodology for.

7. Review of historical housing completions data for the settlements within the Parish

7.1 We have contacted Wokingham Borough Council for their Borough-wide housing completions data in order to understand the figures for the two Parishes. These figures are provided in full at Appendix 1. Meanwhile the key findings are as follows:

- The completions data covers a 23 year period (due to availability).
- Within Arborfield **489 dwellings** have been completed during the period 1993-2016 – this included a peak in housing delivery during the years 2001-2007
- Within Barkham housing delivery has been more consistent, with a total of **34 dwellings** completed during the period 1993-2016.

7.2 The Council's latest monitoring information meanwhile sets out the position with regards to the Arborfield Garrison SDL. This is the position as of 31st March 2016, which is set out in the Wokingham Borough Council SHLAA for 31st March 2016, which was re-published on 9th December 2016. The full schedule for the SDL is included at Appendix 2 of this note.

Source	Number of dwellings (net)
Implemented by 31 March 2016	0
Not started / under construction (with planning permission) at 31 March 2016	2,000
Sites with resolution to grant planning permission	1,500
Total	3,500

Source: Wokingham Strategic Housing Land Availability Assessment, 9th December 2016

7.3 Other historical completions data was also set out in the Core Strategy in accordance with the plan's classifications for the varying types of development location within the Borough (e.g. major, modest, limited and countryside). The completions data shows that the preceding history to the Core Strategy saw very low amounts of housing delivered within Limited and Countryside locations. The Core Strategy notes that the intentions of the plan

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were to continue this approach. It advised at Paragraph 4.79 that “the initial split between major, modest and limited locations in table 4.2 (Summary of housing land supply by phasing period) is based upon the share of completions achieved in these areas during 2001-2008 (table 4.3)”.

Table 4.3 – Net dwelling completions (2001-2008) by CP9 classification

CP9 Location	Large sites	Medium sites	Small sites	Total	%
Major	1,055	418	578	2,001	54
Modest	1,044	43	181	1,268	34
Limited	14	80	88	212	6
Countryside	68	13	122	203	6

Source: Wokingham Core Strategy (2010), Page 63

8. Review of settlement hierarchy background information

8.1 High levels of development have been directed to the area during the current plan period through the allocation of the Arborfield Garrison SDL. The overall spatial strategy for the Core Strategy set very limited expectations for the other areas within the Neighbourhood Plan area, as set out below in extracts from the Core Strategy vision.

- For the Limited Development Locations of Arborfield Cross and Barkham Hill the current Core Strategy vision was as follows:
“The Managing Development Delivery DPD will consider the opportunities for small scale allocations/additions to these settlements, having regard to the range and accessibility of facilities and services available which would contribute towards sustainable communities. Unless significant enhancements occur in the plan period, it is unlikely that the proportion of development within these settlements will continue in line with that observed since 2001 (see Appendix 3). There may be opportunities for small scale proposals meeting local needs for affordable housing.”
- Meanwhile, for the rest of the Neighbourhood Plan area outside of development limits, the vision set out:
“Outside of settlements, in order to reflect the poor access to facilities and services, development is most likely to be related to agriculture, open recreation or burial grounds. Developments that support the vitality of the rural economy will be considered where they are also sustainable. There may also be provision of rural housing by exceptions to meet local need.”

8.2 In terms of specific numbers, no specific housing number was given by Core Strategy Policy CP17 for the rural areas outside of development limits to deliver. However, for sites within Limited Development Locations, the policy set a requirement of 100 dwellings across the plan period. These were expected to be phased in order to deliver 50 dwellings during the period 2011/2016 and 50 dwellings during the period 2021/2026.

