

Five Year Housing Land Supply at December 2012

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1 Background

1.1 The requirement to identify deliverable sites to provide a five year supply of housing land was introduced in Planning Policy Statement 3 (PPS3) published in November 2006. The National Planning Policy Framework (NPPF), published in March 2012, replaced PPS3 but retained the requirement to demonstrate a five year land supply for housing.

1.2 The housing requirement for West Berkshire is set out in the South East Plan and in the Council's adopted Core Strategy: an average requirement of 525 dwellings per annum over the period 2006 - 2026.

1.3 The assessment of the five year supply has taken account of the policy set out in paragraphs 47 and 48 of the NPPF and followed the guidance produced by the Department for Communities and Local Government ⁽¹⁾. Although this advice has been cancelled, the Council has followed the methodology set out previously and also followed best practice advice set out in the CLG publication "Land Supply Checks" ⁽²⁾.

1.4 This document sets out the specific sites which are likely to deliver the housing requirement. They include sites already under construction, those with planning permission but where building work has not yet commenced and allocated sites. A windfall allowance is also included as evidence shows windfalls provide a reliable source of supply.

1.5 The five year period covered is from 2013/14 to 2017/18.

2 NPPF Requirements

2.1 The NPPF (paragraph 47) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

2.2 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens.

2.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

2.4 For sites to be considered deliverable, footnote 11 states they 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

3 Five Year Housing Requirement

Five Year Housing Requirement

3.1 The first stage in the assessment is the identification of the level of housing provision to be delivered. The South East Plan requirement for the District is for 10,500 dwellings from 2006 to 2026, with an average annual requirement for 525 homes. The adopted West Berkshire Core Strategy states that provision will be made for the delivery of at least 10,500 net additional dwellings over this plan period. Adjustments need to be made to reflect the level of housing that has already been delivered.

1 Advice produced by the Department for Communities and Local Government "Demonstrating a 5 Year Supply of Deliverable Sites", now cancelled and removed from the Planning Inspectorate's website
 2 Land Supply Checks published by CLG in May 2009 highlighted best practice in establishing a 5 year supply of deliverable sites for housing as part of a Strategic Housing Land Availability Assessment

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3.2 With the removal of guidance, including that on the preparation of the former Core Output Indicators, it is not clear whether the five year period should remain as a forward looking requirement, with the 5 year period beginning in April 2013, or whether it should start from April 2012, reflecting the latest monitoring position reported in the Annual Monitoring Report. The Council has taken the former approach which therefore seeks to identify a 6 year supply from April 2012, the five year period covering April 2013 to March 2018.

3.3 The calculation of the requirement from April 2013 to March 2018 is shown in Table 3.1 'Five Year Housing Requirement to March 2018'. By March 2012, 2,882 additional homes had been completed since March 2006, and 548 are projected to be delivered in 2012/13, leaving a requirement of 2,717 for the five year period from 2013/14 to 2017/18.

Table 3.1 Five Year Housing Requirement to March 2018

Housing Requirement - Core Strategy	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Completions 2006 - 2012	2,882
Remaining Requirement 2012 - 2026 (14 years)	7,618
Annual residual requirement 2012 - 2026	544
Requirement 2012 - 2018 (6 years at 544 p.a.)	3,265
Anticipated completions 2012/13 (current year)	548
Remaining Requirement 2013/14 - 2017/18 (Years 1-5)	2,717

3.4 An alternative method of calculating the requirement would be to identify the level of housing required to deliver 525 homes per annum over the plan period to the end of the 5 year period in March 2018. This would lead to a requirement for 2,870 net additional homes over the period April 2013 to March 2018. (525 per annum from 2006 - 2018 = 6,300 homes, minus 2882 already delivered to March 2012 = 3418, minus anticipated completions of 548 in 2012/13 = 2,870 net additional homes).

3.5 The Council believes the former method, the residual method is the more appropriate, given that the Core Strategy does not include phasing, other than that an average net additional requirement of 525 dwellings be met over the plan period. The target set out in the Core Strategy is to maintain residual annual average rates of completions.

