

Housing Land Supply at February 2024

Contents

1 Introduction	3
2 The Housing Requirement	6
Housing Need	6
The Housing Land Supply Period	7
Buffer	7
3 Sources of Housing Supply	9
Allocated Sites	9
Large and Medium unallocated sites with planning permissions	9
Prior Approvals	9
Engagement with developers/agents	10
Small Sites	10
Communal Accommodation	10
Windfall Allowance	10
4 The Housing Land Supply	13

Housing Land Supply at February 2024

1 Introduction

Introduction

1.1 This document sets out West Berkshire Council's assessment of its housing land supply from 1 April 2023 to 31 March 2028.

1.2 Paragraph 226 of the updated National Planning Policy Framework (NPPF) introduced a temporary measure that means West Berkshire Council only has to demonstrate four years of specific deliverable housing sites instead of the usual five. **The Council can demonstrate a 6.0 years' supply of deliverable housing sites, using a five-year housing land supply from 2023/24 to 2027/28 against a five-year housing land supply requirement. Therefore, the presumption in favour of sustainable development will not apply.**

1.3 Using an alternative calculation, the Council can also demonstrate a 5.2 years' supply of deliverable housing sites, using a four-year housing land supply from 2023/24 to 2026/27 against a five-year housing land supply requirement.

1.4 For the purposes of decision-making, the policies in the revised NPPF are material considerations which should be taken into account in dealing with applications made on or after 19 December 2023. With respect to planning applications made prior to 19 December 2023, the Council would have been able to demonstrate a 5.7 years' supply of deliverable housing sites, using a five-year housing land supply from 2023/24 to 2027/28 against a five-year housing land supply requirement plus a 5% buffer.

Policy Background

1.5 On 19 December 2023 a revised version of the National Planning Policy Framework (NPPF) was published and this includes new provisions in respect of the housing land supply.

1.6 Previously, the NPPF required all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against their housing requirement.

1.7 Under the revised NPPF, paragraph 76 also sets out the following circumstances when an LPA does not need to demonstrate a five-year housing land supply:

- it has an adopted plan which is less than five years old; and
- the adopted plan identifies at least a five-year supply of specific, deliverable sites at the time the examination is concluded.

1.8 Paragraph 76 of the NPPF does not presently apply to West Berkshire. The current West Berkshire Local Plan comprises of three documents all of which were adopted more than five years ago:

- Core Strategy Development Plan Document (DPD): adopted July 2012
- Housing Site Allocations DPD: adopted May 2017
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) as amended in July 2012 and May 2017.

1.9 In addition, paragraph 77 of the revised NPPF now allows LPAs to demonstrate a minimum of four years' supply against their housing requirement if an emerging local plan:

- has been submitted for independent examination; or
- has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.

1.10 The West Berkshire Local Plan Review 2022-2039 (LPR) was submitted for independent examination on 31 March 2023. The Council therefore meets the criteria to identify and update annually a four-year housing land supply with effect from 19 December 2023.

1.11 If West Berkshire Council is unable to demonstrate a four-year housing land supply, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the NPPF and the corresponding footnote 8. This is to enable the development of alternative sites to meet the policy requirements. This requirement remains unchanged in the revised NPPF.

Housing Land Supply at February 2024

1.12 For the purposes of decision-making, the policies of the NPPF came into effect the day the revised NPPF was published (19 December 2023), however there are some transitional provisions.

1.13 Paragraph 76 only applies to applications made on or after 19 December 2023. The provisions of paragraphs 76 and 77 apply for a two-year period from the publication date of the revised NPPF (19 December 2023). Therefore, for planning applications made prior to 19 December 2023, the Council would need to demonstrate a five-year housing land supply against a five-year housing land supply requirement plus a 5% buffer.

Housing Land Supply at February 2024

The meaning of deliverable

1.14 The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

1.15 For any sites with full planning permission, and small sites with outline planning permission, the government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary.

1.16 For major sites (site delivering 10 or more dwellings) with outline planning permission only, or allocated sites in the adopted development plan without planning permission, specific evidence is required. The Planning Practice Guide provides additional guidance (*PPG, Paragraph 007, Reference ID: 68-007-20190722*) on deliverability stating that evidence may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

1.17 It is clear that deliverable means that sites should be realistically capable of being delivered within the next five years. It does not require certainty of delivery.

1.18 This interpretation was confirmed in the judgement; *St Modwen Developments Ltd v Secretary of State for Communities and Local Government* (October 2017) in paragraphs 35 and 38:

"Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that." (Paragraph 35)

"Sites may be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a "realistic prospect" - the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as "deliverable" it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years." (Paragraph 38).

1.19 Whilst the judgement was made with reference to the preceding NPPF, published March 2012, the key term 'realistic prospect' is unchanged in the revised NPPF.

Housing Land Supply at February 2024

2 The Housing Requirement

Housing Need

2.1 The first stage in the assessment of the housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide a minimum of five-years' worth of housing, or a minimum of four-years' worth of housing if authorities that have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.

2.2 The LPR was submitted to the Secretary of State on 31 March 2023 for independent examination. The Council therefore meets the criteria to identify and update annually a four-year housing land supply according to Paragraph 226 of the revised NPPF.

2.3 Paragraph 77 of the NPPF states that the housing supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to need updating).

2.4 The West Berkshire Core Strategy DPD was adopted in 2012, and the housing requirement is being reviewed through the LPR. The housing requirement for the four-year period is therefore based on the LHN calculated by the standard method.

2.5 The Council's decision to assess the housing land supply position against LHN does not indicate that the strategic policies established by the Core Strategy DPD is out of date. It simply reflects the requirements in the NPPF. The strategy established by the current Local Plan is fully meeting and exceeding the housing delivery requirements set out in both the Core Strategy and the level of LHN. The strategy established by the current Local Plan is therefore consistent with the NPPF with regards to housing delivery.

2.6 The Government first introduced the standard method for calculating the LHN alongside the publication of the revised NPPF in July 2018. This uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The LHN is derived in a number of steps, firstly setting the baseline using the average annual household growth projections (2014-based) for the area of the local authority over a 10 year period. Secondly an adjustment is made based on the affordability of the area, using the most recent median workplace-based affordability ratios. A cap can then be applied which limits the increases an individual local authority can face. Under the standard methodology it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the government's Planning Practice Guidance (PPG) - Housing and economic needs assessment, which states:

"The affordability adjustment is applied to take account of past under- delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." (PPG, Paragraph 011, Reference ID: 2a-011-20190220).

Housing Land Supply at February 2024

2.7 The LHN for West Berkshire calculates as 515 dwellings per year as set out below.

Table 2.1 Calculation of Local Housing Need for West Berkshire

Step 1 - Setting the Baseline	
2014-based Household Growth (yearly average 2023 - 2033 of 3,749)	375
Step 2 - Affordability Adjustment	
Median Workplace-Based Affordability Ratio (2022, published in March 2023)	9.97
Adjustment Factor = $((\text{Local affordability ratio} - 4) / 4) \times 0.25 + 1$ = $((9.97 - 4) / 4) \times 0.25 + 1$	1.373
Step 2 Minimum annual local housing need figure = (adjustment factor) x projected household growth 1.373 x 375 = 514.8	515
Step 3 - Applying the Cap:	
Date of Plan Adoption	16/07/2012
Is the Plan more than 5 years old?	Yes
Housing requirement in last adopted plan	525
Cap @ 40% above Step 2 LHN (515 x 1.4)	721
Cap @ 40% above last adopted plan (525 x 1.4)	735
higher capped figure	735
Housing need subject to Cap	No
Step 4 - Minimum Local Housing Need	515

The Housing Land Supply Period

2.8 Paragraph 226 of the revised NPPF confirms that LPAs with a plan submitted for examination will only need to demonstrate a four-year housing land supply, with effect from 19 December 2023. Planning Practice Guidance that was updated on 5 February 2024 confirms that the four-year housing land supply that LPAs should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five-year housing land supply requirement, including the appropriate buffer (*PPG, Paragraph: 055 Reference ID: 68-055-20240205*). Therefore, the period 1 April 2023 to 31 March 2028 is covered in this update of the housing land supply report.

Buffer

2.9 A minimum of 5% buffer in addition to the housing requirement is no longer required in the revised NPPF. Paragraph 77 and 79 of the NPPF requires a buffer of 20% where the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of the LPA's housing requirement over the previous three years.

2.10 The government published the HDT 2022 measurement on 19 December 2023, which is an annual measurement of housing delivery in each LPAs area, looking back over the previous three financial years – 2019/20, 2020/21 and 2021/22. Paragraph 80 of the NPPF makes it clear that the Housing Delivery Test consequences, including the 20% buffer, will apply the day following the annual publication of the HDT result, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used.

Housing Land Supply at February 2024

2.11 Paragraph 79 of the NPPF sets out the policy consequences where the HDT indicates that delivery has fallen below housing requirement over the previous three years:

- a. where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
- b. where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan.
- c. where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

2.12 As set out in Table 2.2 below the HDT measurement for West Berkshire for the period April 2019 to March 2022 is 134%. It is clear that under the HDT, West Berkshire is not required to apply any buffer to the LHN.

Table 2.2 Housing Delivery Test 2022

Year	Number of net dwelling completions including communal accommodation	Housing Delivery Test requirement
2019/20	439	476
2020/21	621	342
2021/22	723	509
<i>Total</i>	<i>1,783</i>	<i>1,327</i>
Average per year	594	442
Percentage delivery		134%

2.13 It should be noted that due to Covid-19 and the subsequent disruption to local authority services and the construction sector, the Government has reduced the 2019/20 housing requirement in the HDT by a month (ie. 31 days) to reflect this disruption. For the 2020/21 housing requirement, the Government has applied a four-month adjustment (ie. 122 days) in order to account for the most disrupted period of April to July 2021 due to the pandemic.

2.14 Table 2.3 below shows the housing requirement using a five-year period.

Table 2.3 The housing requirement

Housing requirement	LHN 515 dwellings per year
A. Requirement	2,575
B. Buffer (if applicable)	Not applicable
C. Requirement including buffer (A+B)	2,575

Housing Land Supply at February 2024

3 Sources of Housing Supply

3.1 This section provides an explanation of the sources of land supply that form part of the monitoring of housing land supply position. Specific sites are set out in the accompanying schedules in Appendix 1. Monitoring data with a base date of 31 March 2023 was used. Only sites that are allocated within the development plan or had planning permission at 31 March 2023 are included within the supply.

3.2 The NPPF indicates that sites that are not major development (site delivering less than 10 dwellings) and have outline or full planning permission, and all sites with full planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Additionally, the NPPF also clarifies that sites for major development (site delivering 10 or more dwellings) with outline planning permission only or sites which are allocated in the development plan without planning permission, may be considered deliverable, but only when there is clear evidence that housing completions will begin on site within five years.

Allocated Sites

3.3 Allocated sites comprise both the strategic allocations in the Core Strategy and the allocations within the Housing Site Allocations (HSA) DPD. The Core Strategy allocated two strategic sites, at Newbury Racecourse and at Sandford, to the south of Newbury. The Newbury Racecourse site is currently under construction, with the first two phases of development already completed. The Sandford Park East site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works, discharge of conditions and drafting of a planning performance agreement, there is clear evidence that housing completions will begin on site within 5 years. The HSA DPD sites include a variety of sizes of site at the settlements within the settlement hierarchy outlined in the Core Strategy.

3.4 With regards to allocated sites with outline permission only, the Council has taken a conservative approach to estimating likely site delivery, examining each site in detail to ensure that allocated sites with outline permission are only considered to be deliverable where there is specific and clear evidence to indicate the amount of dwellings which will be delivered on site within the 5 year period.

3.5 In addition, some allocated sites are located within the River Lambourn Nutrient Neutrality Zone and there is a delay to determine the reserved matters application or to discharge related conditions due to requirements on nutrient mitigation. At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, the Council therefore takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.

Large and Medium unallocated sites with planning permissions

3.6 Large sites are defined as sites delivering 10 dwellings or more, with a site size of at least 1 hectare. Medium sites are those of 10 or more dwellings but less than a hectare in size. These are sites that have not been allocated in the development plan and would therefore classify as windfalls, according to the definition in the NPPF.

3.7 The NPPF is clear that all sites with detailed planning permission should be considered deliverable until that permission expires. This is reflected in the land supply calculations, which applies this presumption and then estimates the amount of housing supply that will be delivered within the five year period. Taking this approach means that each individual large and medium site is evaluated annually to reflect its likely contribution towards the five year supply in any given year providing an accurate picture of delivery on site. Given the site-specific estimations of likely delivery and the presumption in the NPPF regarding sites with full planning permission, a general lapse rate is not applied to large and medium sites with planning permissions.

Prior Approvals

3.8 Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential development due to permitted development rights. Most of these are changes from office to residential use.

Housing Land Supply at February 2024

Engagement with developers/agents

3.9 Government guidance indicates that authorities should involve those with an interest (in delivery) in assessing the deliverability of sites, and set out up-to-date robust evidence to support assessments of deliverability. The Council therefore produced a site deliverability form that was sent to agents / developers of allocated sites, large and medium sites and sites of 10 net dwellings or more identified through the prior approval process. Responses have been used to both assess deliverability of the site and to phase dwelling completions. The completed forms as well as any email responses received are included in Appendix 2.

3.10 The Council considers the information on delivery provided by the agent / developer as the most robust source and uses this as the starting point for considering what might reasonably be delivered within the five year period. Where necessary, the Council has adjusted the projected delivery to take account of any overly optimistic view, ensuring that the figures relied on by the Council within the five year period are as realistic as possible.

3.11 In cases where the agent / developer has not responded to approaches by the Council, the Council has assessed deliverability of the site using its knowledge of the developer, its knowledge of the specific site and proposed development, and gives consideration to likely lead in times and build out rates on different type of sites.

3.12 Where a site with planning permission is not considered deliverable within the five year period, it is excluded from the five year land supply calculation but may still be included at a later date if circumstances change.

Small Sites

3.13 The smaller sites of under 10 units are also listed in the schedules. These smaller sites have not been assessed for deliverability in the same manner as the larger sites, however the definition of 'deliverable' in the NPPF is clear that sites with planning permissions that are not major development should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within the five year period.

Communal Accommodation

3.14 Communal accommodation can now be included in the five year supply. The PPG (ID: 68-035-20190722) states that housing for older people including care homes (Planning Use Class C2) should be counted against the housing requirement. The HDT 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 ($90 \div 1.8 = 50$).