8.3 The Borough Council’s Managing Development Delivery Document (adopted 21st February 2014) sets out at Table 2 the distribution of residential development through the MDD and as a result of permissions since 1st April 2008 (see below). For Limited Development Locations this sets out that the provisions of the current plan will be not only met, but also

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exceeded by 29% if the reserve sites identified in policy SAL03 are delivered. It is understood that for the Neighbourhood Plan area these include two sites within Barkham Parish, Site WK122 for c.25 dwellings and Site WK151 for c. 5 dwellings. The intention of Policy SAL03 was that of a fallback situation if dwellings allocated through Policy SAL02 were not delivered. Given the ability of the Council to deliver housing in more sustainable locations (Major and Modest Development Locations) during the plan period, the sites in the Limited Development Locations were reserved to ensure no dwelling completions until after 1st April 2026 unless i) the Council accepted that they would not achieve delivering the plan's requirement, ii) the Council's 5 year supply needed one or more reserve sites to be released iii) an approved Neighbourhood Plan confirms that the residential development of an allocated reserve site could occur before 1st April 2026.

- 8.4 We understand that site WK122 was approved at appeal in October 2014, due to the Council's inability at that time to demonstrate an up to date 5 year housing land supply position.

Development Location	Number of deliverable dwellings approved 1/4/08-31/3/12	Dwelling total in policy SAL02 (Delivery 1/4/12-31/3/26)	Dwelling total in policy SAL03 (reserve)	Dwelling total	% distribution achieved
Major	475	725	0	1,200	74%
Modest	77	115	40	232	14%
Limited	34	0	95	129	8%
Outside	60	0	0	60	4%
Total	646	840	135	1,621	100%

Source: Table 2 Assessment of the distribution of residential development through MDD and permissions since 1st April 2008 as taken from the Wokingham Managing Development Delivery Document (February 2014)

- 8.5 The Core Strategy sets out at Appendix 3 a 'Summary of facilities and scale of existing settlements at 1st April 2008', as per the snapshot below. This is now obviously quite dated and whilst to date there may not have been significant changes to this information, the Arborfield Garrison SDL will have an impact on the levels of facilities within the area in the short term. The Steering Group may therefore wish to consider undertaking a review of this information which formed part of the Core Strategy evidence base in justifying the suitability of individual settlements to contribute towards the delivery of housing.

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Settlement ⁶⁵	Estimated Population (2001)	Estimated population Apr 2008 ⁶⁴	Net Dwelling completions 2001-2008 ⁶⁵				Estimated number of dwellings (Apr 2001)	Service or facility available ⁶⁶										
			Large	Medium	Small	Total		Good Public Transport ⁶⁷	Public House	Primary School	Secondary School	Place of worship	Community hall	Shop(s)	Library	Doctor	Dentist	Area
Arborfield Cross	728	748	0	0	8	8	294	x	✓	✓	x	x	✓	✓	✓	x	x	0
Arborfield Garrison	2,471	3,640	317	0	0	317	670	x	✓	x	x	x	x	✓	x	x	x	✓
Barkham Hill	1,776	1,849	0	12	14	26	646	x	◇	x	x	x	x	✓	x	x	x	x

Source: Extract from Appendix 3a, 'Summary of facilities and scale of existing settlements at 1st April 2008' of the Wokingham Core Strategy (2010)

9. Scenarios and Scope for Future Stages of Work

- 9.1 It not possible to provide recommendations at this stage as to what the future housing requirement should be for the Neighbourhood Plan. However, based on the findings, we have sought to scope out two scenarios which the Neighbourhood Plan Steering Group may wish to consider. These have been derived in order for the Steering Group to start to consider the different directions that a housing strategy could take. They are not necessarily exhaustive but provide some realistic options for consideration.
- 9.2 Based on what we have set out above, we consider that there are several different housing growth scenarios for the Neighbourhood Plan Steering Group to consider in more detail as you move forward. There are different options to consider within these scenarios, such as the allocation of rural exceptions sites, the need for self-build housing, starter homes and the different size/s of development sites which would best respond to the needs of the parishes. There is not generally (following recent court rulings) a requirement for developers to provide affordable housing on sites under 10 units, which has implications for the size and types of sites to be allocated through the Neighbourhood Plan.

Scenario 1: Minimal growth to meet local needs only

Given the quantum of need that Wokingham Borough Council is seeking to direct to larger scale strategic opportunities at this point, there is a case for the Neighbourhood Plan being able to justify focusing on meeting local needs only. We have set out above the available statistical information about the forecast population increase; however, a further option available to you is to commission research in the form of a local housing needs survey to develop a more complete and defensible indication of overall needs.

