

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

West Berkshire Council

Council response to IN19: Supplementary Question to the Council

Supplementary Question to the Council relating to five year housing land supply from anticipated date of adoption

SQ7.11. Does the Council's most up to date, comprehensive trajectory demonstrate that there will be at least a five year supply of specific, deliverable sites (based on a minimum housing requirement of 515 dwellings per year, with an appropriate buffer) following adoption of the Plan in 2025/26? For all sites that are assumed to contribute to that five year supply which did not have planning permission or had outline planning permission for 10 or more dwellings on 1 April 2023, please state how many dwellings are expected to be completed between 1 April 2026 and 31 March 2031 and summarise the clear evidence to justify that assumptions.

Council response:

Yes, based on an annual requirement of 515 dwellings per year, and taking account of a 5% buffer, the five year housing land requirement between 2025/26 and 2030/31 is 2,704 dwellings.

There is a supply of 3,089 specific deliverable housing sites.

The Council can demonstrate a 5.7 years' supply of deliverable housing sites following the adoption of the Plan.

Table 1 Five Year Housing Land Supply Calculation (1 April 2026 to 31 March 2031)

| | |
|---|---------------------------------|
| A. Requirement including a 5% buffer (A) | 2,704 (515 * 5 years * 1.05) |
| B. Total deliverable housing land supply (B) | 3,089 |
| C. Total deliverable housing supply in years (B / A * 5) | 5.7 years |

Table 2 below identifies those sites within the supply which did not have planning permission or had only outline planning permission for 10 or more dwellings on 1 April 2023. Within the table, evidence is provided to justify the assumptions that the sites are expected to deliver between 1 April 2026 and 31 March 2031.

Informing the assumptions were site deliverability forms completed by promoters and developers. Planning Practice Guidance ([NAT2](#), Paragraph: 016, Reference ID: 68-016-20190722) indicates that authorities should involve those with an interest (in delivery) in assessing the deliverability of sites and set out up-to-date evidence to support assessments of delivery. These were the starting point for considering what might reasonably be delivered within the plan period, in particular build out rates of sites.

Where necessary, officers used a combination of site visits, desktop checks of planning applications and Council Tax records, and discussions with the Council's Development Management Team to adjust the projected delivery to take account of any overly optimistic view, ensuring that the figures relied on by the Council are as realistic as possible.

Table 2: Sites within the supply which did not have planning permission or had only outline planning permission for 10 or more dwellings on 1 April 2023

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|--|----------------------------------|--|---|
| SP16 Sandleford Park Newbury - East | Outline permission | 450 | See the site deliverability form which is included within Appendix 2 of the Council's Housing Land Supply at February 2024 (EXAM12), pp.9-12. The landowner has an option agreement with a developer who does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site. The site has an outline permission (20/01238/OUTMAJ) allowed on appeal in May 2022. The Written Statement (WS5/9) from White Peak Planning on behalf of Bloor Homes confirms that work has been progressed on the layout of the Sandleford Park East development with a view to submission of a Reserved Matters planning application. A Planning Performance Agreement is in place to agree milestones and progress the submission and assessment of the numerous discharge of conditions applications in a timely manner. |
| SP16 Sandleford Park Newbury - West | No permission | 150 | See the site deliverability form which is included within Appendix 2 of the Council's Housing Land Supply at February 2024 (EXAM12), pp.13-18. The site is owned by a developer who will be building out the site. The developer does not envisage any issues which could affect the achievability, |