Windfall Allowance

3.15 The NPPF states that where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall rates, and expected future trends.

3.16 The definition of windfall sites changed with the publication of the revised NPPF in 2018 and has been retained in the 2021 and 2023 NPPF. The new definition is: "*Sites not specifically identified in the development plan.*"

3.17 Previously windfalls were those sites that unexpectedly became available. Sites that had been included in the Housing and Economic Land Availability Assessment (HELAA) or where there had been a previous planning application were not previously included as windfall, but as identified sites.

3.18 The Council has included an allowance for windfall in the calculation of the 5 year housing land supply. Analysis of past completions shows that over the plan period to 2023 an average of 380 units per year were completed on sites not allocated in the development plan, primarily on previously developed sites within settlements. These are all windfall sites.

Housing Land Supply at February 2024

Table 3.1 Net windfall completions over the plan period

Monitoring year	Large non-allocated sites (10 or more units and 1ha or more)	Medium non-allocated sites (10 or more units and under 1ha)	Small non-allocated sites (less than 10 units)	Total non-allocated sites
2006/07	313	159	202	674
2007/08	216	33	198	447
2008/09	100	217	161	478
2009/10	25	99	115	239
2010/11	40	46	113	199
2011/12	5	31	126	162
2012/13	223	211	118	552
2013/14	102	103	125	330
2014/15	-24	135	245	356
2015/16	40	277	125	442
2016/17	122	117	163	402
2017/18	40	139	134	313
2018/19	25	158	139	322
2019/20	27	113	109	249
2020/21	347	71	87	505
2021/22	122	236	95	453
2022/23	256	22	66	344
Annual Average 2006 to 2023	116	127	137	380

3.19 Table 3.1 shows the windfall completions by site size. This data forms the basis for the calculation of the windfall allowance. The Council has not included an allowance for large or medium sized windfall sites in the five year housing land supply. Development of large, and to a more limited extent, medium sites tends to vary significantly from year to year. The exclusion of this potential from the windfall allowance shows a cautious approach and introduces some flexibility to the supply.

3.20 An average of 137 dwellings have been completed on small unallocated windfall sites (9 dwellings or less) each year over the plan period to date. There is no reason why this level of development on small unallocated sites should not continue in the foreseeable future. Indeed the NPPF at paragraph 70 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..."

3.21 The Council has therefore included a windfall allowance on small sites. The calculation of the windfall allowance is shown in Table 3.2 below, using an average of 137 small site windfalls per annum. To ensure against potential double counting with sites that have been granted planning permission, these current permission are deducted from the total allowance for the five year period and the resultant allowance for windfalls applied only in the later years of the five year period.

Housing Land Supply at February 2024

Table 3.2 Windfall allowance on small sites (April 2023 to March 2028)

A. Unallocated small sites with planning permission in the 5 year supply	314
B. Sites identified through the prior approval process in the 5 year supply	40
C. Total small sites identified in the 5 year supply	354
D. Average small site windfalls with planning permission completed per year between 2006/07 and 2022/23	137
E. Allowance for the five year period (D x 5)	685
Windfall allowance for small sites (E - C)	331

Housing Land Supply at February 2024

4 The Housing Land Supply

Table 4.1 The housing land supply

	2023/24	2024/25	2025/26	2026/27	2027/28	Total 1 April 2023 to 31 March 2027	Total 1 April 2023 to 31 March 2028
	Year 1	Year 2	Year 3	Year 4	Year 5		
Core Strategy Allocated Sites	51	15	39	105	146	210	356
Housing Site Allocations DPD Sites	94	237	276	166	42	773	815
Non-allocated sites for 10 or more dwellings with planning permissions	413	163	178	121	60	875	935
Non-allocated sites for less than 10 dwellings with planning permissions	153	129	32	0	0	314	314
Sites for 10 or more dwellings with prior approvals	50	141	0	0	0	191	191
Sites for less than 10 dwellings with prior approvals	22	18	0	0	0	40	40
Windfall allowance on small sites	0	0	57	137	137	194	331
Total Deliverable Supply excluding communal accommodation	783	703	582	529	385	2,597	2,982
Communal accommodation (dwelling equivalent)	24	36	28	3	0	91	91
Total Deliverable Supply including communal accommodation	807	739	610	532	385	2,688	3,073

Table 4.2 Housing supply to meet the LHN

	Five-year housing land supply against a five-year housing land supply requirement	Four-year housing land supply against a five-year housing land supply requirement
A. Requirement including buffer (if applicable) (A)	2,575 (515* 5 years)	2,575 (515* 5 years)
B. Total deliverable housing land supply including communal accommodation (B)	3,073 (five-year housing land supply)	2,688 (four-year housing land supply)
C. Total deliverable housing supply in years (B ÷ A x 5)	6.0 years	5.2 years

4.1 Paragraph 226 of the updated NPPF introduced a temporary measure that means West Berkshire Council only has to demonstrate four years of specific deliverable housing sites instead of the usual five. **The Council can demonstrate a 6.0 years' supply of deliverable housing sites, using a five-year housing land supply from 2023/24 to 2027/28 against a five-year housing land supply requirement. Therefore, the presumption in favour of sustainable development will not apply.**

4.2 Using an alternative calculation, the Council can also demonstrate a 5.2 years' supply of deliverable housing sites, using a four-year housing land supply from 2023/24 to 2026/27 against a five-year housing land supply requirement. This alternative calculation has been included to demonstrate an alternative way that the four-year housing land supply could be calculated. However, [the letter dated 5th February 2024 from Chief Planner Joanna Averley](#) confirmed that the four-year housing land supply position will be based on the performance against the five-year housing land supply, not an alternative calculation.

Housing Land Supply at February 2024

4.3 For the purposes of decision-making, the policies in the revised NPPF are material considerations which should be taken into account in dealing with applications made on or after 19 December 2023. With respect to planning applications made prior to 19 December 2023, the Council would have been able to demonstrate a 5.7 years' supply of deliverable housing sites, using a five-year housing land supply from 2023/24 to 2027/28 against a five-year housing land supply requirement plus a 5% buffer. The calculation is shown as below:

Table 4.3 Housing supply to meet the LHN

	Five-year housing land supply against a five-year housing land supply requirement with a 5% buffer
A. Requirement including a 5% buffer (A)	2,704 (515* 5 years*1.05)
B. Total deliverable housing land supply including communal accommodation (B)	3,073 (five-year housing land supply)
C. Total deliverable housing supply in years (B ÷ A x 5)	5.7 years

4.4 It is important to note the housing land supply position is always a snapshot in time that is subject to change due to various factors and based upon the current housing requirement as set by the Government.

Appendix 1

Schedule of Sites

Table A1.1
Core Strategy Development Plan Document Strategic Site Allocations

Table A1.1: Core Strategy Development Plan Document Strategic Site Allocations

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Greenham	Sandleford Park East	Outline permission	Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission granted subject to conditions. Applications refused: 15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ	Bloor Homes	GF	1000	0	0	1000	<p>Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) refused in Oct 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions.</p> <p>First application for the approval of reserved matters is anticipated in 2024 by developer. Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works, discharge of conditions and drafting of a planning performance agreement (23/01562/PPA), there is clear evidence that housing completions will begin on site within 5 years.</p> <p>Developer anticipated to start on site in 2025, with first delivery in 2025/26, however in light of the scale of the site and associated discharge of conditions required, the suggested phasing has been moved back by a year.</p>	0	0	0	0	50	100	50	150	850
Greenham	Sandleford Park West	Outline application pending determination	18/00828/OUTMAJ 23/01585/OUTMAJ (pending determination)	Donnington New Homes	GF	500	0	0	500	<p>Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (18/00828/OUTMAJ) for 500 units and outline planning permission (23/01585/OUTMAJ) for 360 units awaiting decision. At the current time planning application has not been approved. As such, the site is not currently considered deliverable within the five year period.</p>	0	0	0	0	0	0	0	0	500
Greenham	Newbury Racecourse	Under Construction	14/03109/OUTMAJ 14/03377/RESMAJ	David Wilson Homes	PDL	1500	1102	363	398	<p>Available: Yes. Development under construction Suitable: Allocated site in adopted Core Strategy Achievable: Western and central parcels complete. Final phase (eastern parcel of 713 dwellings) under construction. Phasing based on latest information available from David Wilson Homes.</p> <p>Developer anticipated that 353 dwellings will be completed by June 2024, and the remaining 249 dwellings by Summer 2029.</p> <p>There is a reserved matters application (23/01100/RESMAJ) proposed to reduce the overall total number of dwellings across Eastern Parcel from 713 to 602 dwellings. As this application is still pending determination, reduction in housing numbers will be taken into account when the permission is approved.</p>	67	51	15	39	55	46	160	206	192
Total Core Strategy Allocated Sites						3000	1102	363	1898		67	51	15	39	105	146	210	356	1542

Table A1.2
Housing Site Allocations Development Plan Document Allocations
Stratfield Mortimer Neighbourhood Development Plan Allocation

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028		
Newbury	Land north of Newbury College, Monks Lane, Newbury	HSA 1	RSA 1	Full permission	19/00669/OUTMAJ 20/00346/RESMAJ	Feltham Properties	PDL	16	0	0	16	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Site granted outline permission (19/00669/OUTMAJ) in August 2019. Reserved Matters application (20/00346/RESMAJ) approved in January 2021. Site owned by a developer.</p> <p>An outline planning application (with additional land) for up to 31 dwellings (23/01732/OUTMAJ) was submitted in July 2023 and pending determination.</p> <p>As the revised scheme for 31 dwellings is still pending determination, the site is not currently considered deliverable within the five year period until the application is determined, although delivery within this period is likely.</p>	0	0	0	0	0	0	0	0	0	0	16
Speen	Land at Bath Road, Speen, Newbury	HSA 2	RSA 2	Outline permission, Reserved Matters pending determination	17/02092/OUTMAJ 17/02093/OUTMAJ 22/01235/RESMAJ (pending determination)	David Wilson Homes	GF	118	0	0	118	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reserved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in 17 May 2022 and pending determination. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road was approved in 18 February 2020.</p> <p>Although the site is located within the River Lambourn Nutrient Neutrality Zone, it has been confirmed in November 2023 that the wastewater would be treated at Newbury wastewater treatment work and therefore no effects on the River Lambourn SAC. As a result, the requirements on nutrient mitigation has been resolved. Given that the site is owned by a developer, has an outline planning permission and firm progress has been made towards approval of reserved matters, there is clear evidence that housing completions will begin on site within 5 years, including the 11 dwellings where there is a full planning permission.</p> <p>The developer anticipates commencement in July 2024 with completions between 2024/25 and 2028/29.</p>	0	0	10	30	30	30	70	100	18		
Cold Ash	Land at Coley Farm, Stoney Lane, Newbury	HSA 3	RSA 3	Under construction	16/01489/OUTMAJ 20/00604/FULEXT	Cala Homes	GF	75	0	0	75	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. Reserved matters application 20/00604/FULEXT approved June 2021. The site is owned by a developer.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commenced on site in June 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	25	25	25	0	75	75	0		
Greenham	Land west of New Road, North of Pyle Hill, Newbury	HSA 4 (NEW047 B)	To be removed	Completed	18/00529/FULEXT	Rivar Ltd	GF	36	36	0	0	<p>Site fully built out in 2022/23.</p>	25	0	0	0	0	0	0	0	0		

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Newbury	Land to the North of Pinchington Lane, Greenham, Newbury	HSA 4 (NEW047 D)	RSA 4	Under construction	17/01096/OUTMAJ 20/02546/RESMAJ	Persimmon Homes	GF	157	0	0	157	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commenced on site in September 2022, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	50	50	57	0	157	157	0
Thatcham	Land at Lower Way, Thatcham	HSA 5	RSA 5	Under construction	18/00964/FULEXT	Persimmon Homes	GF	91	0	0	91	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 18/00964/FULEXT for 91 dwellings approved in January 2023.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in October 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	30	50	11	0	91	91	0
Cold Ash	Land at Poplar Farm	HSA 6	To be removed	No planning permission	None	Site not owned by a developer	GF	Allocated for 10 - 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site does not have planning permission and no planning applications have ever been submitted. In light of this, the fact that no one landowner has overall control of the site, and the issues around financial viability, it is considered that it is not possible to demonstrate that the site is still deliverable.</p> <p>The allocation is proposed to be removed from the Local Plan Review.</p>	0	0	0	0	0	0	0	0	0
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7	To be removed	Completed	16/02529/OUTD 19/00832/REM 21/01203/REM 22/00928/REM	TA Fisher Ltd	GF	5	0	5	5	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 16/02529/OUTD for 5 dwellings approved October 2017. Reserved matters 19/00832/REM refused May 2020 and allowed on appeal January 2021. Reserved matters 21/01203/REM refused Jul 2021 and allowed on appeal January 2022.</p> <p>Site was fully built out in September 2023.</p> <p>The allocation is now proposed to be removed from the LPR as the site has been built out.</p>	0	5	0	0	0	0	5	5	0
Tilehurst	Stonehams Farm, Tilehurst	HSA 9	RSA 6	Under construction	19/00344/COMIND 21/01216/COMIND	GCH (Five) Ltd	PDL/ GF	Permitted for Care Home	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021. Development has commenced in September 2022.</p> <p>Site now included in table for communal accommodation.</p>	0	0	0	0	0	0	0	0	0

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028	
Tilehurst	Stonehams Farm	HSA 10	To be removed	Under construction	16/01223/OUTMAJ 19/00718/RESMAJ	Darcliffe Homes Limited	GF	66	51	15	15	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 66 units (16/01223/OUTMAJ) approved in Dec 2016. Reserved matters application (19/00718/RESMAJ) approved in June 2019. The site is owned by a developer. Work commenced on site in 2021 with completions anticipated in 2023/24. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.</p>	35	15	0	0	0	0	15	15	0	
Purley on Thames	72 Purley Rise, Purley on Thames	HSA 11	RSA 7	Under construction	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	Shanly Homes	GF	29	0	29	29	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in 4 February 2022. Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	15	14	0	0	0	29	29	0	
Holybrook	Land Adj to J12	HSA 12	To be removed	Under construction	19/01544/FULEXT	Bellway Homes	GF	199	170	29	29	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 19/01544/FULEXT for 199 dwellings approved February 2020. Development commenced in August/September 2020 and the remaining 29 units is anticipated to be built out in 2023/24. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.</p>	68	29	0	0	0	0	29	29	0	
Holybrook	Land adjacent to Bath Road and Dorking Way, Calcot	HSA 13	RSA 8	Hybrid application pending determination	23/00117/OUTMAJ (pending determination)	Site not owned by a developer	GF	Allocated for 35 dwellings	0	0	35	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for restaurant/pub and 28 residential units (17/02904/OUTMAJ) refused in June 2018. Appeal dismissed in Mar 2019. Hybrid planning application (23/00117/OUTMAJ) for full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale, submitted in December 2022 and pending determination and completion of S106 agreement. At the current time no planning application has been permitted. As such, the site is not currently considered deliverable within the five year period.</p>	0	0	0	0	0	0	0	0	0	35