NPPF Requirement for Buffer

3.6 NPPF paragraph 47 requires that the five year supply of housing be supplemented by an additional buffer of either 5% (moved forward from later in the plan period) or 20% where there has been a record of persistent under delivery of housing. The Council does not have a record of persistent under delivery. This issue was debated at the Core Strategy Hearings in June 2012 and the Inspector's Report,⁽³⁾ in paragraph 46 states:

"The latest Annual Monitoring Report sets out net completions in the District compared with the Berkshire Structure Plan requirement up to 2005/06 and the South East Plan thereafter. There was under delivery in 7 of the past 12 years. This is a reasonable period over which to assess delivery, but I give more weight to recent years than the early 2000s. Delivery need not be assessed within discrete Local Plan or Core Strategy periods. The current severe recession is inevitably part of the reason for under delivery in the past 2 years, but there was high delivery for the 5 years preceding those. It would not be reasonable currently to conclude that the Council has a record of persistent under delivery. Only a 5 % buffer is therefore required"

3.7 Since the Inspector's Report was published the Council has recorded housing delivery for 2011/12. Though delivery was low in this year this was partly due to slower than anticipated delivery on a number of sites that were already under construction and demolition taking place in advance of redevelopment. The monitoring exercise showed

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that there were over 800 units under construction at end March 2012 and completions so far in 2012/13 indicate substantially higher delivery in this current monitoring year. It would not be reasonable to conclude differently from the Core Strategy Inspector on the grounds of housing delivery in 2011/12.

3.8 The sites allocated in the Core Strategy are anticipated to deliver housing within the five year period. Construction on the Racecourse site has already commenced. It is not considered that delivery on these sites can be brought forward to meet the 5% buffer and this would not increase choice and competition in the market for land. The Council therefore considers it needs to demonstrate a housing supply of at least 5.25 years, equivalent to 2,853 additional dwellings.

5 Year Housing Requirement: 2013/14 to 2017/18 = 2,717 net additional dwellings.

Supply Needed: 5 Year Requirement plus 5% Buffer = 2,853 net additional dwellings

4 Five Year Housing Land Supply

4.1 The second stage in the assessment is to identify sites that have the potential to deliver housing during the following five years. Sites include those that are allocated for housing in the Development Plan, sites that have planning permission and specific, unallocated sites that have the potential to make a significant contribution to delivery during the 5 year period. A windfall allowance can also be included where there is evidence that windfalls are likely to continue to provide a reliable source of supply.

4.2 The Council carries out annual monitoring of planning commitments and the housing commitments schedules form the basis of the five year supply. The current approach to inclusion of sites with permission differs from that under PPS3. The NPPF states in footnote 11 that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years. The Council has followed this guidance and only excluded permissions where there is evidence that housing is unlikely to be delivered within the 5 years, for example where there might be ownership or lease issues or an alternative scheme on the site has been proposed. No discount has been applied to the remaining permissions as the NPPF is clear that permissions should be considered as deliverable. This has been tested at an appeal against a decision by South Somerset DC where the inspector found that no discount need be applied ⁽⁴⁾.

4.3 In addition to permissions, the five year supply includes the Sandleford Park strategic site which has been allocated through the Core Strategy and where early completions are expected towards the end of the five year period. A Supplementary Planning Document is currently in preparation for this site.

4.4 The schedules listing the sites of over 10 units make some assessment of the availability, suitability and achievability of sites. This is based on visits to sites and dialogue with developers and applicants. The sites have been phased over the 5 year period but the phasing can only be regarded as approximate. Many developers are uncertain over the timing of their planned developments, which will be influenced by market conditions.

4.5 The smaller sites of under 10 units are also listed in the schedules and are divided into those that were under construction at March 2012 and those where development had not started. These smaller sites have not been assessed for deliverability in the same manner as the larger sites.

Windfall Allowance

4.6 The Council has included an allowance for windfall in the calculation of the five year supply. The Strategic Housing Land Availability Assessment (SHLAA) has not attempted to include smaller sites of under 10 units as they are generally impossible to identify in advance. They nevertheless make up a significant proportion of completions every year and are expected to continue to provide a reliable source of supply. In addition some larger sites which have not previously been identified through the SHLAA do continue to come forward as windfalls.