Scenario 2: Growth to maximise affordable housing provision and provide additional specialist accommodation opportunities

A higher level of housing can make a greater contribution towards addressing affordability issues by delivering housing of a scale which means that a greater quantum of, for example the different types of affordable housing can be delivered.

As well as the traditional social housing, available for rent, the recent Housing White Paper (published in February 2017) has emphasised the Government's commitments to discounted starter homes, to be targeted at first time buyers who would otherwise be priced out of the market. This is supported by the findings of the Neighbourhood Plan

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questionnaire, which indicates 78% of respondents agreeing or strongly agreeing that there should be a policy to provide housing for first time buyers.

Additionally, we are aware of the outcome of the recent Neighbourhood Plan survey which shows 91% of respondents either agreeing or strongly agreeing with the need to provide lifetime homes for people to live independently when they become old or disabled. There may also be a need (given the ageing population) for specialist supported or extra care accommodation to be provided through the Neighbourhood Plan.

Future Work

9.3 In terms of future stages of work, this briefing note has identified a number of tasks to consider undertaking on the area of housing need. These are re-confirmed below in addition to some further ideas.

- To obtain key data from the Borough Council's Housing Needs Register (whether via a FOI Request or through discussions as to why the information is being sought)
- Once obtained, to understand how the needs of those on the register locally may be met by the delivery of Arborfield Garrison SDL. This information would also help to understand the extent of the different types of need in the area, to help inform the sizes and types of sites that may be required.
- To consider undertaking a specific Housing Needs Assessment to establish primary data on the level and type of need across the area. In this regard, there are options for how this could be undertaken and the potential for the Community Council for Berkshire to carry out the work or be involved in scoping out the methodology has been set out.
- For the Steering Group to consider the benefits of opening discussions with Wokingham Borough Council to ascertain their views on the direction the Local Plan may take, including whether it will seek to retain its existing hierarchy. It may be prudent to undertake this work at an early stage, before the Council publish the preferred options draft of the Local plan which is due to be in June 2017.
- For the Steering Group to consider carrying out a detailed housing consultation locally as a follow up to the recent questionnaire on potential growth options for the plan.

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APPENDIX 1

Period	Arborfield	Barkham	Total
1/4/1993 – 31/3/1994	0	4	320
1/4/1994 – 31/3/1995	3	1	651
1/4/1995 – 31/3/1996	0	1	563
1/4/1996 – 31/3/1997	1	1	289
1/4/1997 – 31/3/1998	7	-1	404
1/4/1998 – 31/3/1999	47	2	615
1/4/1999 – 31/3/2000	17	-1	556
1/4/2000 – 31/3/2001	-2	1	404
1/4/2001 – 31/3/2002	81	0	237
1/4/2002 – 31/3/2003	144	-2	418
1/4/2003 – 31/3/2004	89	5	492
1/4/2004 – 31/3/2005	11	2	375
1/4/2005 – 31/3/2006	35	6	655
1/4/2006 – 31/3/2007	48	3	1,018
1/4/2007 – 31/3/2008	0	1	488
1/4/2008 – 31/3/2009	1	0	368
1/4/2009 – 31/3/2010	1	1	226
1/4/2010 – 31/3/2011	1	3	220
1/4/2011 - 31/3/2012	1	0	273
1/4/2012 - 31/3/2013	2	2	401
1/4/2013 - 31/3/2014	2	2	493
1/4/2014 - 31/3/2015	0	3	454
1/4/2015 - 31/3/2016	0	0	638