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028	
Theale	Field between A340 & The Green, Theale	HSA 14	RSA 9	Full permission	19/01172/OUTMAJ 23/00790/RESMAJ	Croudace Homes	GF	104	0	0	104	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 104 units (19/01172/OUTMAJ) approved in December 2020. Reserved matters application (23/00790/RESMAJ) approved in October 2023.</p> <p>Developer anticipates that development could commence in late autumn / early winter in 2023 with completions by 2026/27.</p>	0	0	37	52	15	0	104	104	0	
Burghfield	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	HSA 15	RSA 12	Under construction	18/02485/OUTMAJ 22/00325/RESMAJ	Croudace Homes	GF	100	0	0	100	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved in July 2022.</p> <p>Work has commenced on site in 2022/23 with build out between 2024/25 and 2025/26.</p>	0	0	49	51	0	0	100	100	0	
Burghfield	Land to the rear of The Hollies, Burghfield Common	HSA 16	To be removed	Full permission	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	T A Fisher & Sons	GF	60	28	0	32	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD. Achievability: Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved August 2019. Development completed in 2021/22. Phase 2 for 32 units - Planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) in August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved. . Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer.</p>	0	0	0	0	20	12	20	32	0	
Woolhampton	Land to the north of A4, Woolhampton	HSA 17	N/A	Completed	16/01760/OUTMAJ 18/00997/RESMAJ 19/00772/RESMAJ	Westbuild Homes	GF	35	35	0	0	<p>Site fully built out in 2022/23.</p>	2	0	0	0	0	0	0	0	0	0

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028		
Hungerford	Land east of Salisbury Road, Hungerford	HSA 18	To be removed	Completed	16/03061/OUTMAJ 19/01406/RESMAJ	Bewley Homes Plc and Wates Developments Ltd	GF	100	100	0	0	Site fully built out in 2022/23.	66	0	0	0	0	0	0	0	0		
Lambourn	Land adjoining Lynch Lane, Lambourn	HSA 19	RSA 14	No permission	None	Hygrove Homes Ltd	GF	Allocated for 60 dwellings	0	0	60	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: The site is owned by a developer, developer anticipates that planning application is likely to be submitted in early 2024. At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone.</p>	0	0	0	0	0	0	0	0	60		
Lambourn	Land at Newbury Road, Lambourn	HSA 20	RSA 15	Full permission	20/00972/FULMAJ 22/00277/FULMAJ (pending determination)	Palady Homes	GF	8	0	0	8	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 20/00972/FULMAJ for 8 dwellings approved September 2021. This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022. Agent reports that the site is under offer by a developer.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone. The site is also subject to a subsequent planning application for 5 dwellings. As the proposed development is small in scale, short term mitigation solutions would possible to achieve nutrient neutrality. Therefore it is likely that site will be deliverable within the five year period. However, in light of the additional mitigation work required, the Council takes a more cautious approach to phase the site later in the 5 year period.</p>	0	0	0	0	8	0	8	8	0		
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 22	To be removed	Completed	17/03411/OUTMAJ 20/02410/RESMAJ	Westbuild Homes	GF	11	7	4	4	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 17/03411/OUTMAJ recommended for approval by officers but refused at committee due to encroachment into landscape buffer. Appeal allowed in February 2019. Reserved matters application 20/02410/RESMAJ approved January 2021.</p> <p>Site was fully built out in August 2023.</p> <p>The allocation is now proposed to be removed from the LPR as the site has been built out.</p>	7	4	0	0	0	0	4	4	4	0	
Compton	Pirbright Institute Site, High Street, Compton	HSA 23	RSA 18	Outline permission	20/01336/OUTMAJ	Homes England	PDL	160	0	0	160	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in planning committee in Feb 2022, subject to s106 agreement.</p> <p>Developer did not respond to the Council's request for information.</p> <p>As progression towards reserve matters application is uncertain and depends on the appointment of a developer, there is currently insufficient confidence as to the timing of this. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should application be progressed.</p>	0	0	0	0	0	0	0	0	0	0	160

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028			
Hermitage	Land off Charlotte Close, Hermitage	HSA 24	RSA 20	Full permission	20/00912/FULEXT	Deanfield Homes Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Full planning application 17/01144/FULEXT for 40 dwellings refused October 2017. Dismissed at appeal December 2018. Full application 20/00912/FULEXT for 16 dwellings approved in October 2021. Site owned by a developer.</p> <p>Given that the site has full planning permission, it is likely that all dwellings will be delivered within the 5 year period. However, as the site is located within the River Lambourn Nutrient Neutrality Zone, it is likely that there will be a delay to commence development due to discharging conditions relating to nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.</p>	0	0	0	0	0	0	0	0	0	0	0	16
Hermitage	Land to the south east of the Old Farmhouse, Hermitage	HSA 25	RSA 21	Outline permission, Reserved Matters pending determination	17/03290/OUTMAJ 19/02993/OUTMAJ 21/02923/RESMAJ (pending determination)	TA Fisher and Sons	GF	21	0	0	21	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (17/03290/OUTMAJ) for up to 21 dwellings approved in Nov 2018. Section 73 application to vary the approved plans (19/02993/OUTMAJ) refused in July 2020 and allowed on appeal in September 2021. Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and pending determination.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone and is subject to reserved matters approval. It is likely that there will be a delay to approve the reserved matters application due to requirements on nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.</p>	0	0	0	0	0	0	0	0	0	0	21	
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	Stratfield Mortimer Neighbourhood Development Plan	N/A	Under construction	17/03004/OUTMAJ 19/01715/RESMAJ 21/02347/RESMAJ 22/01422/RESMAJ 23/00297/RESMAJ	TA Fisher (Mortimer) Ltd	GF	110	52	24	58	<p>Available: Yes Suitable: Yes. Site allocated in adopted neighbourhood plan. Achievability: Outline Planning Application 17/03004/OUTMAJ approved in February 2019. Reserved matters application 19/01715/RESMAJ for phase 1 comprising 28 dwellings approved in June 2019. Reserved matters 21/02347/RESMAJ for Phase 2a comprising 16 dwellings approved in February 2022. Reserved matters 22/01422/RESMAJ for Phase 2b comprising 14 dwellings approved in August 2022. Reserved matters 23/00297/RESMAJ for Phase 3 comprising 52 dwellings approved in June 2023.</p> <p>Developer reports that Phase 1 (28 units) completed in 2021/22. Phase 2a (16 units) completed in 2022/23. Phase 2b (14 units) nearing completion in 2022/23. Phase 3 (52 units) commenced in November 2023. Phasing used is that anticipated by developer with adjustment from completion figures.</p>	24	26	14	18	0	0	58	58	0			

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Aldermaston	Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	TS1	RSA24	Full permission	22/00120/FUL		PDL	8	0	0	8	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 22/00120/FUL for change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches approved in September 2022.	0	0	8	0	0	0	8	8	0
Total Housing Site Allocations DPD and Stratfield Mortimer NDP Allocated Sites								1525	479	106	1141		227	94	237	276	166	42	773	815	326

Table A1.3
Non-allocated Sites for 10 or more dwellings with planning permissions

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028		
Hampstead Norreys	Manor House, Church Street	Full permission	09/00744 08/11099 08/01099	Unknown	GF	13	11	0	0	M	Available: Yes Suitable: Yes, full planning permission granted Achievable: Site partly complete but two remaining units have been outstanding for some years. Remaining units therefore not considered deliverable within the 5 year period.	0	0	0	0	0	0	0	0	0	0	
Holybrook	Beansheaf Farm, Bourne Close	Under construction	16/02330/FULEXT	Beansheaf Developments	PDL	27	24	3	3	M	Available: Yes Suitable: Full planning permission granted in March 2018. Applications for discharge of conditions have been approved. Achievable: Site is expected to be fully built out in 2023/24.	22	3	0	0	0	0	3	3	0	0	
Newbury	Sterling Industrial Estate	Under construction	15/00319/FULEXT	Nelson Land Ltd	PDL	167	0	167	167	L	Available: Yes Suitable: Yes. The site has full planning permission Achievable: The site is owned by a developer. No indication that this site cannot be viably developed. Site is under construction in 2022/23.	0	119	48	0	0	0	167	167	0	0	
Newbury	Land to rear of 1-15 The Broadway (Bayer site)	Full permission	14/00146/OUTMAJ 17/01999/RESMAJ	Kiesal Properties	PDL	72	0	0	72	M	Available: Yes Suitable: The site has outline and reserved matters permission. Reserved matters application approved Aug 2017. Achievable: The site is owned by a developer. A certificate application (20/02016/CERTE) is approved in Oct 2020 in order to confirm that lawful commencement of outline planning permission 14/00146/OUTMAJ has been made. Developer did not respond to the Council's request for information. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period. However, due to the fact that the application for modification of S106 is still pending determination, the Council has applied a more cautious build out programme and has pushed delivery back by one year.	0	0	0	36	36	0	72	72	0	0	0
Newbury	Land off Faraday and Kelvin Road	Full permission	12/00772/XOUTMA 19/00278/RESMAJ	Ressance	PDL	160	0	0	160	L	Available: Some existing uses on the site Suitable: Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019. Achievable: The permission is confirmed to be extant in 2021 by virtue of the setting out of the road, reduced level dig (excavation) and back-filling. However, leases may impact on timing and viability. Site therefore not considered deliverable within the 5 year period.	0	0	0	0	0	0	0	0	0	160	0

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Newbury	Market Street	Under construction	16/00547/FULEXT	Grainger Ltd	PDL	226	28	198	198	L	<p>Available: Yes Suitable: Identified in Newbury Vision and adopted SPD. The site has full planning permission. Achievable: Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019 .</p> <p>2 dwellings were completed at March 2023. 156 dwellings are expected to be completed in Summer 2023. 42 dwellings are expected to be completed in Autumn 2023.</p>	2	198	0	0	0	0	198	198	0
Newbury	1 West Street	Lapsed	18/00207/OUTMAJ 20/01568/RESMAJ	Ressance Limited	PDL	20	0	0	0	M	<p>Permission lapsed in 2022/23</p>	0	0	0	0	0	0	0	0	0
Padworth	Westminster House, Bath Road	Under construction	19/02140/FULMAJ	Francis Construction	PDL	13	0	0	13	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: Site is under construction in 2022/23, anticipated completion in 2023/24.</p>	0	13	0	0	0	0	13	13	0
Padworth	Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	22/00117/FULEXT	Reading West Development Ltd	PDL	26	0	0	26	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: The site is owned by a developer. No indication that this site cannot be viably developed.</p>	0	0	0	26	0	0	26	26	0
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: West	Under construction	14/02480/OUTMAJ 18/03061/RESMAJ	David Wilson Homes	GF	222	87	80	135	L	<p>Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site.</p> <p>Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.</p>	73	40	35	35	25	0	135	135	0

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028	
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: East	Under construction	14/02480/OUTMAJ 20/00047/RESMAJ	Taylor Wimpey	GF	179	83	77	96	L	<p>Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: 20/00047/RESMAJ approved December 2020 for 179 dwellings on eastern part. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.</p>	70	40	35	21	0	0	0	96	96	0
Thatcham	Crookham House Crookham Hill Crookham Common	Completed	13/01637/FULMAJ 21/00381/FULMAJ	Charlesgate Homes	PDL	8	8	0	0	L	<p>Site fully built out in 2022/23.</p>	2	0	0	0	0	0	0	0	0	
Theale	Lakeside	Full permission	04/01219/FULMAJ 15/02842/OUTMAJ 20/00663/RESMAJ 22/01933/RESMAJ (9 dwellings) 21/03256/RESMAJ (290 dwellings)	Ridgepoint Homes	GF	299	0	0	299	L	<p>Available: Yes Suitable: Planning permission 04/01219/FULMAJ for 350 units allowed on appeal 2007. Application 15/02842/OUTMAJ for 325 units and 70 extra care units allowed on appeal March 2017. Included within amended settlement boundary in HSA DPD. Reserved matters 21/03256/RESMAJ for 290 units including 70 extra care units, 119 apartments and 101 houses approved in March 2023. Phase 1 of the Lakeside development: Reserved matters 20/00663/RESMAJ for phase 1 for 7 dwelling off St Ives Close approved in November 2020. S73 permission 22/01933/RESMAJ allows for the construction of 9 dwellings thus increasing the number of units from 7 to 9 units on the site. Achievable: Phase 1 comprising 9 units have commenced. Developer anticipated that development on the wider site is expected to commence in January 2024 with first delivery in 2023/24. Whilst this is possible, a more cautious approach to the projections has been applied and the suggested phasing has been moved back by a year.</p>	0	0	30	60	60	60	150	210	89	
Theale	19 and 19A High Street	Under construction	18/03209/FULEXT	TA Fisher & Sons Ltd	PDL	15	0	0	15	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: Site is under construction in 2022/23 and is expected to be fully built out in 2024/25.</p>	0	0	15	0	0	0	15	15	0	
Total non-allocated sites for 10 or more dwellings with planning permissions						1447	241	525	1184			169	413	163	178	121	60	875	935	249	

