

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
GRE13	Land south of Deadman's Lane, Greenham, Newbury	Newbury / Thatcham	14 dwellings. Promoter has suggested a lower number (5-10 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden. Highways issues.	N
GS1	Land west of Spring Meadows, Allendale Farm, Great Shefford	AONB	Up to 15 dwellings but known issues exist which may reduce this number	The site is included as an allocation (RSA19)	None	No	Site allocated (RSA19)	Site allocated (RSA19)
GS2	Land adjacent to Three Gables, Great Shefford	AONB	7 dwellings. Promoter has suggested a lower number (6 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Risk of flooding. Harm to the setting of The Swan (Grade II listed).	N
HER1	Land west of Slanting Hill, Hermitage	AONB	Up to 17 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER2	Land at Hampstead Norreys Road, Hermitage, RG18 9SD	AONB	6 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER3	Land east of B4009, Hermitage, RG18 9XU	AONB	6 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER4	Land adjacent to Station Road, Hermitage	AONB	42 dwellings	The site is included as an allocation (RSA22)	None	No	Site allocated (RSA22)	Site allocated (RSA22)
HER5	Land at Kiln Farm, west of B4009, Hermitage, RG18 9SA	AONB	Up to 74 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Part of the site - cumulative impact of scale of development in a service village in the AONB.	N
HER6	Land at Windmill Hill, off Yattendon Road, Hermitage	AONB	Up to 20 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HM1	Land to the north of sewage treatment works, previously part of Elm Farm, Hamstead Marshall	AONB	Up to 5 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy	N
HN1	Land at Shepherds Cottage, Wyld Court Hill, Hampstead Norreys, RG18 0TN	AONB	Up to 6 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB	N
HN2	Red Cottage & adjoining land, Hampstead Norreys	AONB	Up to 8 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues	N
HN3	Land at Five Ways, Off Compton Road, Hampstead Norreys, Thatcham	AONB	Up to 7 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB	N
HUN3	Former Oakes Brothers Site, Station Road, Hungerford, RG17 0EA	AONB	8 dwellings, but site has permission for 30 flats with coffee shop. The development potential used will therefore be the number of dwellings granted planning permission	Step 3: within designated Neighbourhood Area	None	No	within Designated Neighbourhood Area	N
HUN4	15 Chestnut Walk, Hungerford, RG17 0DB	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN5	Land at Priory Road, Hungerford	AONB	Up to 15 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN6	Hungerford Trading Estate	AONB	Up to 19 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN7	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 1)	AONB	Up to 31 dwellings but known flooding issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN9	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 3)	AONB	140 bedspaces	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN12	Land west of Salisbury Road, Hungerford	AONB	Using developable area suggested by site promoter, 42 dwellings. Known landscape capacity issues exist which may decrease this number.	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN14	Land east of Salisbury Road, Hungerford	AONB	68 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN15	Follydog Field, Bath Road, Hungerford	AONB	54 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN16	King Field, Eddington Road, Hungerford	AONB	279 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN17	King Field, Eddington Road, Hungerford (Smaller Site Area)	AONB	50 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN18	The Paddock, Marsh Lane, Hungerford	AONB	5 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN19	Land at Stronggrove Hill, Hungerford	AONB	2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
KIN3	Land east Kiln Farm, Kintbury, RG17 9XD	AONB	31 dwellings. Promoter has suggested a lower number (20 dwellings), and this will be used as the estimated development potential.	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Part of the site - cumulative impact of scale of development in a service village in the AONB.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See S171 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
KIN4	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD	AONB	Up to 18 dwellings but known issues exist which would reduce this number	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
KIN5	Land north Holt Road, Kintbury	AONB	28 dwellings. Promoter has suggested a lower number (20 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