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APPENDIX 2

Table A1.2 Arborfield Garrison SDL – Policy CP18

App No (LDF site ref)	Location	Total Capacity (net)	Capacity (net) at 31 March 2016	Forecast completions						Post 1/4/21
				31/3/17	1/4/16 - 31/3/18	1/4/17 - 31/3/19	1/4/18 - 31/3/20	1/4/19 - 31/3/21	1/4/20 - 31/3/21	
Assessment of Site Deliverability										
0/2014/2280	Arborfield Garrison and adjoining land (areas A, B & C shown in SPD)	1,887	1,887	0	0	70	200	200	1,417	
<p>Deliverable – The Council contacted the developer in April 2016 to seek views on the validity of the authority’s assumptions for delivery. In line with the approach of the letter (see appendix 9 for an example), since no response to the contrary was received, the expected delivery rates are therefore agreed. This is considered a deliverable site, especially taking into account the actions of the authority to deliver both the secondary school (which is currently under construction) and relief road.</p> <p>Available – Planning application for redevelopment of site with 2,000 dwellings, a district and local centre, schools and open space (inc SANG) was considered at planning committee on 25/3/15, where planning permission was granted on 1/4/15.</p> <p>Suitable – Having regard to the agreement, the redevelopment of this site within the modest development location of Arborfield Garrison is appropriate, especially taking account of the allocation of the SDL in the Core Strategy.</p> <p>Achievable – It is considered that this site is deliverable since the secondary school and the 113 dwellings (150162) are both already under construction.</p>										
150162	Land At Biggs Lane, Arborfield (Parcel O1)	113	113	35	35	35	8	0	0	
<p>Deliverable – The Council contacted the developer in April 2016 to seek views on the validity of the authority’s assumptions for delivery. In line with the approach of the letter (see appendix 9) for an example), since no response to the contrary was received, the expected delivery rates are therefore agreed.</p> <p>Available – Planning application 150162 was approved on 26/11/2015 (as part of the 0/2014/2280 Arborfield Garrison SDL application).</p> <p>Suitable – Site is located within both Arborfield Modest Development Location and the Arborfield Garrison SDL. The MDD defines development limits within the SDL where the development allocated by the Core Strategy can be delivered.</p> <p>Achievable - Since the site was under construction at 31 March 2016, it is therefore considered achievable.</p>										
0/2014/2179	Land at Hogwood Farm, Sheerlands Rd, Finchampstead (area D in SPD)	1,500	1,500	0	10	65	150	150	1125	
<p>Deliverability – The Council contacted the developer in April 2016 to seek views on the validity of the authority’s assumptions for delivery. In line with the approach of the letter (see appendix 9 for an example), since no response to the contrary was received, the expected delivery rates are therefore agreed. Expected delivery of this and other SDL allocated in the Borough’s development plan reflects that achieved on other sites within the borough (see appendix 7 and 8) and the information detailed above regarding the actions of the authority to deliver both the secondary school and relief road. The Councils dedicated delivery team has been working closely with the consortium associated with the site in order to progress the application. The Council has settled a final draft Section 106 Agreement for Hogwood Farm which is to be executed the week commencing 31 October 2016 and likely completed in the following</p>										

Arborfield & Barkham Neighbourhood Plan

App No (LDF site ref)	Location	Total Capacity (net)	Capacity (net) at 31 March 2016	Forecast completions					
				1/4/16 - 31/3/17	1/4/17 - 31/3/18	1/4/18 - 31/3/19	1/4/19 - 31/3/20	1/4/20 - 31/3/21	Post 1/4/21
		Assessment of Site Deliverability							
		<p>days. These actions re-affirm the realism of the Council's view over deliverability of the site.</p> <p>Available – A planning application (O/2014/2179) for erection of around 1,500 dwellings, retail, employment and community uses together with a SANG & open space was validated by the Council on 6/10/14.</p> <p>Suitable – Site is located within both Arborfield Garrison Modest Development Location and the Arborfield Garrison SDL. The MDD defines development limits within the SDL where the development allocated by the Core Strategy can be delivered.</p> <p>Achievable – The submission of the planning application and associated information demonstrates that the site is achievable. To assess robust forecasts of delivery, the authority has used its evidence on lead in times and delivery rates of other sites within the borough (see appendix 7 and 8) together with its direct engagement with the applicant (appendix 9).</p>							
Total		3,500	3,500	35	45	170	258	350	2,642