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|--------------------------|----------------------------------|--|--|
| | | | <p>economic viability, or the timing of the development of this site. The Written Statement (WS5/7) from the Turley on behalf of Donnington New Homes comments that the site can be viably developed.</p> <p>There is a resolution to permit outline planning permission (23/01585/OUTMAJ) subject to the S106.</p> |
| SP17 North East Thatcham | No permission | 320 | <p>See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.1-6.</p> <p>Each of the partners has an agreement with the landowners to promote the site, and this is bound together within a Collaboration Agreement. The Collaboration Agreement sets out the overarching framework and the detailed processes, structures and obligations which requires all parties to work together to secure an allocation on the site and obtain a single outline planning permission.</p> <p>Two of the landowners are developers, whilst two of the other landowners are promoters / master developers who will partner with housebuilders.</p> <p>The Written Statement from Lichfields on behalf of the North East Thatcham Partnership (WS4/6) identifies that a planning application is in preparation and will be submitted at the end of 2024.</p> <p>Appended to the Written Statement from the promoter is a Development Statement. Included within this (Appendix 9) is a Viability Note which identifies that the site could be viably developed for 1,500 dwellings.</p> <p>The Written Statement also advises that the anticipated build-out rates are based on local comparable and available data on the quantum of dwellings per annum delivered by outlet at the four Strategic Development Locations in Wokingham Borough.</p> <p>The developer does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>IN18 (Action Points from week 2 hearing sessions) requires the Council and the North East Thatcham Partnership to prepare</p> |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|---|--|--|---|
| | | | a Statement of Common Ground that sets out a realistic timetable for the future development of the site, having regard to the evidence in 'Start to Finish' report. |
| RSA1 - Land north of Newbury College, Monks Lane, Newbury | Permission lapsed | 15 | <p>See the site deliverability form which is included within Appendix 2 of the Council's Housing Land Supply at February 2024 (EXAM12), pp.21-23.</p> <p>The site is owned by a developer who has confirmed there are no known issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>An outline planning application (23/01732/OUTMAJ) for 31 dwellings was validated in July 2023 and is currently pending determination. The developer anticipates that development could be delivered from 2024/25.</p> |
| RSA2 - Land at Bath Road, Speen, Newbury | Outline permission on 107 units, Full permission on 11 units | 78 | <p>See the site deliverability form which is included within Appendix F of the Council's Housing Land Supply at February 2024 (EXAM12), pp.24-29.</p> <p>The site is owned by a developer who has confirmed there are no known issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>The site has reserved planning permissions for 93 dwellings (22/01235/RESMAJ) and 14 dwellings (23/00373/RESMAJ) granted in March 2024. The developer anticipates that development could be delivered from 2024/25.</p> |
| RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot | No permission | 35 | <p>See the email included in Appendix F to the Council's written statement for Matter 6 (WS6/1).</p> <p>The site is owned by a developer who has confirmed there are no known issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>A hybrid planning application (23/00117/OUTMAJ) was submitted and validated in January 2023. The full planning application element seeks a 70-bed care home (which equates to 39 dwellings), whilst the outline element is for 7 residential dwellings. The application is currently</p> |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|---|----------------------------------|--|--|
| | | | pending determination. A Section 106 agreement is to be signed shortly. The agent acting on behalf of the developer has confirmed that once permission has been granted, development would commence immediately. |
| RSA10 - Whitehart Meadow, Theale | No permission | 40 | See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.7-14. The site is owned by a developer, and whilst they will not be building out the site, other developers have expressed an interest in the site. Technical work has been completed to support future development on the site, although it is not yet known when an application will be submitted. Nonetheless, the developer anticipates that development could be delivered in 2025/26. The developer does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site. |
| RSA11 - Former sewage treatment works, Theale | No permission | 60 | See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.15-21. The landowner is supportive of the development of the site, and they will deliver the site via a joint venture partner. Technical work has been prepared, and a planning application will be submitted to align with the progression of the Local Plan Review. The landowner anticipates determination of an outline application in 2025, with development being delivered in 2027/28. The landowner has advised that the technical work confirms the site is achievable, and there will be no abnormal costs that will impact upon economic viability. |
| RSA13 - Land north of A4 Bath Road, Woolhampton | No permission | 16 | See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.22-27. The site is owned by a developer who does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site. |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|--|----------------------------------|--|--|
| | | | An outline planning application (23/00736/OUTMAJ) for 16 dwellings was submitted and validated in March 2023 and is currently pending determination. The developer anticipates the submission of a Reserved Matters application in the latter part of 2024, with development being delivered in 2025/26. |
| RSA14 - Land adjoining Lynch Lane, Lambourn | No permission | 60 | See the site deliverability form which is included within Appendix 2 of the Council's Housing Land Supply at February 2024 (EXAM12), pp.50-55. The site is owned by a developer who will develop the site themselves. The promoter does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site. The site does not have planning permission and the delay to an application being made has been due to Covid and designation of the River Lambourn Catchment as a Nutrient Neutrality Zone. However, pre-application discussions have taken place. The developer is now preparing a scheme that takes account of comments made at the pre-application stage and nutrient neutrality mitigation measures. A planning application is expected to be submitted in 2024. |