KIN6	Land adjoining The Haven, Kintbury, RG17 9AU	AONB	Up to 23 dwellings but known issues exist which would reduce this number	The site is included as an allocation (RSA23)	None	No	Allocated site (RSA23)	Allocated site (RSA23)
LAM1	Land between Folly Road, Rockfel Road/Bridleways & Stork House Drive, Lambourn	AONB	Up to 46 dwellings but known landscape capacity issues exist which are likely to decrease these numbers.	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LAM2	Land at Wantage Road & North Fields, Lambourn	AONB	Up to 27 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM3	Land south of Old Station Yard, Off Coddington Gardens, Lambourn	AONB	Up to 7 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM4	Land off Bockhampton Road, Lambourn	AONB	Up to 8 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM5	Windsor House Stables, Large Paddock, Crowle Road, Lambourn	AONB	37 dwellings. Promoter has suggested a lower number (33 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM7	Land at Fairview, Greenways, Lambourn, Hungerford, RG17 7LD	AONB	Up to 34 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LAM9	Land at Fairview, Greenways, Lambourn (Smaller Site)	AONB	19 dwellings. Promoter has suggested a lower number (12 dwellings), and this will be used as the estimated development potential.	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LECK1	Land at Egypt Hill, Leckhampstead	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
MID1	Paddock at Wisteria Cottage, Bath Road, Midgham, RG7 5UU	Eastern Area	3 dwellings. The site promoter has suggested a lower potential (2 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
MID2	Land to the west of Woolhampton	Eastern Area	Up to 27 but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Predominantly functional floodplain	N
MID3	Land adjoining A4 western end Woolhampton, RG7 5RE	Eastern Area	Up to 30 but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape	N
MID4	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton	Eastern Area	Up to 20 but known issues exist which may reduce this number	The site is included as an allocation (RSA13)	None	No	Allocated site (RSA13)	Allocated site (RSA13)
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury, RG14 7EB	Newbury / Thatcham	9 houses OR 19-24 flats OR 15 dwellings (mix of dwellings and flats)	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW3	Kennet Shopping Centre, Newbury, RG14 5EN	Newbury / Thatcham	Up to 228 dwellings but known issues exist which may reduce this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW5	Land off Andover Road, Newbury	Newbury / Thatcham	Using the pattern book study the development potential is 238 dwellings. The site promoter has suggested a lower potential (200 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Landscape Appraisal	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW6	Land east of Hill Road, Speen, Newbury, RG14 1RT	Newbury / Thatcham	Up to 32 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed access layout	No - the Council's Highways team have confirmed that it is not possible to achieve appropriate site lines. They have also commented that it is not possible to introduce traffic calming measures easily onto Speen Lane - this would be subject to a speed limit review which is separate to planning.	Highways issues - access	N
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	Newbury / Thatcham	Up to 13 (flats) but known issues exist which may reduce this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW8	Sandleford Park South, Newbury	Newbury / Thatcham	Up to 328 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Landscape Appraisal	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
NEW9	Land at West Berkshire Hospital, London Road, Benham Hill, Thatcham	Newbury / Thatcham	Up to 56 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW10	Land adjacent to Oxford Road, Newbury	Newbury / Thatcham	Using the pattern book study the development potential is 74 dwellings. The site promoter has suggested a lower potential (23 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Risk of flooding.	N
NEW11	The Chase, Wash Water	Newbury / Thatcham	Using the pattern book study the development potential is 105 dwellings. The site promoter has suggested a lower potential (57 dwellings) and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW12	Greenham Road Retail Park, Newbury	Newbury / Thatcham	22 houses OR 45-58 flats OR 32 dwellings (mix of flats and houses)	Step 5: within settlement boundary	None	No	Within settlement boundary	N
PAD1	Land fronting Bath Road, Aldermaston Wharf, Reading (Site A)	Eastern Area	Up to 34 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