Table A1.4
Sites for 10 or more dwellings with prior approvals

Table A1.4: Sites for 10 or more dwellings with prior approvals

Parish	Address	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028
Newbury	Emerald House, Newbury Business Park	18/00631/PACOU 18/02279/PACOU	Mountley Ltd	PDL	109	109	0	0	L	Site fully built out in 2022/23.	109	0	0	0	0	0	0	0
Newbury	Bayer House, Strawberry Hill	18/01904/PACOU 23/00115/FULMAJ	Empire Property Concepts Ltd (Applicant)	PDL	191	0	191	191	L	Achievable: Development has commenced in 2022/23. Full planning permission (23/00115/FULMAJ) for external alterations associated with Prior Approval 18/01904/PACOU permitted in 24 October 2023. Completions anticipated in 2023/24 and 2024/25.	0	50	141	0	0	0	191	191
Newbury	Bloor Homes, Southern River View House, Newbury Business Park	21/00603/PACOU	The site is currently being marketed	PDL	0	0	0	0	M	An alternative scheme (22/00536/FUL - Change of use of vacant office building (Class E) to education use (Class F1) and associated works to curtilage, including multi-use games area, car parking and fencing (No external alterations to the building) has been built out in July 2023.	0	0	0	0	0	0	0	0
Theale	James Butcher House, 39 High Street	19/00283/PACOU	Pembroke Property Holdings Ltd (Applicant)	PDL	23	21	0	0	M	Site fully built out in 2022/23.	0	0	0	0	0	0	0	0
Total sites for 10 or more dwellings with prior approvals					323	130	191	191			109	50	141	0	0	0	191	191

Table A1.5
Non-allocated sites for less than 10 dwellings with planning permissions

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Aldermaston	18/02489/FULD	Site Of Former SilvertreesRed LaneAldermastonReadingBerkshire	0	1	0	0	
Aldermaston	21/02294/FULD	The Cedars School, Church Road, Aldermaston	1	0	0	1	
Aldworth	20/01609/FUL	ChandersAldworthReadingRG8 9RU	0	0	0	0	
Aldworth	22/02050/FULD	Pibworth House, AldworthvRG8 9RU	1	0	1	1	
Ashampstead	15/02650/FUL	Barn at Pyt HouseAshampsteadReadingBerkshire	1	0	1	1	
Basildon	17/00186/COMIND	The GrottoLower BasildonReadingBerkshireRG8 9NE	0	0	0	0	Y
Basildon	17/03374/FULD	Knappswood FarmPangbourne RoadUpper BasildonReadingBerkshireRG8 8LN	-1	-3	2	0	
Basildon	18/01032/FULMAJ	The Nursery, Pangbourne Road, Newtown RG8 8JG	2	0	2	2	
Basildon	19/02947/FULD	Maple CornerMaple LaneUpper BasildonReadingRG8 8PF	1	0	0	1	
Basildon	19/03066/FULD	Hillfields FarmPark Wall LaneLower BasildonReadingRG8 9PE	0	0	0	0	
Basildon	21/01816/FUL	GalveyUnnamed Road From Beckfords To Pangbourne RoadUpper BasildonReadingWest BerkshireRG8 8LU	0	0	0	0	
Basildon	21/02012/FULMAJ	West LodgeRoad Known As Reading RoadStreatleyReadingWest BerkshireRG8 9NA	0	-1	0	1	
Basildon	22/00463/FULD	Garlands, Pangbourne Road, RG8 8LN	1	0	0	1	
Basildon	22/02336/FULD	AptonAshampstead RoadUpper BasildonReadingWest BerkshireRG8 8NS	0	0	0	1	
Beedon	14/02775/FULD	3 And 4 Stanmore, Beedon RG20 8SR	1	0	0	2	
Beedon	18/03151/PIP 20/01491/TDC	Britwell FarmOxford RoadChieveleyNewburyBerkshireRG20 8RU	4	0	2	2	
Beedon	19/01322/FULD	2 Worlds End CottagesWorlds EndBeedonNewburyBerkshireRG20 8SB	1	0	1	1	
Beedon	22/02922/FUL	42 - 43 Beedon HillBeedonNewbury	-1	0	0	-1	
Beenham	17/03400/FULD 22/02800/CERTE	The Barn North Of Hillfoot CourtBeenham HillBeenhamReadingBerkshire	1	0	1	1	
Beenham	19/02952/FULD	KintarnClay HillBeenhamReadingRG7 5PG	0	0	1	1	
Beenham	19/03096/FUL	Northway PorscheGrange PlaceGrange LaneBeenhamReadingRG7 5PT	-1	0	0	-1	
Beenham	21/01635/FUL	The CottageBath RoadBeenhamReadingBerkshireRG7 5JB	0	1	0	0	
Beenham	22/01012/CERTE	NorthcourtPangbourneReadingRG8 8PT	2	2	0	0	
Boxford	18/02771/FUL	Land To The East Of Moorbridge Farm RG20 8DA	1	1	0	0	
Boxford	20/02680/FULD	Land Rear Of Alder HouseWestbrookNewbury RG20 8DJ	1	0	0	1	
Bradfield	17/03286/FULD 20/01431/FUL	Poltava, Stanford Road, Bradfield Southend	1	0	0	1	
Bradfield	17/03546/FULD 18/01102/FULD	Tudor HouseMaidenhatchPangbourneReadingBerkshireRG8 8HP	3	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Bradfield	19/00829/FULMAJ	Hewins Wood HouseBradfieldReadingBerkshireRG7 6DH	4	0	0	0	Y
Bradfield	19/01399/FULD	LinnetsAdmoor LaneBradfield SouthendReadingBerkshireRG7 6HT	0	1	0	0	
Bradfield	20/00644/OUT	Doctors SurgeryCock LaneBradfield SouthendReadingRG7 6HN	2	0	0	2	
Bradfield	20/01486/FULD	SpeedwellScratchface LaneBradfieldReadingRG7 6DN	0	1	0	0	
Bradfield	20/01876/FULMAJ	Fishers Copse HouseRotten RowBradfieldReadingRG7 6LN	0	0	1	1	
Bradfield	21/00857/FUL	The Village Montessori Nursery SchoolCock LaneBradfield SouthendReadingWest BerkshireRG7 6HW	1	1	0	0	
Bradfield	22/01874/FULD	Orchard Lodge, Tutts Clump, RG7 6JX	0	0	0	0	
Brightwalton	15/03083/FULD	SheardonPudding LaneBrightwaltonNewburyBerkshireRG20 7BY	0	0	0	0	
Brimpton	19/01948/FULD	Land at The OsiersBrimpton RoadBrimptonReadingBerkshireRG7 4SL	1	0	0	0	Y
Brimpton	19/03155/FULD	Wasing CottageWasing RoadBrimptonReadingRG7 4TB	0	-1	0	1	
Brimpton	20/01825/FULD	Washoe LodgeBrimpton LaneBrimptonReadingRG7 4TL	3	-1	0	4	
Brimpton	21/02055/FULD 22/00303/FULD	5 The WillowsBrimptonReadingWest BerkshireRG7 4GY	0	0	0	0	
Brimpton	22/02252/CERTE	Oaktree Farm, Brimpton Common, RG7 4RN	1	1	0	0	
Bucklebury	15/01308/FULD	Bucklebury Farm Park	1	1	0	0	
Bucklebury	16/01548/FULD 19/00242/FULD	69 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	1	0	0	0	Y
Bucklebury	17/02266/FUL 19/03182/FUL 21/00641/FUL	Bucklebury Chase (formerly Little Roselands), The Avenue, Bucklebury	0	-1	1	1	
Bucklebury	18/02947/FULD 20/02771/FULD	82 - 83 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	2	0	2	2	
Bucklebury	20/00610/FUL	Peachs Garage, Long Grove, Upper Bucklebury	4	0	0	4	
Bucklebury	21/03191/FULD	Broad View Farm The Ridge, Cold Ash, RG18 9HX	1	0	0	1	
Burghfield	16/03346/FULD 19/02207/FULD	Sunnyside Village StoresReading RoadBurghfield CommonReadingBerkshireRG7 3EG	1	1	0	0	
Burghfield	19/03062/FULD	Red Kite HouseReading RoadBurghfield CommonReadingBerkshireRG7 3BH	7	0	0	7	
Burghfield	18/00554/FULD	2 New CottagesReading RoadBurghfieldReadingBerkshireRG30 3RH	1	0	1	1	
Burghfield	19/00895/FULD	The Old ManorWhite House GreenSulhamsteadReadingBerkshireRG7 4EA	1	0	0	0	Y