| RSA16 - Land north of South End Road, Bradfield Southend | No permission | 20 | See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.28-33. A developer has an agreement with the owner for the site to be promoted with a view for it to purchase the site if consent is approved. The promoter does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site. A planning application will be made once the site is allocated. |
| RSA17 - Land at Chieveley Glebe | No permission | 15 | See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.34-39. The landowner is supportive of development on the site and is to appoint an agent to undertake marketing with a view to entering |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|---|----------------------------------|--|---|
| | | | <p>into a promotion agreement or conditional contract subject to planning.</p> <p>The promoter does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>The promoter had originally envisaged that the delivery of development would take place in 6-10 years, however they have now advised that development could be delivered within 3-5 years from now.</p> |
| <p>RSA18 - Pirbright Institute Site, High Street, Compton</p> | <p>Hybrid permission</p> | <p>150</p> | <p>See the email included in Appendix N to the Council's written statement for Matter 6 (WS6/1).</p> <p>The site, which is owned by Homes England, has outline planning permission. The demolition and remediation works are in progress and expected to be completed by late 2024 / early 2025. Following this, the site will be disposed of to a development partner.</p> <p>The disposal process to secure a development partner is expected to commence in Summer 2024, leading to the selection of a preferred partner by Summer 2025. The preferred development partner will be obligated to secure Reserved Matters consent by March 2026, which is when the hybrid permission expires.</p> <p>Once Reserved Matters consent has been obtained, the site will need to be delivered at pace on an accelerated delivery rates as per the purchasing conditions from Homes England.</p> |
| <p>RSA19 - Land west of Spring Meadows, Great Shefford</p> | <p>No permission</p> | <p>15</p> | <p>See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.40-48.</p> <p>The landowner is supportive of the development of the site, and there is interest from a developer.</p> <p>The promoter does not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>A planning application is expected to be submitted once the LPR is further progressed.</p> |
| <p>RSA21 - Land to the south</p> | <p>Outline permission</p> | <p>21</p> | <p>See the site deliverability form which is included within Appendix 2 of the Council's</p> |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|---|----------------------------------|--|--|
| east of the Old Farmhouse, Hermitage | | | <p>Housing Land Supply at February 2024 (EXAM12), pp.63-67.</p> <p>The site has outline planning permission, and a Reserved Matters application is currently pending determination.</p> <p>The site promoter does not envisage any issues which could affect the achievability or economic viability of this site. They have however advised that the determination of the Reserved Matters application has been delayed whilst the proposed solution for nutrient neutrality is considered by the Council's Ecology Team.</p> |
| RSA22 - Land adjacent Station Road, Hermitage | No permission | 34 | <p>See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.49-55.</p> <p>The joint owners are promoting the site for development, and they have been approached by several developers who have expressed an interest in acquiring the site. They will retain the ownership of the site until the LPR is adopted, when the site will then be marketed.</p> <p>The site promoter anticipates that development would commence in 2028/29, and such a timescale allows for obtaining full planning permission, securing the discharge of any pre-commencement conditions, site mobilisation, and the upgrades to the Chieveley Sewage Treatment Works.</p> <p>The site promoter does not envisage any issues which could affect the achievability or economic viability of this site. They have however advised that the timing of development and build out rates could be influenced by the timing of mitigation measures to achieve nutrient neutrality and upgrades to the Chieveley Sewage Treatment Works.</p> <p>The upgrades to the Chieveley Sewage Treatment Works are expected to be completed in January 2025.</p> |
| RSA23 - Land adjacent The Haven, Kintbury | No permission | 20 | <p>See the site deliverability form which is included within Appendix A to the Council's Written Statement (WS7/1), pp.56-61.</p> <p>Sovereign Housing Association has an option over the entire extent of the site, and the landowners are supportive of the development of the site.</p> |

| Site | Planning status at 31 March 2023 | No. of net dwellings expected to be completed by 31 March 2031 | Evidence |
|--|----------------------------------|--|---|
| | | | <p>Sovereign will prepare the planning application for the site and build it out. Sovereign do not envisage any issues which could affect the achievability, economic viability, or the timing of the development of this site.</p> <p>Technical assessments have been prepared and continue to be prepared in support of a planning application. Based upon the current progress of the LPR, a full planning application may be submitted during 2024.</p> |
| Sites to be allocated within the Hungerford Neighbourhood Plan | No permission | 55 | <p>The Regulation 14 pre-submission consultation on the Plan took place between 16 February and 29 March 2024. The pre-submission version of the Plan includes two residential site allocations for a total of 56 dwellings. The Plan is expected to be submitted to the Council in summer 2024.</p> |
| Sites to be allocated within the Lambourn Neighbourhood Plan | No permission | 25 | <p>The Regulation 14 pre-submission consultation is due to commence within the next 6 weeks. The pre-submission version of the Plan will include a residential site for allocation (29 dwellings) which adjoins the settlement boundary of Lambourn. A further residential allocation of a site that is located within the settlement boundary may also be included.</p> |