PAD2	The Round Oak, Reading Road, Padworth Common, RG7 4QG	Eastern Area	Up to 24 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	N
PAD3	Land at Padworth Lane, Lower Padworth, Padworth	Eastern Area	Up to 138 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
PAN1	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS (and agricultural paddock used as garden since 2000)	AONB	Up to 32 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
PAN3	Centenary Field, Bere Court Road, Pangbourne	AONB	Using the pattern book study the development potential is 38 dwellings. The site promoter has suggested a lower potential (34 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
PAN4	Bowden Playing Fields, Yattendon Road, Pangbourne	AONB	Site promoter has suggested 89 dwellings, however using the density pattern book the potential is 53 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N
PAN5	Pangbourne College Boat House, 16 Shooters Hill, Pangbourne, RG8 7DX	AONB	Up to 3 dwellings but known issues exist which may reduce this number	Step 5: within settlement boundary Flood risk	None	No	Part within the settlement boundary. Part outside within Flood Zones 2 & 3.	N
PAN6	Paddock between South Lodge & Wilco Poultry Farm, Tidmarsh Lane, Pangbourne, RG8 8HT	AONB	Up to 13 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N
PAN7	Land east of Wakemans, Upper Basildon	AONB	Up to 12 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
PAN8	Land north of Pangbourne Hill, Pangbourne	AONB	Up to 72 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	Appendix 4 of the HELAA (SIT4e) noted the LSCA (Nov 2020) (LAN6a) concludes that only the lower parts of the site below 70m AOD could be developed without damaging the natural beauty of the AONB. Page 29 of LAN6a identifies the area suitable. Appendix 4 also included comments from Highways who advised they were concerned about additional impact on Pangbourne Hill & the A329/Pangbourne Hill jctn. The development to the south of Sheffield Close of circa 40 dwellings was approved and is being constructed. They considered that Pangbourne Hill had generally reached its limit for development. Appendix 1 to the Written Statement from the site promoter (WS3/19) includes comments from Highways in relation to a pre-application on the site which were made after the submission of the Plan in August 2023 and did not raise any concerns about the impact of development on the local highway network. The estimated development potential on the part of the site that is acceptable in landscape terms is 25 dwellings. Highways have confirmed that this level of development would not have a detrimental impact on the local highway network. The Reg 19 response from Nexus (ID: 862911) indicates that the site is available for development.	Highways issues	Y
SCD1	Old Railway Line, Long Lane, Shaw	Newbury / Thatcham	Up to 2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. inappropriate in context of the existing settlement form, pattern, and character of the landscape.	N
SCD2	Land west of Wantage Road, Shaw, Newbury	Newbury / Thatcham	Up to 128 dwellings or 114 dwellings for a mixed use scheme but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SCD4	Land to the north of Newbury, Newbury	Newbury / Thatcham	Up to 815 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No - the Council's Highways Team has confirmed that they maintain their concerns about the impact that development would have on the local road network, and would object to this site coming forward on its own and without the inclusion of a new link road from the A339 through to site CA15. This is for the following reasons: - Shaw Road / Kiln Road / Church Road / Shawn Hill double mini roundabout is over capacity; - Robin Hood roundabout at capacity; and - B4009 Priors Court / Newbury Road / Station Road roundabout in Hermitage is at capacity.	Highways issues. Development would require access from the B4009 to the A339. Should be considered strategically as part of a future review of the Local Plan.	N
SCD5	Land adjacent North Cottage, Oxford Road, Donnington, Newbury	Newbury / Thatcham	The site has planning permission (18/01289/FULD) two dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
SCD6	Pipers, Long Lane, Shaw, Newbury, RG14 2TH	Newbury / Thatcham	Up to 21 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in context of the existing settlement form, pattern, and character of the landscape.	N
SCD7	Donnington Valley Golf Course, Snelmore Common, Newbury	Newbury / Thatcham	Up to 838 dwellings but known issues exist which may reduce this number. The site promoter has suggested a lower potential (500-550 dwellings) and this will instead be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	LVIA Note	No	Outside settlement hierarchy.	N