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Burghfield	19/03054/FULD	The White CottageHolybrook FarmBurghfield BridgeBurghfieldReadingRG30 3RA	0	0	1	1	
Burghfield	21/01937/FUL 22/03127/FUL	WillowbankBerrys LaneBurghfieldReadingWest BerkshireRG30 3XD	0	-1	0	1	
Chaddleworth	15/03199/FULD	Barn 80m South East Of Manor Farm, RG20 7EG	2	0	1	2	
Chaddleworth	19/01701/FUL	Chaddleworth RectoryMain StreetChaddleworthNewburyBerkshireRG20 7EW	1	0	0	0	Y
Chieveley	19/01220/FULD	Lych Gate HouseChurch LaneChieveleyNewburyBerkshireRG20 8UT	1	1	0	0	
Chieveley	19/02092/FULD	Snelsmore Farm	1	0	0	0	Y
Cold Ash	19/01102/FULD	Westrop FarmThe RidgeCold AshThatchamBerkshireRG18 9JA	2	0	2	2	
Cold Ash	18/00676/FULD	IglsCollaroy RoadCold AshThatchamBerkshireRG18 9PG	1	1	1	1	
Compton	17/02914/FULD 20/02293/FUL	NieliaDowns RoadComptonNewburyBerkshireRG20 6RE	0	0	0	0	
Compton	18/02326/FULD	Hamilton Stables, Hockham Road	2	0	2	2	
Compton	21/02271/FULD	Land North Of 31Horn StreetComptonNewburyWest Berkshire	1	0	0	1	
East Ilsley	20/01106/FULD	Land Adjacent Down BarnRoad Known As Dennisford RoadEast IlsleyNewbury	1	0	0	1	
Enborne	21/02646/FULMAJ	Enborne KennelsEnborne StreetEnborneNewburyBerkshireRG20 0JP	0	0	0	0	
Farnborough	20/02589/FUL	Gamekeepers BungalowFarnboroughWantageOX12 8NX	0	0	0	0	
Fawley	18/02737/FULD 21/02713/FULD	North Farm StudNorth FarmNorth FawleyWantageOxfordshireOX12 9NJ		0	0	2	
Frilsham	18/00035/FULMAJ	Frilsham Lime QuarryFrilshamThatchamBerkshireRG18 9UY	1	0	0	1	
Frilsham	20/02534/FUL	Homerstead HouseHawkridge HillFrilshamThatchamRG18 9XA	0	0	0	0	
Great Shefford	20/01444/FULD	Pheasant InnErmin StreetShefford WoodlandsHungerfordRG17 7AA	2	1	0	0	
Great Shefford	20/01770/FUL	BarnFishers FarmErmin StreetShefford WoodlandsHungerford	2	2	0	0	
Great Shefford	21/02594/OUTD	Wood ViewBaydon RoadShefford WoodlandsHungerfordWest BerkshireRG17 7AD	1	0	0	1	
Great Shefford	22/01947/FULD	Barndown Garden CottageBaydon RoadShefford WoodlandsHungerfordRG17 7AE	1	1	0	0	
Greenham	15/02479/FULD	Drake House Bishops Green	0	0	0	1	
Greenham	16/00645/FUL	Garden HouseBurys Bank RoadGreenhamThatchamBerkshireRG19 8DB	0	0	1	1	
Greenham	18/02435/OUTD 19/02133/REM	Land between 3-6 and Unit 7 Vo-Tec Centre, Hambridge lane RG14 5XH	9	0	0	9	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Greenham	20/02005/FULD	Lincoln HouseNewtown RoadNewburyRG14 7HA	1	0	0	1	
Greenham	22/00795/FULMAJ	41 Burys Bank RoadGreenhamThatchamRG19 8DB	1	0	0	1	
Hampstead Norreys	14/00173/FUL	Ramsworth Cottages And Barns, RG18 0SS	0	0	0	1	
Hamstead Marshall	18/02166/FULD 20/00901/FULD	Oak Tree BarnHamstead MarshallNewburyBerkshireRG20 0JH	1	0	1	1	
Hamstead Marshall	19/03076/OUTD 21/00721/REM	Garage Site Adjacent To 1 The VillageHamstead MarshallNewburyRG20 0HN	1	1	0	0	
Hamstead Marshall	20/00320/FUL	Fishery CottageHamstead MarshallNewburyRG20 0JD	0	0	0	0	
Hamstead Marshall	21/00047/FULD	Garage ServingWhite Hart CottageHamstead MarshallNewburyBerkshireRG20 0HW	1	0	0	1	
Hermitage	17/03334/FULD	4 High Street	3	0	3	3	
Hermitage	18/03268/FULD	ClairewoodHampstead Norreys RoadHermitageThatchamBerkshireRG18 9RZ	1	0	0	0	Y
Hermitage	21/00043/FULD	White HorseNewbury RoadHermitageThatchamRG18 9TB	4	0	0	4	
Hermitage	21/01649/FULMAJ	Sancta Maria Del La GrottoSlanting HillHermitageThatchamBerkshireRG18 9QG	0	0	0	0	
Hermitage	22/01451/FULD	MarariPond LaneHermitageThatchamRG18 9RN	0	-1	0	1	
Holybrook	20/02355/FULD 21/00253/FUL	West MewsMill LaneCalcotReadingRG31 7RS	1	0	2	2	
Holybrook	21/00488/FUL	3 Goodwin CloseCalcotReadingRG31 7ZW	-1	0	0	-1	
Hungerford	02/00911/FUL	Berkshire Trout Farm RG17 0UN	1	0	1	1	
Hungerford	03/02557/FUL	Land Adjacent To 19 Kennet Way	1	0	1	1	
Hungerford	13/02806/FUL 14/03282/FUL	Cakewood Farmhouse, Bath Road, Hungerford, RG17 0SR	0	0	1	1	
Hungerford	15/02312/COMIND 19/03183/COMIND	Highclose Farm Bath RoadHungerfordBerkshireRG17 0SP	3	0	0	3	
Hungerford	16/00787/FULD 17/03506/FULD	Station YardStation RoadHungerfordBerkshireRG17 0DY	7	0	7	7	
Hungerford	16/03205/FULD	26 Charnham StreetHungerfordBerkshireRG17 0EJ	6	0	4	4	
Hungerford	18/02173/FULD	Leverton ManorLevertonHungerfordBerkshireRG17 0TA	0	0	0	0	Y
Hungerford	19/02160/FULD	100 High StreetHungerfordBerkshireRG17 0NB	1	0	0	0	Y
Hungerford	21/00124/FUL	2 and 3 Bridge StreetHungerfordRG17 0EH	1	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Hungerford	21/00472/FUL	9 Chilton WayHungerfordRG17 0JR	0	1	0	0	
Hungerford	21/01131/FULD	20 Prospect RoadHungerfordWest BerkshireRG17 0JL	1	0	0	1	
Hungerford	21/02634/FULD	32 High StreetHungerfordBerkshireRG17 0NJ	0	0	0	0	
Hungerford	22/01319/FULD	Cakewood Farmhouse, Bath Road, Hungerford	1	0	0	1	
Hungerford	22/02946/CERTE	The Flat The Old Malthouse15 Bridge StreetHungerfordRG17 0EG	0	0	0	0	
Hungerford	22/02720/FUL	11 Sarum WayHungerfordWest BerkshireRG17 0LJ	1	0	0	1	
Inkpen	21/01484/FUL 21/02855/FUL	LeyfieldRoad Known As Post Office RoadUpper GreenInkpenHungerfordWest BerkshireRG17 9PZ	0	0	0	0	
Kintbury	14/03208/FULD	Elcot Park HotelElcotNewburyBerkshireRG20 8NJ	9	0	9	9	
Kintbury	16/01666/FUL 19/01716/FULD 20/01490/FULD	Clapton Bottom, The Benham Estate RG17 9SD	-1	0	0	-1	
Kintbury	18/01370/FULD	Kintbury Holt FarmKintbury HoltNewburyBerkshireRG20 0DD	3	0	3	3	
Kintbury	19/00277/FULD	Inglewood Farm CottageTempleton RoadKintburyHungerfordBerkshireRG17 9SJ	0	0	1	1	
Kintbury	19/01861/FULD	Tudor CottageStation RoadKintburyHungerfordBerkshireRG17 9UT	0	0	0	0	Y
Kintbury	19/02146/FULD 21/00526/FUL	College FarmUpper DenfordHungerfordBerkshireRG17 0PD	0	0	1	1	
Kintbury	20/01620/FULD	Denford HouseDenford ParkHungerfordRG17 0PG	1	0	1	1	
Kintbury	20/01688/FUL	Dove House52 High StreetKintburyHungerfordRG17 9TN	1	1	0	0	
Kintbury	20/02827/FUL	45 High StreetKintburyHungerfordRG17 9TL	0	0	1	1	
Kintbury	21/01012/FUL	Kintbury Methodist ChurchInkpen RoadKintburyHungerfordRG17 9TU	1	0	1	1	
Kintbury	21/02405/FULD	The Prince Of Wales28 Newbury StreetKintburyHungerfordRG17 9UU	0	0	0	0	
Kintbury	22/00731/FULD	54 High StreetKintburyHungerfordRG17 9TN	0	0	0	0	
Lambourn	03/02206	Francomes Field	6	0	0	2	
Lambourn	16/00971/OUTD 17/00733/FULD 17/03562/FULD 20/00040/FULD	Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT	2	0	0	2	
Lambourn	16/02007/FULD	Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH	3	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Lambourn	17/02170/OUTD 21/00374/REM	Upshire HouseGreenwaysLambournHungerfordBerkshireRG17 7LE	1	0	0	1	
Lambourn	17/02600/FULD	37 WoodburyLambournHungerfordBerkshireRG17 7LT	1	1	0	0	
Lambourn	18/00774/FULMAJ	Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire	1	0	1	1	
Lambourn	17/02079/COMIND 18/02967/COMIND 21/01133/COMIND	Whitehouse FarmhouseUpper LambournHungerfordBerkshireRG17 8QP	2	2	0	0	
Lambourn	19/02596/FULD	Land North Of Whitcombe House StablesUpper LambournHungerfordBerkshire	1	0	0	1	
Lambourn	19/02812/FULMAJ 21/01530/FULMAJ	Lambourn Methodist ChurchLambournHungerfordRG17 8YA	9	0	0	9	
Lambourn	20/00425/FULD	Broadway House2 The BroadwayLambournHungerfordRG17 8XY	1	0	0	1	
Lambourn	20/00917/FULD	The Old Malt HouseUpper LambournHungerfordRG17 8RG	0	0	0	1	
Lambourn	20/01264/FULMAJ	Fognam FarmUpper LambournHungerfordBerkshire RG17 8RB	1	0	0	1	
Lambourn	20/01280/FUL	Mobile HomeSaxon HallUpper LambournHungerfordRG17 8QH	0	0	1	1	
Lambourn	20/02099/FULD	PerivaleBaydon RoadLambournHungerfordRG17 8NU	2	0	0	2	
Lambourn	20/02275/FUL	Land South Of Coppington StablesGreenwaysLambournHungerford	1	1	0	0	
Lambourn	20/02922/FUL	39 Newbury StreetLambournHungerfordRG17 8PB	3	0	0	3	
Lambourn	21/02304/FUL	35 - 36 Mill LaneLambournHungerfordWest BerkshireRG17 8YP	1	1	0	0	
Lambourn	21/02045/FUL	Land at Ermin Street, Lambourn Woodlands, RG17 7TR	1	1	0	0	
Leckhampstead	21/01708/FUL	WoodsideWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	0	1	
Leckhampstead	22/01663/FULD	Nightingale FarmWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	0	0	
Midgham	20/00728/FUL	Spire RidgeBath RoadMidghamReadingRG7 5XB	3	1	0	0	
Midgham	20/03068/FULD	Button Court Farm Windmill LaneMidghamReadingRG7 5TY	1	0	1	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	14/02830/FULD 18/02068/FULD	101 Bartholomew Street	3	0	0	1	
Newbury	05/02416/FULD	Land Adj To 58 Conifer Crest, Wash Common	1	0	1	1	
Newbury	11/00668/FULD	30 Rowan Drive	1	0	0	1	
Newbury	15/00486/FULD 20/01140/FUL	Land Adjacent To Sundial House Carnegie Road Newbury Berkshire	3	0	0	3	
Newbury	15/01157/OUTD 18/01491/REM	Land To Rear Of 59 Chandos Road Newbury Berkshire RG14 7EG	3	0	3	3	
Newbury	16/02312/FULD 21/00234/FUL	Arcade House	3	0	3	3	
Newbury	16/02886/FULD 20/02522/FUL	9 Bartholomew Street Newbury Berkshire RG14 5LL	4	4	0	0	
Newbury	17/00144/FUL	100 Bartholomew Street Newbury Berkshire RG14 5DY	1	0	0	0	Y
Newbury	17/00243/FULD	6 Cheap Street Newbury Berkshire RG14 5DD	4	0	0	0	Y
Newbury	17/00517/OUTD 18/01620/FULD 19/01694/FULD	108 Bartholomew Street And Land To The Rear Of Newbury Berkshire RG14 5DT	8	0	8	8	
Newbury	17/00525/FUL	73 London Road Newbury West Berkshire RG14 1JN	3	0	3	3	
Newbury	17/00705/FULD	13 Rockingham Road Newbury Berkshire RG14 5PD	1	0	1	1	
Newbury	17/01208/FULD	10 Hampton Road Newbury Berkshire RG14 6DB	1	0	0	1	
Newbury	17/01808/OUTD 20/00455/REM	Garden Land at 5 Normay Rise Newbury Berkshire	1	1	0	0	
Newbury	17/01963/FULD	75 London Road Newbury West Berkshire RG14 1JN	5	0	6	6	
Newbury	17/02087/FULD	48 Bartholomew Street	1	1	0	0	
Newbury	17/02551/FULD	4 Cheap Street Newbury Berkshire RG14 5DD	2	0	2	2	
Newbury	18/01069/FULD 19/01050/FULD	Prezzo 58 Cheap Street Newbury Berkshire RG14 5DH	6	0	0	0	Y
Newbury	19/00577/FULD	6 Northwood Drive Newbury Berkshire RG14 2HB	1	0	1	1	
Newbury	19/00995/FULD	Battery End Hall Battery End Newbury Berkshire	1	0	0	0	Y

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	19/02090/FULD 21/01864/FULD	Land To The Rear Of 15 Leys Gardens Strawberry Hill Newbury Berkshire	1	0	1	1	
Newbury	19/02100/FULD	90A Turnpike Road Newbury Berkshire RG14 2NF	1	0	1	1	
Newbury	19/02591/FULD	44 Donnington Square Newbury Berkshire RG14 1PP	0	0	0	0	
Newbury	19/02630/FULD	1 Gilroy Close Newbury RG14 6TA	1	0	1	1	
Newbury	19/02840/FUL	Bartholomew House 38 London Road Newbury West Berkshire RG14 1JX	1	0	0	0	Y
Newbury	20/01186/FUL 20/02372/FUL	1 and 3 Kennet Road Newbury RG14 5JA	4	4	0	0	
Newbury	20/01282/OUT	75 Turnpike Road Newbury RG14 2QR		0	0	1	
Newbury	20/01323/FULD	Hornbeam House Speen Lane Newbury RG14 1RW	2	0	2	2	
Newbury	20/01509/FULD	The Red House 12 Hampton Road Newbury RG14 6DB	2	0	2	2	
Newbury	20/02191/FUL	Greenham House Greenham Road Newbury RG14 7HS	4	0	0	4	
Newbury	20/02454/FUL	The Studio Station Approach Newbury RG14 5DG	-2	-2	0	0	
Newbury	20/02499/FUL	32A Northbrook Street Newbury RG14 1DJ	1	0	0	1	
Newbury	20/03076/FUL	Jacobs Well West Street Newbury RG14 1BD	6	6	0	0	
Newbury	21/00288/FULD	2A The Arcade Newbury RG14 5AD	1	0	0	1	
Newbury	21/00415/FUL	2A Hambridge Road Newbury RG14 5SS	2	0	0	2	
Newbury	21/01010/FULD	3 Craven Road Newbury West Berkshire RG14 5NG	1	0	0	1	
Newbury	21/01998/FUL	Old Bell 215 Andover Road Newbury West Berkshire RG14 6ND	1	0	1	1	
Newbury	21/02211/FULD	34 Culver Road Newbury West Berkshire RG14 7AR	1	0	1	1	
Newbury	21/02395/FULD	19 Henshaw Crescent Newbury West Berkshire RG14 6ES	1	1	0	0	
Newbury	21/02558/FULD	152 Bartholomew Street Newbury West Berkshire RG14 5HB	1	0	1	1	
Newbury	20/01210/FULD	41 Cheap Street Newbury Berkshire RG14 5BX	1	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	21/02109/FULD	25B - 25C Northbrook Street Newbury West Berkshire	4	0	4	4	
Newbury	22/02919/OUT	Arniston Manor Lane Newbury West Berkshire RG14 2QT	1	0	0	1	
Newbury	22/01784/FULD	Newbury House 237 and 235 Andover Road Newbury West Berkshire RG14 6NG	1	0	0	1	
Newbury	22/02591/FUL	116 Bartholomew Street Newbury RG14 5DT	3	0	0	3	
Newbury	21/01911/FULD	Land Adjoining 11 Pond Close, Newbury	4	0	0	4	
Newbury	22/01711/FULD	The Pilgrims Guest House 33 Oxford Road Newbury		0	0	0	
Newbury	22/01970/FUL	50 Bartholomew Street Newbury West Berkshire	3	0	3	3	
Pangbourne	16/03109/FULD	Knole And Land Adjacent To Riverview Road, Pangbourne, RG8 7AU	0	0	1	1	
Pangbourne	18/00184/FULD 20/00093/FULD 20/00473/FULD	Camden Ridge Riverview Road Pangbourne Reading Berkshire RG8 7AU	1	2	0	0	
Pangbourne	19/02333/FULD	Three Cliffs Bere Court Road Pangbourne Reading Berkshire RG8 8JY	1	0	0	1	
Pangbourne	19/02460/FULD	Clifton House 17 Reading Road Pangbourne Reading Berkshire RG8 7LU	9	0	0	9	
Pangbourne	21/02191/FULD	Kiosks Water Pumping Station Tidmarsh Road Pangbourne Reading West Berkshire	1	0	1	1	
Pangbourne	21/02273/FULD	Gulberg Pangbourne Hill Pangbourne Reading West Berkshire RG8 7AS	0	0	0	0	
Pangbourne	20/02508/FULD	Oakleigh House Bere Court Road Pangbourne	1	0	0	1	
Pangbourne	22/01616/FULD	75 Reading Road Pangbourne Reading West Berkshire RG8 7JA	3	-1	0	4	
Pangbourne	22/00344/FULD	Fire Station Horseshoe Road Pangbourne	4	0	4	4	
Peasmore	16/02261/FULD	The Stable Cottage Peasmore Newbury Berkshire RG20 7JH	1	0	1	1	
Peasmore	20/01835/FULD	Mead Bungalow Peasmore Newbury RG20 7JE	1	0	0	1	
Peasmore	20/02261/FUL	Peasmore Manor Peasmore Newbury RG20 7JF	1	0	1	1	
Peasmore	21/00865/FUL	The Old Rectory Unnamed Road From Princes Lane To Mud Lane Peasmore Newbury West Berkshire RG20 7JH	0	0	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Purley	17/00822/OUTD 18/016631/REM	1 Brading WayPurley On ThamesReadingBerkshireRG8 8BS	0	-1	0	1	
Purley	17/03494/FULD	40A Long Lane Tilehurst, RG31 6YJ	1	0	1	1	
Purley	21/01160/FULD	72a Purley Rise Purley On Thames Reading	1	0	1	1	
Purley	19/00352/FULD	39 Purley RisePurley On ThamesReadingBerkshireRG8 8AJ	2	0	1	1	
Purley	20/00103/FUL	1095 Oxford RoadTilehurstReadingBerkshireRG31 6YE	1	0	0	0	Y
Purley	19/03105/FULD	6 River Gardens, Purley on Thames, RG8 8BX	0	0	0	0	
Purley	20/03017/FULD	1 Bryant Place Purley On Thames RG8 8ET	1	0	0	1	
Shaw cum Donnington	20/00623/FUL	Bracken CottageShelsmore CommonNewburyRG14 3BG	0	-1	1	1	
Shaw cum Donnington	20/02853/FUL	Shaw FarmShaw Farm RoadShawNewburyRG14 2HY	1	1	0	0	
Shaw cum Donnington	19/01259/FULD	Craven Farm Long lane	1	0	0	0	Y
Speen	15/02978/REM 13/02229/OUT	Pique Furze Hill, Stockcross, RG20 8ET	0	0	0	1	
Speen	20/01151/FULD	Rookwood FarmStockcrossNewburyRG20 8JX	1	1	0	0	
Speen	21/01166/FUL	Nalder Hill HouseNalder HillStockcrossNewburyWest BerkshireRG20 8EU	1	0	0	1	
Stratfield Mortimer	13/00507/XFULD	Old Fire Station	1	1	0	0	
Stratfield Mortimer	15/02186/FUL	WillowbraeMortimer LaneMortimerReadingBerkshireRG7 3PP	0	0	0	1	
Stratfield Mortimer	16/03348/FULD	49 Stephens CloseMortimer CommonReadingBerkshireRG7 3TY	1	0	1	1	
Stratfield Mortimer	19/01038/FULD	Land Adjacent To 1A King StreetMortimer CommonReadingBerkshire	4	4	0	0	
Streatley	17/01476/FULD	SunfieldTownsend RoadStreatleyReadingBerkshireRG8 9LH	1	0	1	1	
Streatley	20/00835/FULD 21/02105/FULD	The Old Golf HouseRectory RoadStreatleyReadingRG8 9QA	0	-1	0	1	
Streatley	20/01602/FULD	DuzacThe CoombeStreatleyReadingRG8 9QL	0	0	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Sulhamstead	17/02255/FULD	Land Adjacent To 2Abbots RoadBurghfield CommonReadingBerkshire	2	2	0	0	
Sulhamstead	18/01013/FULD	Land South OfJordans LaneBurghfield CommonReadingBerkshire	2	0	2	2	
Sulhamstead	18/03096/OUTD 21/01278/FUL	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshireRG7 3JS	1	0	0	1	
Sulhamstead	21/01288/FUL	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshireRG7 3JS	1	0	0	1	
Sulhamstead	20/00413/FULD	Shortheath HouseShortheath LaneSulhamsteadReadingRG7 4EF	1	0	0	1	
Sulhamstead	20/02231/COMIND	1The Mile House Bath Road Sulhamstead	-1	-1	0	0	
Sulhamstead	21/00399/FUL	Riding StablesSulham LaneSulhamReadingRG8 8EA	0	-1	0	1	
Thatcham	10/01485/FUL	4 Colthrop Cottages Colthrop Lane Thatcham	0	0	2	2	
Thatcham	13/02624/FULD	58 The Broadway, RG19 3HP	9	0	3	3	
Thatcham	13/02701/FULD	30 Westfield Crescent, Thatcham, RG18 3EH	1	0	1	1	
Thatcham	16/01094/FULD 19/02329/FULD	Land Adjacent To 9London RoadThatchamBerkshire	1	0	0	0	Y
Thatcham	16/03548/OUTD 19/02738/OUTD	Land To The Rear Of 66-74 And Between 66 and 68ARoman WayThatchamBerkshire	3	0	0	0	Y
Thatcham	17/02859/FULD 21/02657/FULD	Wimbles BarnThe WimblesHarts Hill RoadThatchamBerkshire	1	0	0	1	
Thatcham	19/02236/FUL	54 - 55 and 55A The Broadway Thatcham Berkshire	3	0	0	0	Y
Thatcham	19/02348/FULD	42 Masefield RoadThatchamBerkshireRG18 3AF	1	0	1	1	
Thatcham	19/03188/FULD	Foxhold FarmCrookham CommonThatchamRG19 8EL	2	0	0	2	
Thatcham	20/00859/FULD	5 Winston WayThatchamRG19 3TY	1	0	0	1	
Thatcham	20/01013/FUL	1 Eliot CloseThatchamRG18 3UG	1	0	1	1	
Thatcham	21/00207/FUL 22/00779/FUL	Travellers FriendCrookham Common RoadCrookham CommonThatchamBerkshireRG19 8EA		0	0	0	
Thatcham	21/00612/FULD	27 Roman WayThatchamRG18 3BP	1	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Thatcham	21/01509/FULD	27 Victor RoadThatchamWest BerkshireRG19 4LX	2	0	0	2	
Thatcham	21/01959/FULD	The PrioryChurch LaneThatchamBerkshireRG19 3JL	1	0	0	2	
Thatcham	21/02657/FULD	Wimbles BarnThe WimblesHarts Hill RoadThatchamBerkshire	1	0	0	1	
Thatcham	21/03167/FUL	Thatcham RG19 3JQ	4	0	0	4	
Thatcham	22/00885/FUL	31 Chapel StreetThatchamWest BerkshireRG18 4JP	1	0	0	1	
Thatcham	22/00354/FULD	Units 4 - 5The CourtyardThe BroadwayThatchamWest BerkshireRG19 3HQ	1	0	1	1	
Theale	19/01792/FUL	Unit 7Brewery CourtThealeReadingBerkshireRG7 5AJ	2	0	0	0	Y
Theale	20/01759/FUL	1 Cloister Mews	1	0	0	1	
Theale	21/00156/FUL	49 Church StreetThealeReadingRG7 5BX	1	1	0	0	
Theale	20/01367/FUL	10-12 Church Street Theale RG7 5BT	2	0	2	2	
Theale	21/02925/FUL	Malpas Farm & Annexe, North Street, Theale	0	0	0	2	
Tidmarsh	10/01999/REM	Forge House, Tidmarsh, RG8 8ER	1	0	1	1	
Tidmarsh	17/00968/FULD 18/00402/FULD	Forge House, Tidmarsh, RG8 8ER	3	0	3	3	
Tilehurst	11/00994/FULD 18/00443/FULD	Land adj. 94 Royal Avenue Calcot	1	0	1	1	
Tilehurst	21/02940/FULD	347 The MeadwayTilehurstReadingBerkshireRG30 4NU	1	-1	2	2	
Tilehurst	17/02903/OUTD 21/00614/OUTD 21/01814/REM	MurdochsBath RoadCalcotReadingBerkshireRG31 7QJ	4	0	4	4	
Tilehurst	18/02104/FULD	Land South West Of Glen HavenLangley Hall DriveAnd Rear Of 8 Langley HillCalcotReadingBerkshire	1	1	0	0	
Tilehurst	18/02681/FULD	Land North Of 17Hugh Fraser DriveTilehurstReadingBerkshire	1	0	1	1	
Tilehurst	19/00771/FULD	2 Sandringham WayCalcotReadingBerkshireRG31 4XA	1	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Tilehurst	21/00717/FUL	145 Long Lane Tilehurst Reading RG31 6YW	1	0	0	1	
Tilehurst	21/01644/FUL	42 Langley Hill Calcot Reading West Berkshire RG31 4QU	0	-1	1	1	
Tilehurst	20/02311/FULD	28 Barbaras Meadow Tilehurst Reading RG31 6YF	1	1	0	0	
Tilehurst	22/01139/FULD	44 Langley Hill Calcot Reading RG31 4QU	0	0	0	0	
Tilehurst	20/02509/FULD	145 Long Lane Tilehurst Reading RG31 6YW	1	0	0	0	Y
Tilehurst	21/03217/FULMAJ	Pincents Manor Hotel Pincents Lane Tilehurst		0	0	0	
Ufton Nervet	19/00094/FULD	Three Acres Farm Ufton Lane Ufton Nervet Reading Berkshire RG7 4HG	0	0	0	1	
Ufton Nervet	20/02017/FULD	Ufton Green Farm Church Lane Ufton Nervet Reading RG7 4HQ	3	0	3	3	
Welford	12/01469/FULD 11/02677/XFUL	1-6 Easton Hill	0	0	0	6	
Welford	18/01090/FULD 20/01642/FULD	Elton Farm Weston Newbury Berkshire RG20 8JG	4	3	0	0	
West Woodhay	20/02606/FUL	Park House West Woodhay Newbury RG20 0BP	0	-1	0	1	
Winterbourne	19/02178/FULMAJ	Rose Farm, Pebble Lane, Winterbourne, Berkshire, RG20 8AS	1	1	0	0	
Wokefield	19/02215/FULD	Huntsman Cottage Goring Lane Mortimer Reading Berkshire RG7 3BA	1	0	0	1	
Woolhampton	17/03065/FULD	Land To The West Of The Rising Sun Bath Road Woolhampton Reading Berkshire	4	4	0	0	
Woolhampton	17/00983/FULD	Brook Lawn Bath Road Woolhampton Reading Berkshire RG7 5RE	1	0	1	1	
Woolhampton	19/03191/FULD	Rose Cottage Bath Road Woolhampton Reading RG7 5RT	1	1	0	0	
Yattendon	22/02455/FUL	Everington Bungalow, Everington Hill, Yattendon RG18 0UD	1	0	0	1	
Total non-allocated sites for less than 10 dwellings with planning permissions			385	50	153	314	

Table A1.6
Sites for less than 10 dwellings with prior approvals

Table A1.6 Sites for less than 10 dwellings with prior approvals

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Beech Hill	17/02131/PACOU	Woodlands FarmWood LaneBeech HillReadingBerkshire	1	0	1	1	
Brimpton	19/00353/PACOU	Hyde End FarmHyde End LaneBrimptonReadingBerkshireRG7 4RJ	1	0	0	0	Y
Cold Ash	20/01865/PACOU	Oak Tree Farm, Stoney LaneAshmore GreenThatcham RG18 9HE	1	0	1	1	
Cold Ash	22/02184/PACOU	St Gabriels Farm The Ridge Cold Ash Thatcham	5	0	0	5	
Enborne	18/03358/PACOU	Wheatlands Farm BarnWheatlands LaneEnborneNewburyBerkshire	1	0	1	1	
Enborne	21/03177/PACOU	Land and Barn East Of Andover Drove and South OfEnborneNewbury	1	0	1	1	
Newbury	19/01515/PACOU	Mercantile House18 London RoadNewburyWest BerkshireRG14 1JX	8	8	0	0	
Newbury	19/02315/PACOU	4 - 5 Saddlers Court Newbury Berkshire RG14 1AZ	1	0	0	0	Y
Newbury	20/01739/PACOU	34 Boundary RoadNewburyRG14 5RR	3	0	0	3	
Newbury	20/02828/PACOU	7 - 9 The BroadwayNewburyRG14 1AS	4	0	4	4	
Newbury	21/00524/PACOU	1 Northbrook PlaceNewburyRG14 1DQ	4	0	0	4	
Newbury	21/01290/PACOU	1 Bolton Place Newbury West Berkshire RG14 1AJ	2	2	0	0	
Newbury	21/01979/PACOU	First, Second and Third FloorWinchcombe House123 - 126 Bartholomew StreetNewburyWest BerkshireRG14 5BN	5	0	0	5	
Newbury	21/02599/PACOU	22 Park StreetNewburyWest BerkshireRG14 1EA	6	6	0	0	
Newbury	22/00725/PACOU	Gandlake HouseLondon RoadNewburyWest BerkshireRG14 1LA	8	0	8	8	
Thatcham	21/02791/CLASSM	1st And 2nd Floor4 - 6 High StreetThatchamWest BerkshireRG19 3JD	5	0	5	5	
Theale	22/01609/PACOU	Pilates Studio Part First Floor 27A High Street Theale Reading RG7 5AH	1	0	0	1	
Theale	22/00221/CLASSM	27A High Street Second Floor Theale Reading RG7 5AH	1	0	1	1	
Total Sites for less than 10 dwellings with prior approvals				16	22	40	

Table A1.7
Communal accommodation

Table A1.7: Communal accommodation

Parish	Address	Planning application reference	Development proposal	No. of bedrooms	Equivalent net dwellings (No. of beds / 1.8)	Total completions at 31/3/2023 (dwelling equivalent)	Under Construction at 31/3/2023 (dwelling equivalent)	Outstanding commitments at 31/3/2023 (dwelling equivalent)	Assessment of deliverability	2022/23 completions	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028
Holybrook	3 Goodwin Close, Calcot	21/00488/FUL	Proposed Change of Use of Dwellinghouse (C3) to Residential Care Accommodation (C2)	4	2	0	0	2	Achievable: No indication that site is not viable	0	2	0	0	0	0	2	2
Lambourn	Land East of Malt Shovel, Upper Lambourn	18/00774/FULMAJ	Proposed change of use of land from agricultural to equestrian use, formation of racing stable complex including new dwelling for horse trainer, residential accommodation block for staff, horse stable block, new access from the B4000 and associated infrastructure	6	3	0	3	3	Achievable: A material start has been made on site but the proposed development had been put on hold as a condition could not be discharged due to Nutrient Neutrality mitigation required.	0	0	0	0	3	0	3	3
Lambourn	Land North Of Whitcombe House Stables Upper Lambourn Hungerford Berkshire	19/02596/FULD	Formation of racing stable complex	8	4	0	0	4	Achievable: No indication that site is not viable. Development has commenced in April 2023.	0	4	0	0	0	0	4	4
Newbury	The Pilgrims Guest House, 33 Oxford Road, Newbury	22/01711/FULD	Change in Use from (Class C1) Guest house to (Class C2) Residential Care Home for 10 adults (4 residential and 6 supported living) with live in staff without changing the structure of the building	15	8	0	0	8	Achievable: No indication that site is not viable	0	8	0	0	0	0	8	8
Sulhamstead	The Mile House, Bath Road, Sulhamstead	20/02231/COMIND	Change of use of existing dwelling and ancillary buildings (C3 Use) to education facility with residential accommodation (Mixed C2 and F1 use).	3	2	2	0	0	Fully built out in 2022/23	2	0	0	0	0	0	0	0
Thatcham	Travellers Friend, Crookham Commo Road, Crookham Common	21/00207/FUL	Change of use of existing buildings and new detached outbuilding to provide accommodation for people with autism and learning disabilities (falling within a Class C2 residential institutional use), and retention and relocation of the existing shop	18	10	0	0	10	Achievable: No indication that site is not viable	0	10	0	0	0	0	10	10
Tilehurst	Stonehams Farm	19/00344/COMIND	Demolition of existing structures, and erection of a 64 bed care home (Class C2) with associated works including one access, parking, services, and landscaping	64	36	0	36	36	Achievable: The site is owned by a developer. Development has commenced in September 2022.	0	0	36	0	0	0	36	36
Tilehurst	Pincent's Manor Hotel, Pincent's Lane, Tilehurst	21/03217/FULMAJ	Convert the redundant former Pincent's Manor Hotel (Use Class C1) into 50 extra care (Use class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings.	50	28	0	0	28	Achievable: No indication that site is not viable	0	0	0	28	0	0	28	28
Total communal accommodation										2	24	36	28	3	0	91	91

Appendix 2

Housing Land Supply Site Deliverability Forms

Core Strategy Development Plan Document Strategic Site Allocations

Newbury Racecourse

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation <i>(if relevant)</i>	David Wilson Homes Southern			
Representing <i>(if applicable)</i>	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Newbury Racecourse	
Number of residential units proposed	Net additional units	1500
	Gross (total) units	1500
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/03109/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	14/03377/RESMAJ – Eastern Area A (713 dwellings) (other phases built out)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Live RM application 23/01100/RESMAJ for 289 dwellings, currently being updated to c. 249 units. This would see overall total number of dwellings across Eastern Area A reduced to 602 dwellings (and total number across whole development reduced to 1389 dwellings).
Does the site have full planning permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – under application 16/01404/COND1.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
<p>Eastern Area A is currently under construction. C.249 dwellings are pending determination within live RM application 23/01100/RESMAJ (revised plans are due to be submitted back to the council in Dec 2023). This would see the total number of dwellings across Eastern Area A reduced to 602 dwellings. 353 dwellings will be completed by (June 2024), and the remaining 249 dwellings by Summer 2029.</p>

5. Anticipated annual build out rates		
Up to 2041	2023/24	51
	2024/25	15
	2025/26	39
	2026/27	55
	2027/28	46
	2028/29	54
	2029/30	40
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Economic market conditions.