SCD8	Land east of Shaw Road, Newbury	Newbury / Thatcham	122 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Highways issues - access. Should be considered strategically as part of a future review of the Local Plan.	N
SM1	College Piece, Mortimer, Reading, RG7 3EX	Eastern Area	Up to 9 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
SM2	Land at West End Road, Mortimer	Eastern Area	Up to 42 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
SM3	Land south of The Street, Mortimer	Eastern Area	Site has planning permission for 110 dwellings	Step 3: within designated Neighbourhood Area The site is allocated within the made Stratfield Mortimer Neighbourhood Development Plan	None	No	Within designated Neighbourhood Area	N
SM4	Land rear of Spring Lane and 25 and 27 Windmill Road	Eastern Area	Using the pattern book study the development potential is 25 dwellings. The site promoter has suggested a lower potential (20 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Local Green Space	N
SM5	Land adjoining Monkton Copse, Stratfield Mortimer	Eastern Area	Up to 40 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
SM6	Land to north west of Mortimer Station, Stratfield Mortimer	Eastern Area	Up to 8 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Functional floodplain.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
SM7	Land off Kiln Lane, Mortimer, Reading	Eastern Area	Using the pattern book study the development potential is 124 dwellings. The site promoter has suggested a lower potential (110 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Highways issues - access. Local Green Space.	N
SPE2	Land west Hill Road and north Moor Lane, Speen, Newbury, RG14 1RT	Newbury / Thatcham	Using the pattern book study the development potential is 52 dwellings. The site promoter has suggested a lower potential (10-20 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed access layout	No - the Council's Highways team have confirmed that it is not possible to achieve appropriate site lines. They have also commented that it is not possible to introduce traffic calming measures easily onto Speen Lane - this would be subject to a speed limit review which is separate to planning.	Highways issues- access	N
SPE3	Land north of 38 to 47 Ermin Street, Stockcross, Newbury	Newbury / Thatcham	Up to 3 dwellings, but known issues exist which are likely to decrease this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SPE4	Allotments west of Glebe Lane, Stockcross, Newbury, RG20 8LL	Newbury / Thatcham	Up to 5 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Loss of allotments	N
SPE5	Land east of Glebe Lane, Stockcross, Newbury, RG20 8LL	Newbury / Thatcham	Using the pattern book study the development potential is 13 dwellings. The site promoter has suggested a lower potential (10 dwellings, or 8 net dwellings) and this will instead be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SPE6	Land north of Ermin Street, Stockcross, Newbury	Newbury / Thatcham	Up to 4 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy	N
SPE7	Deanwood Park Golf Course, Stockcross, Newbury	Newbury / Thatcham	Up to 212 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
STR1	Land east of Wallingford Road, Streatley	AONB	Up to 19 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Harm to the natural beauty and special qualities of the AONB.	N
STR2	Land north of The Coombe, Streatley, RG8 9QT	AONB	Up to 34 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
STR3	Streatley Village South, south of High Street, east of Reading Road, Streatley	AONB	Up to 32 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
STR4	*NEW SITE* Land at Waterford House, Streatley	AONB	Using the pattern book study the development potential is 3 dwellings. The site promoter has suggested a lower potential (1 dwelling) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
SUL1	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS	Eastern Area	Using the pattern book study the development potential is 52 dwellings. The site promoter has suggested a lower potential (43 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
SUL2	Firlands Farm, Hollybush Lane, Burghfield Common, RG7 3JN	Eastern Area	Up to 238 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
SUL3	Land at Hollybush Lane, East of Clayhill Road and south Pondhouse Farm, Burghfield Common	Eastern Area	315 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Highways issues - access.	N
SUL4	Land at Holly Tree Farm, Holly Tree House, Shortheath Lane, Sulhamstead, RG7 4EG	Eastern Area	Up to 31 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
SUL6	The Bolt Hole & land adjacent, Hollybush Lane, Sulhamstead Abbots, Burghfield Common, RG7 3JS	Eastern Area	32 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Highways issues - access.	N