DWH submitted RM application 23/01100/RESMAJ for a revised apartment scheme within the Eastern Area to reduce the storey heights from the permitted designs, approved most recently under application 19/01551/NONMAT. This is due to significant cost inflation of reinforce concrete (RC) which would be the construction methodology required to deliver the approved designs and storey heights, and therefore DWH are proposing to change to a timber frame construction with a maximum storey height of 4 storeys. Building in timber frame will also allow DWH to build in a more sustainable material with modular off-site construction to improve building performance, sustainability and meet the latest requirements of Building Regulations. Updates to this application are due to be submitted to WBC in December 2023. Timing of delivery and/or economic viability may be impacted depending on the outcome of the application.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? *Please give details*

n/a

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

n/a

10. Additional comments

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 27th November 2023

Sandleford Park East

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Robert White			
Organisation <i>(if relevant)</i>	White Peak Planning Ltd			
Representing <i>(if applicable)</i>	Bloor Homes and the Sandleford Farm Partnership			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	YES
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details			
Are you the current owner of the site?	No		
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	c/o Rebecca Fenn-Tripp Bloor Homes Southern Ltd [REDACTED]		
Has the landowner (or each owner) indicated support for development of the land?	Yes		

Part 2: Information on site deliverability

1. Site details		
Site address	Sandleford Park East, Land South of Monks Lane, West of A339	
Number of residential units proposed	Net additional units	Up to 1,000
	Gross (total) units	Up to 1,000

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes Ref: 20/01238/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Various Discharge of Conditions applications submitted and to be submitted 2023/24. First application for the approval of reserved matters 2024
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A. See above
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, first Discharge of Conditions application submitted October 2023. Works ongoing to submit all other prior to reserved matters conditions.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	No, but under option (see below)
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes, to be developed by Bloor Homes Limited
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes, Bloor Homes Limited
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes, Bloor Homes Limited has an option agreement in place.

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
No physical development has yet taken place. Start on site anticipated 2025.

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	0
	2025/26	50
	2026/27	100
	2027/28	100
	2028/29	100
	2029/30	100
	2030/31	100
	2031/32	100
	2032/33	100
	2033/34	100
	2034/35	100

	2035/36	50
	2036/37	0
	2037/38	0
	2038/39	0
	2039/40	0
	2040/41	0
Beyond 2041		0

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Planning and Technical approvals process are the key constraints on development moving forward promptly.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No.

8. Are you actively considering alternative types of development for the site? Please give details

Local Centre and Primary School to be provided on site as per outline planning permission. Both to be developed by a third party.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

Bloor Homes Limited continues to be committed to working with WBC to bring this site forward in a timely manner. Discussions on programmes for the submission of Discharge of Conditions are ongoing with WBC. The decrease from 1,080 units on last year's 5YHLS to 1,000 this year reflects the exclusion of the 80-bed extra care facility which Bloor Homes Limited do not wish to deliver. This will be subject to separate discussions with WBC.

Demand for housing remains strong within the area.

10. Additional comments

N/A

Completed by: Robert White

Position: Director

Organisation: White Peak Planning Limited

Date: 23/11/23

Sandleford Park West

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Henny Handley			
Organisation <i>(if relevant)</i>	Turley			
Representing <i>(if applicable)</i>	Donnington New Homes			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input checked="" type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details			
Are you the current owner of the site?	No.		
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	Donnington New Homes [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Has the landowner (or each owner) indicated support for development of the land?	Yes		

Part 2: Information on site deliverability

1. Site details		
Site address	Sandleford Park West	
Number of residential units proposed	Net additional units	
	Gross (total) units	360

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Application 23/01585/OUTMAJ is pending consideration. Site is allocated for residential development.
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. To be pursued once outline consent has been obtained.
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes.
Is the site owned by a developer?	Yes.

Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes.
Is the site currently for sale or being marketed by a land agent?	No.
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

The site is allocated in the Local Plan for development and an outline planning application is pending consideration.

5. Anticipated annual build out rates

Up to 2041	2023/24	
	2024/25	
	2025/26	30
	2026/27	60
	2027/28	60
	2028/29	60
	2029/30	60
	2030/31	60
	2031/32	30
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
2038/39		
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

No.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No.

8. Are you actively considering alternative types of development for the site? *Please give details*

No.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No.

10. Additional comments

N/A

Completed by: Henny Handley

Position: Associate Director

Organisation: Turley

Date: 07/12/2023

**Housing Site Allocations Development Plan Document Allocations
Stratfield Mortimer Neighbourhood Development Plan Allocation**

HSA1
Land north of Newbury College, Monks Lane, Newbury

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details			
Name	Cole Bates		
Organisation <i>(if relevant)</i>	Feltham Properties Ltd		
Representing <i>(if applicable)</i>			
Address	[REDACTED]		
Telephone	[REDACTED]		
Email	[REDACTED]		
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		X

2. Ownership details			
Are you the current owner of the site?	Yes		
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.			
Has the landowner (or each owner) indicated support for development of the land?			

Part 2: Information on site deliverability

1. Site details		
Site address	Land North of Just Learning Nursery, Monks Lane, Newbury	
Number of residential units proposed	Net additional units	
	Gross (total) units	31

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Planning application 23/01732/OUTMAJ submitted July 2023.

Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>		

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
A series of pre-app consultations have been undertaken throughout 2023. Planning application 23/01732/OUTMAJ submitted July 2023. Negotiation ongoing with West Berkshire Planning Officers.

5. Anticipated annual build out rates		
Up to 2041	2023/24	
	2024/25	31
	2025/26	
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	

	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No.

8. Are you actively considering alternative types of development for the site? Please give details

No.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

We, like many others, are experiencing delay in resolving the current planning application. There is a poor level of consultee engagement in West Berkshire and this complicates matters for Planning Officers and applicants alike.

10. Additional comments

The site is entirely within settlement and therefore has presumption in favour of development. Part of the site is the HSA1 allocation and is therefore part allocated for residential development.

Completed by: Cole Bates

Position: Land & Planning

Organisation: Feltham Properties Ltd

Date: 29-11-2023

HSA2
Land at Bath Road, Speen, Newbury

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation <i>(if relevant)</i>	David Wilson Homes Southern			
Representing <i>(if applicable)</i>	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Bath Road, Speen, Newbury; and Land Off Lambourn Road, Speen, Newbury	
Number of residential units proposed	Net additional units	118
	Gross (total) units	118

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	17/02092/OUTMAJ (93 dwellings); and 17/02093/OUTMAJ (14 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	22/01235/RESMAJ (93 dwellings); and 23/00373/RESMAJ (14 dwellings) both pending determination (extension of time agreed to 12 th Jan 2024).
Does the site have full planning permission?	Yes. Please provide the planning application reference	17/02092/OUTMAJ (11 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Live Section 73 application 23/00397/OUTMAJ pending determination (extension of time agreed to 12 th Jan 2024).
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	17/02092/OUTMAJ (93 dwellings) <ul style="list-style-type: none"> - Discharged <ul style="list-style-type: none"> • 22/00889/COND6 - condition 10 • 22/00890/COND7 – condition 17 • 20/03032/COND1 - condition 32 - Submitted, and informally agreed (had been waiting on outcome of nutrient neutrality concerns which is now resolved) – can now be discharged <ul style="list-style-type: none"> • 21/03239/COND2 - conditions 20, 21, 22, 23, 24, 48 • 22/00877/COND4 - conditions 28, 30 • 22/00878/COND5 - condition 35 	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

Anticipated site start July 2024.

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	10
	2025/26	30
	2026/27	30
	2027/28	30
	2028/29	18
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Economic market conditions.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 27th November 2023

HSA 13
Land adjacent to Bath Road and Dorking Way, Calcot

From: [Abi Peacock](#)
To: [PlanningPolicy](#)
Subject: RE: REMINDER - Examination of the West Berkshire Local Plan Review – Update on the Deliverability of Sites and Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)
Date: 04 December 2023 10:59:13

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good Morning,

There is a live application on the site under planning application ref. 23/00117/OUTMAJ. We are simply awaiting the completion of the S106 which was instructed by the Case Officer in April however the Council's legal department have been incredibly slow holding up the determination of the application.

Kind Regards
Abi

Abi Peacock MRTPI

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



If you are not the intended recipient of this email, please notify the sender. The contents of this email may contain a virus which could damage your computer. Whilst reasonable precautions have been taken to minimise this risk, we cannot accept liability for any damage which you suffer as a result of a virus. You should carry out your own virus checks before opening any attachment. If you wish to see our privacy policy or know about how we hold data, please follow this link to our website <http://walsinghamplanning.co.uk/resources/privacy-policy>

From: PlanningPolicy <PlanningPolicy@westberks.gov.uk>
Sent: Wednesday, November 29, 2023 4:09 PM
To: Abi Peacock [REDACTED]
Subject: REMINDER - Examination of the West Berkshire Local Plan Review – Update on the Deliverability of Sites and Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)

Dear Abi,

Further to the email we sent to you on 9 November 2023, we are contacting you to ask that you please complete the attached site deliverability form which will inform the update to the Council's Five Year Housing Land Supply. The completion of the site deliverability form is essential to ensure that that our assessment of the deliverability of your site is robust.

Since our original email, the Planning Inspector who is conducting the independent examination of the [West Berkshire Local Plan Review](#) has published his [matters, issues and questions](#), which will be the focus of the examination. Several questions relate to

the deliverability of sites which form part of the housing supply over the Local Plan Review period. The information that you provide in the site deliverability form will be essential in assisting the Council prepare responses to the Inspector.

We would be grateful if you could please complete and return the attached site deliverability form to the Planning Policy Team by **5pm on Wednesday 6 December 2023**. We may follow up with a phone call should we not hear back from you.

Thank you for your time in advance, and we look forward to receiving your response shortly.

Kind regards,

Planning Policy

West Berkshire Council, Market Street, Newbury, RG14 5LD
01635 519 111 | planningpolicy@westberks.gov.uk
www.westberks.gov.uk/planningpolicy

From: Vivian Ko [REDACTED]
Sent: Thursday, November 9, 2023 3:12 PM
To: [REDACTED]
Cc: PlanningPolicy <PlanningPolicy@westberks.gov.uk>
Subject: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)
Importance: High

Dear Abi,

West Berkshire Council are commencing an update of the five year housing land supply. National planning policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.

In order to ensure that the Council's assessment of the deliverability of sites is robust, we would be grateful if you could **please complete the attached form** for the following site, and return it by email to the Planning Policy Team by **5pm on Friday 24 November 2023**:

- Site name: Land adjacent to Bath Road and Dorking Way, Calcot
- Planning application ref: 23/00117/OUTMAJ

If you are no longer the agent for the site we would be grateful if you could let us know and, if possible, who to contact for information regarding the delivery of the site.

If you have any queries about this request, please do not hesitate to get in touch.

With thanks in advance.

Kind regards,
Vivian

Vivian Ko

HSA 14
Field between A340 & The Green, Theale

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Scott Cromack c/o Croudace Homes			
Organisation <i>(if relevant)</i>	Croudace Homes			
Representing <i>(if applicable)</i>	As above			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	-			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?				

Part 2: Information on site deliverability

1. Site details		
Site address	Field between A340 & The Green, Theale	
Number of residential units proposed	Net additional units	
	Gross (total) units	104

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes (Outline planning permission ref: 19/01172/OUTMAJ)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes (Reserved matters planning permission ref: 23/00790/RESMAJ)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	NA
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – discharge of planning conditions is currently in progress	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	NA
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	NA

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
Start on site Late Autumn / Early Winter 2023

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	37
	2025/26	52
	2026/27	15
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

None anticipated at present

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

None anticipated at present

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

NA

Completed by: Scott Cromack

Position: Senior Architect

Organisation: Croudace Homes

Date: 20 November 2023

HSA 15
Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Ed Barton			
Organisation <i>(if relevant)</i>	Croudace Homes			
Representing <i>(if applicable)</i>	Croudace Homes			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?				

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Clayhill Lane, Burghfield Common	
Number of residential units proposed	Net additional units	
	Gross (total) units	100

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes, 22/00325/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>		

3. Site achievability *(please give details)*

Is the landowner still supportive of the development of the site?	
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	
Is the site currently for sale or being marketed by a land agent?	
Is there current interest from a developer?	
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*)

Works have commenced on site, the site is an active construction site

5. Anticipated annual build out rates		
Up to 2041	2023/24	

	2024/25	49
	2025/26	51
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

N/a

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

N/a

8. Are you actively considering alternative types of development for the site? *Please give details*

N/a

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

N/a

10. Additional comments

Completed by: Ed Barton

Position: Senior Land Negotiator

Organisation: Croudace Homes

Date: 13th December 2023

HSA16
Land to the rear of The Hollies, Burghfield Common

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Richard Barter			
Organisation <i>(if relevant)</i>	T A Fisher & Sons			
Representing <i>(if applicable)</i>	T A Fisher & Sons			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	[REDACTED]			
	[REDACTED]			
	[REDACTED]			

	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
Has the landowner (or each owner) indicated support for development of the land?	Yes

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the Rear of The Hollies, Reading Road, Burghfield Common, Berkshire,	
Number of residential units proposed	Net additional units	32
	Gross (total) units	32

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes, granted at appeal under APP/W0340/W/22/3312261
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Appeal decision subject to current Judicial Review by the High Court.

Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No
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3. Site achievability (please give details)

Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	No
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

None. Appeal Granted on 8th August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved.

5. Anticipated annual build out rates

Up to 2041	2023/24	
	2024/25	
	2025/26	
	2026/27	20
	2027/28	12
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	

	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

Updates and requirements of the DEPZ and/or Offsite Emergency Plan

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

No

10. Additional comments

N/A

Completed by: Richard Barter

Position: Land and Planning Manager

Organisation: T A Fisher & Sons Ltd

Date: 10.11.2023

HSA 19
Land adjoining Lynch Lane, Lambourn

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Rebecca Sleaf			
Organisation <i>(if relevant)</i>	Hygrove Property Services Ltd			
Representing <i>(if applicable)</i>	Hygrove Holdings Ltd			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input checked="" type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Representing the owner of the site – Hygrove Holdings Ltd			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/a – in sole ownership			
Has the landowner (or each owner) indicated support for development of the land?	N/a – in sole ownership			

Part 2: Information on site deliverability

1. Site details			
Site address	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG		
Number of residential units proposed	Net additional units	90	
	Gross (total) units	90	
2. Planning status			
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/a	

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below 'Site Promotion Activity : Summary' for detailed information.
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/a	

Site Promotion Activity : Summary

The applicant has engaged in pre-application discussions with the Local Planning Authority (pre-application reference: 20/00093/PREAPP). These have confirmed that the site is currently allocated within the Housing Site Allocations Development Plan Document (HSA DPD May 2017) so the principle of development is in accordance with Policy HSA19 and acceptable in policy terms. The pre-application response has recognised that further design work, to finalise an appropriate layout (and establish a sustainable number of units) in line with the Local Planning Authority's feedback, is needed. In response to this, the applicant is currently undertaking further design work / due diligence to revise the proposals. This is in order to front-load any requirements, to ensure the planning application process is straightforward – this underpins the applicant's aspiration to achieve a timely, favourable determination and commence development on the site to deliver much-needed residential development.

During the pre-application process, a positive response was also received from West Berkshire Council's Highways department. This response posed no objections in principle to the development proposals and recognised the allocated, thus acceptable-in-principle, nature of the site. Similarly, the Highways Department supported the provision of two access points serving the development. In this way, the acceptable nature of the site from a highways perspective, is evident. Whilst recognising that the quantum of development sought by the applicant is larger than the quantum of units allocated for development in the HSA DPD (May 2017), it must be noted that no objections have been raised by the Highways Department on unit numbers. As opposed to objecting the Highway Department recommended the preparation of documentation to support a formal planning application (including a Transport Assessment, Travel Plan etc) to inform and justify the proposals.

In light of the positive feedback received from both the Local Planning Authority and the Highways Department, demonstrating the readily available nature of the site and its lack of constraints, the applicant is working on a scheme to take into account the comments received during the pre-application exercise. This work, which will be finalised imminently, will be incorporated into the layout submitted as part of the formal planning application. As the site is not subjected to planning constraints, and can readily accommodate residential development, the applicant is undertaking this substantial amount of work at this stage to front-load any planning requirement as much as possible. This is not only to ensure the robustness

of the proposals but, ultimately, seeks to minimise delays in light of the unprecedented pressures Local Planning Authorities are experiencing.

The applicant is looking to submit a planning application imminently and commence work on site within the next year / as soon as planning permission is achieved. The sole issue to resolve is the capacity of, and yield of, the site (unit numbers).

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes- Hygrove Holdings Ltd
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes – Hygrove Holdings Ltd is looking to develop the site themselves
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes- Hygrove Holdings Ltd
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

In light of the disruption caused by the pandemic, it is evident that the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent time engaging in pre-application discussions with the Local Planning Authority.

Further delay has been caused by the emergence of the Nitrate issue; Engineers have been appointed to advise on the effect this will have on the site. The applicant awaits confirmation of the draft scheme proposed by the Engineers appointed. At present, the applicant is finalising the design element of the proposals to accommodate the scheme proposed to tackle the Nitrate issue.

It is, therefore, anticipated that a planning application will be submitted early in the New Year, and for development on site to begin within the next year, subject to a planning consent being issued.

5. Anticipated annual build out rates		
Up to 2041	2023/24	N/A
	2024/25	15
	2025/26	30
	2026/27	30
	2027/28	15
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

There are no issues affecting the achievability, economic viability or timing of the development of this site. The site is fully owned and controlled by the Developers who are committed to securing planning permission / developing the site and, crucially, have the funds to do so. Given the inherent financial viability of any scheme brought forward, the uncomplicated ownership position and the allocation of the site for residential development, the site benefits from realistic prospects of being delivered within the plan period.

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery of this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020) to the formal enquiry submitted by the applicant (May 2020). This exercise, the aim of which was to obtain a steer from the Local Planning Authority regarding the principle of development on the site took over three months. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. As also stated the delivery of the site has been affected by the emergence of the Nitrate issue especially given the proximity of the river Lambourn. Whilst this will not impact on the viability of the site additional investigation and Engineering work has been required to ensure no adverse ecological impact.

For these reasons, to avoid being subjected to further delays, the applicant is now effectively front-loading a formal planning application submission to ensure all due diligence is undertaken and that the determination process can be as streamlined as possible in order to deliver much-needed new housing.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No – the applicant is committed to delivering high-quality residential development on site and is finalising the layout for the formal planning application in the interest of best-practice and a favourable determination for the proposals.

8. Are you actively considering alternative types of development for the site? Please give details

No – the site is suited for housing, as allocated.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

Overall, in light of the above, it is evident that the applicant is committed to working with the Local Planning Authority to deliver a comprehensive sustainable development, providing much-needed homes in West Berkshire. Ultimately, the site is suitable, available for development and considered to be in a sustainable location for residential development – this is demonstrated by the feedback received during the pre-application exercise, both by the Local Planning Authority and the Highways Department, and its current allocation in the HSA DPD (May 2017) which must be retained in the interest of residential delivery. It is not considered that the site has any constraints which could restrict development despite the ongoing effects of the Covid-19 pandemic and nitrate issue – instead, the applicant has utilised the delays experienced to engage in pre-application discussions, finalise a robust layout in line with the local planning authority's aspirations, and to (imminently) submit a formal planning application. This is in order to commence development on the site as soon as possible so that this viable site can make a meaningful contribution to West Berkshire in terms of housing provision as well as associated health, wellbeing and community benefits in line with local and national Planning Policy.

10. Additional comments

The site is suitable, available, viable and deliverable for much needed housing.

Completed by: Rebecca Sleaf
Position: Planning Officer
Organisation: Hygrove Property Services Ltd
Date: 20th November 2023

HSA24
Land off Charlotte Close, Hermitage

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Ross Stewart			
Organisation <i>(if relevant)</i>	Deanfield Homes			
Representing <i>(if applicable)</i>				
Address	[REDACTED]			
Telephone				
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	YES			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?				

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Charlotte Close, Hermitage, RG18 9TU	
Number of residential units proposed	Net additional units	16
	Gross (total) units	16

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	20/00912/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Nutrient Neutrality is obstructing the discharge of some of the planning conditions.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	n/a
Is the site owned by a developer?	YES
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	YES
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	NO
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	NO

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

Site is secure and hoarded. We have completed our GCN mitigation and have submitted 23/02585/COND.

5. Anticipated annual build out rates		
Up to 2041	2023/24	
	2024/25	
	2025/26	16
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Nutrient Neutrality and a lack of mitigation options from West Berkshire District Council or Natural England.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

8. Are you actively considering alternative types of development for the site? *Please give details*

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

10. Additional comments

Completed by: Ross Stewart

Position: Senior Land Manager

Organisation: Deanfield Homes

Date: 21/11/2023

HSA25
Land to the south east of the Old Farmhouse, Hermitage

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details			
Name	Richard Barter		
Organisation <i>(if relevant)</i>	T A Fisher & Sons		
Representing <i>(if applicable)</i>	T A Fisher & Sons		
Address	[REDACTED]		
Telephone	[REDACTED]		
Email	[REDACTED]		
	A Private Landowner	<input type="checkbox"/>	A Planning Consultant
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		X

2. Ownership details			
Are you the current owner of the site?	Yes		
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.			
Has the landowner (or each owner) indicated support for development of the land?			

Part 2: Information on site deliverability

1. Site details		
Site address	Old Farmhouse, Newbury Road, Hermitage	
Number of residential units proposed	Net additional units	21
	Gross (total) units	21

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Outline. 19/02993/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved Matters submitted and currently being determined under 21/02923/RESMAJ
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Conditions relating to Outline permission 19/02993/OUTMAJ submitted, and being determined under 21/03264/COND1, 22/00129/COND2, and 22/00330/COND3.	

3. Site achievability (please give details)

Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

None. Reserved matters approval awaited.

5. Anticipated annual build out rates

Up to 2041	2023/24	
	2024/25	
	2025/26	11
	2026/27	10
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Reserved Matters approval, currently being delayed due to Nitrate Neutrality issues within the River Lambourne SAC.

Biodiversity requirements / Timings

CIL rate

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

An alternative solution to the Drainage issue was submitted to the Council in June 2023. No response has been forthcoming from either the Councils Ecologist or Drainage officers despite repeated chasing, and the planning officer cannot make a decision on the application without their feedback. All other matters relating to the application are acceptable as confirmed by the Planning Officer.

The submitted solution dealt with the phosphates on site so that there was no increase in nitrates/phosphates going off site over that produced by the current situation (i.e. the undeveloped site). This application is thus held up due to the unwillingness of the councils' officers to review the proposals and make a decision.

10. Additional comments

N/A

Completed by: Richard Barter

Position: Land and Planning Manager

Organisation: TA Fisher & Sons

Date: 10.11.2023

**Stratfield Mortimer Neighbourhood Plan Allocation
Land to the south of St. John's School, The Street, Mortimer**

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details			
Name			
Organisation <i>(if relevant)</i>	T A Fisher & Sons Ltd		
Representing <i>(if applicable)</i>			
Address	[REDACTED]		
Telephone	[REDACTED]		
Email	[REDACTED]		
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		
			x

2. Ownership details			
Are you the current owner or representing the owner of the site?			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.			

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the South of The Street, Mortimer Common	
Site size (ha)		
Number of residential units proposed	Net additional units	110
	Gross (total) units	110
	Number of Affordable Homes	44

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline	17/03004/OUTMAJ	
	Reserved Matters	Phase 1 (28 of 110) Approved Phase 2a (16 of 110) Approved Phase 2b (14 of 110) Approved Phase 3 (52 of 110) Approved	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	Phase 1, 2a, 2b & 3 all approved (110 of 110)		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Conditions on Phase 2a & 2b discharged		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	yes
Is the site owned by a developer?	yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	yes
Is the site currently for sale or being marketed by a land agent?	no
Is there current interest from a developer?	

Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	
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4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*). If the site had a previous permission which has not been implemented please explain why.

Phase 1 (28 units) build complete. Phase 2a (16 units) complete. Phase 2b (14 units) nearing completion. Phase 3 just commenced.

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2025	2020/21	0
	2021/22	11
	2022/23	23
	2023/24	26
	2024/25	14
	2025/26	26
Post 2026	2026 – 2031	10
	2031 -2037	0
	Beyond 2037	0

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: S Davies
Position: Director
Organisation: T A Fisher & Sons

Date:

29th November 2023

Large and Medium Sites with Planning Permission at March 2023

18/03061/RESMAJ

14/02480/OUTMAJ

Land adjacent to Hilltop, Oxford Road, Donnington, Newbury: West

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation <i>(if relevant)</i>	David Wilson Homes Southern			
Representing <i>(if applicable)</i>	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjacent To Hilltop, Oxford Road, Donnington, Newbury	
Number of residential units proposed	Net additional units	222
	Gross (total) units	222

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	19/00442/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	20/02788/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have full planning permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	<p>Discharged</p> <ul style="list-style-type: none"> Outline conditions 1, 2, 4, 5, 10, 11, 14, 18, 20, 28, 30, 31, 33 RM conditions 4, 9, 17, 18 <p>Submitted, and informally agreed (see below)*</p> <ul style="list-style-type: none"> Outline conditions 21, 23, 27 <p>Submitted and amendments needed</p> <ul style="list-style-type: none"> Outline conditions 22, 24 RM conditions 6, 7, 8, 12, 14, 15 <p>*Many conditions informally agreed but WBC awaiting resolution on Taylor Wimpey RM in respect of nutrient neutrality before issuing decisions. DWH will be seeking legal opinion on this.</p>	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
Site is under construction with a number of occupations.

5. Anticipated annual build out rates		
Up to 2041	2023/24	40
	2024/25	35
	2025/26	35
	2026/27	35
	2027/28	32
	2028/29	
	2029/30	

	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Economic market conditions.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 27th November 2023

**04/01219/FULMAJ
15/02842/OUTMAJ
20/00663/RESMAJ
22/01933/RESMAJ (9 dwellings)
21/03256/RESMAJ (290 dwellings)
Lakeside, Theale**

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Emma Runesson			
Organisation <i>(if relevant)</i>	Ridgepoint Homes & Ebury Property Limited			
Representing <i>(if applicable)</i>	N/A			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/A			
Has the landowner (or each owner) indicated support for development of the land?	N/A			

Part 2: Information on site deliverability

1. Site details		
Site address	Lakeside, The Green, Theale RG7 5DR	
Number of residential units proposed	Net additional units	281
	Gross (total) units	281
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes - 15/02842/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes - 21/03256/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	22/01871/FULEXT – decision pending and expected imminently before Christmas 2023
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – final pre-commencement conditions pending determination and decision expected imminently	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A – owned by a developer
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

Phase 1 comprising 7 units have commenced.

Development on the wider site is expected to commence in January 2024.

5. Anticipated annual build out rates

Up to 2041	2023/24	30
	2024/25	60
	2025/26	60
	2026/27	60
	2027/28	60
	2028/29	11
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Not anticipated at present.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No.

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

N/A.

10. Additional comments

Completed by: Emma Runesson

Position: Planning Manager

Organisation: Ridgpoint Homes on behalf of Ebury Property Limited

Date: 22/11/23