THA1	Rainsford Farm & Former Paper Mill, Crookham Hill, Thatcham, RG19 4NU	Newbury / Thatcham	Up to 400 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Flood Mitigation Report, Preliminary Ecological Appraisal Report, Heritage Statement, Transport Note, Preliminary ground Condition Note	No	Flood risk. Highways issues - unacceptable impact on Thatcham level crossing & Crookham Hill. Colthrop Mineral Processing plant safeguarded in the Minerals & Waste Local Plan.	N
THA2	Land east of Tull Way, Thatcham	Newbury / Thatcham	Site has planning permission for 75 dwellings and development is now complete	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA5	4 & 5 Colthrop Cottages & land adjacent, Colthrop Lane, Thatcham	Newbury / Thatcham	Up to 10 dwellings, however site has planning permission for 2 dwellings	Step 6: SA/SEA	None	No	The Council's preference is for one strategic site in Thatcham to ensure that new development is coordinated with the necessary critical infrastructure, delivered at an appropriate stage, to help support the wider needs of the town. This site is considered too small on its own to be able to provide the level of infrastructure required to support the wider needs of Thatcham. Inappropriate in the context of the existing settlement form and pattern.	N
THA6	Land at Harts Hill Farm (Site A)	Newbury / Thatcham	Using the pattern book study the development potential is 343 dwellings. The site promoter has suggested a lower potential (200 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA7	Land off Hebdon Close, Keighley Close & Galsdale, Thatcham	Newbury / Thatcham	Up to 90 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Access issues. Local Wildlife Site. Seasonal flood risk.	N
THA8	Harts Hill Farm, Floral Way, Thatcham, RG18 4NW	Newbury / Thatcham	Using the Density Pattern Book the development potential is 935 dwellings. The site promoter has suggested a lower potential (591 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
THA9	Land at Lower Way Farm, Thatcham, RG19 3TL	Newbury / Thatcham	Using the Density Pattern Book the development potential is 56 dwellings. The site promoter has suggested a lower potential (36 dwellings) and this will instead be used as the estimated development potential	Step 6: SA/SEA	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA10	Land at Siege Cross Farm, Thatcham	Newbury / Thatcham	Using the Density Pattern Book the development potential is 749 dwellings. The site promoter has suggested a lower potential (500 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA12	Wyevale Garden Centre, Bath Road, Thatcham, RG18 3AN	Newbury / Thatcham	Houses: 52 OR Flats: 104-133 OR Mix 74 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA13	Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	Newbury / Thatcham	Up to 217 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Highways issues.	N
THA14	Colthrop Manor, Land to the north and south of Bath Road (A4), Thatcham	Newbury / Thatcham	Up to 290 dwellings	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA15	Hollington Place, Thatcham	Newbury / Thatcham	1 dwelling	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA16	Land south of Harts Hill Road (Site B), Thatcham	Newbury / Thatcham	Up to 367 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
THA17	Land north of Harts Hill Road (Harts Hill Quarry), Thatcham, RG18 4NU	Newbury / Thatcham	Up to 72 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
THA18	Land at Henwick Manor, Tull Way, Newbury	Newbury / Thatcham	Up to 107 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA20	North East Thatcham	Newbury / Thatcham	The site could accommodate 1,500 dwellings	The site is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA21	Newbury Leisure Park, Lower Way, Thatcham	Newbury / Thatcham	45 dwellings	Step 6: SA/SEA	FRA non-technical summary, proposed layout	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA23	Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	Newbury / Thatcham	Up to 217 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Highways issues.	N
THE1	Whitehart Meadow, High Street, Theale	Eastern Area	105 dwellings	The site is included as an allocation (RSA10)	LVA	No	Allocated site (RSA10)	Allocated site (RSA10)
THE2	Theale Primary School, Church Street, Theale	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THE3	Station Plaza, Station Road, Theale, RG7 4AQ	Eastern Area	Up to 3 dwellings but known issues exist which are likely to decrease this number	The Employment Land Review identifies that the Arlington Park designated Employment Area which this site falls within should be safeguarded	None	No	Within DEA	N
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5SB	Eastern Area	Up to 72 dwellings, but known issues exist which are likely to decrease this number	The site is included as an allocation (RSA11)	None	No	Allocated site (RSA11)	Allocated site (RSA11)
THE9	Meadow Way, Theale, RG7 4AX	Eastern Area	1 dwelling	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TID1	Land to the west of Tidmarsh Road, Tidmarsh, Pangbourne	AONB	Up to 36 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	Eastern Area	10 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	Eastern Area	12 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL3	Westwinds, New Lane Hill, Tilehurst, RG30 4JN	Eastern Area	Up to 22 dwellings but known issues exist which are likely to decrease this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL7	Land west of Little Heath Road, Tilehurst (Area 2)	Eastern Area	Up to 32 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL13	Land at Pincents Lane, Tilehurst	Eastern Area	Up to 138 dwellings but known issues exist which are likely to decrease this number	Step 6: SA/SEA	Various docs including Transport Response	Appendix 4 of the HELAA (SIT4e) concluded that the site was potentially developable in part. Through the site selection work and Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) (see CD3a SA / SEA Environmental Report for the Proposed Submission West Berkshire Local Plan Review 2022-2039, p.54-56 and CD3j SA / SEA Appendix 8b New Residential Site Allocations, pp.25-32) the site was identified as a reasonable alternative. The Regulation 19 response from Town on behalf of Pincents Lane (representor ID: 1059032) indicates that the site is available for development.	Council concern that development would have an unacceptable impact on the local highway network.	Y
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	Eastern Area	Using the pattern book study the development potential is 31 dwellings. The site promoter has suggested a lower potential (30 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Transport and Access Appraisal Report	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
TIL15	Land east of Sulham Hill between Barefoots Copse & Cornwell Copse, Sulham Hill, Tilehurst	Eastern Area	Up to 58 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Transport and Access Appraisal Report	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	Eastern Area	Up to 2 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	Eastern Area	Up to 37 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Eastern Area	Up to 69 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Ecology Technical Briefing, FRA, HIA, LVIA, Sustainability Statement, Energy Design Advice, Transport Appraisal, Tree Survey, Utilities Statement Site promotion document, Larger site area promoted which includes TIL18	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL19	Calcot Park Golf Club, Calcot, Reading	Eastern Area	Using the pattern book study the development potential is: 130 houses OR 260-335 flats OR 186 dwellings (mix of flats and houses). The site promoter has suggested a lower potential of 70 dwellings and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed enabling development, site location and current proposed layout	No	Within settlement boundary	N
WEL1	Land Opposite Fairbank Between Cedar House, The Lythe and Rectory Cottages, Wickham	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues	N
WOK1	Bloomfield Hatch Farm, Bloomfield Hatch, Mortimer, RG7 3AD	Eastern Area	Up to 560 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK2	Pierces Farm, Goodboys Lane, Mortimer, RG7 3AH	Eastern Area	Up to 918 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK3	East Lodge, Goodboys Lane, Wokefield Park, Mortimer, RG7 3AE	Eastern Area	Using the pattern book study the development potential is 24 dwellings. The site promoter has suggested a lower potential of 1-3 dwellings and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK4	Land at Grazeley	Eastern Area	Using the pattern book study the development potential is 3144 dwellings. The site promoter has suggested a lower potential (700-1000 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WW1	Land to the east of 1 Westfields Cottage, West Woodhay, RG20 0BW	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW2	Land west of 6 The Green, West Woodhay, RG20 0BW	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW3	Land west of 7 Westfields Cottage, West Woodhay, RG20 0BW	AONB	Up to 6 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW4	Land between 2 & 3 The Green, West Woodhay, RG20 0BW	AONB	Up to 6 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW5	Land west of 4 The Green, West Woodhay, RG20 0BW	AONB	Up to 3 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N