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4.7 The Council has examined past records of permissions and completions in order to derive a realistic windfall allowance. The first SHLAA was produced in 2009 and from then onwards the Council has classified sites that were not identified in the SHLAA as windfall sites. Prior to 2009/10 windfalls, for this purpose, are taken to be equivalent to small site permissions. Taking a five year period from 2007/08 to 2011/12 the average number of permissions granted on windfall sites was 135 net units per annum.

Table 4.1 Windfall Permissions 2007/08 to 2011/12

Monitoring year	Net windfall permissions
2007/08	163
2008/09	143
2009/10	129
2010/11	126
2011/12	118
Average	135

4.8 The windfall allowance should not include residential gardens. Prior to June 2010 sites involving the curtilage of private residential gardens were classified as previously developed land. Permissions granted since June 2010 have been classified by the Council as greenfield if less than 50% of the proposed footprint is on the footprint of a former property and have been identified as residential garden (RG) in the monitoring schedules. In order to estimate the proportion of windfall sites that are on private gardens the Council has gone back to 2009/10 records and re-classified sites (excluding those that are for replacement dwellings) involving private gardens. Over the period 2009/10 to 2011/12, units permitted on private gardens were equivalent to 20.6% of total gross windfall permissions. Measurement of development on previously developed land relates to the gross number of dwellings permitted (e.g. demolition of two dwellings and development of 4 in the gardens of the former dwellings and 1 on the footprint would be recorded as 4 gross permissions on greenfield land and 1 on previously developed land, whereas the net additional dwellings would be 3). For calculation of a windfall allowance a net figure is required - using the number of gross permissions on residential gardens (89) as a percentage of net windfall permissions (373) gives a percentage of 23.9 over the period 2009/10 to 2011/12 and represents a cautious figure as it over-estimates the percentage of net units permitted on residential gardens.

Table 4.2 Windfall Permissions on Residential Gardens

Monitoring year	Gross windfall permissions	Gross permissions on residential garden sites	Percentage permissions on residential gardens
2009/10	142	34	23.9
2010/11	151	27	17.9
2011/12	139	28	20.1
Total	432	89	20.6

4.9 The Council has therefore calculated its windfall allowance based on a net figure of 135 units per annum, assuming 24% of these are on residential gardens and rounded to give a figure of 100 net permissions per annum ($135 \times 0.76 = 102.6$). As these dwellings do not have the benefit of planning permission but are an estimate of future permissions, the Council has also applied a discount of 10% to allow for any non-completion. This discount is based on the historic pattern of non-implementation on small sites. The windfall allowance used is therefore 90 net units permitted per annum.

4.10 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2011/12. Of the total of 516 windfall units permitted over these 4 years, 227 were completed by March 2012. Of these, 7% were completed in the year of permission (the current year), 21% in Year 1, 31% in Year 2 and 17% in Year 3. Assuming 14% completion in Year 4 and 10% non-implementation, this pattern has been applied to the housing trajectory to phase the delivery of the windfall allowance.

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Table 4.3 Phasing the windfall allowance: Projected completions

Year of Permission	Curr. year 12/13	Yr 1 13/14	Yr 2 14/15	Yr 3 15/16	Yr 4 16/17	Yr 5 17/18
2012/13	7	21	31	17	14	0
2013/14		7	21	31	17	14
2014/15			7	21	31	17
2015/16				7	21	31
2016/17					7	21
2017/18						7
Total allowance to 2017/18	7	28	59	76	90	90

Schedules of Sites

4.11 The schedules of housing sites are set out in Section 6 and demonstrate that there is sufficient supply of housing land to meet the five year requirement, without relying on any identified sites without planning permission other than the allocated site at Sandford Park.

4.12 The schedules are summarised below. Hard commitments (units on sites with planning permission) at March 2012 that have been assessed as deliverable in the five year period account for 2,458 units with an additional 200 units deliverable at Sandford Park. Deliverable dwellings on identified sites that were not hard commitments at March 2012, but have since had planning applications approved, account for an additional 58 units. With the inclusion of a windfall allowance the total supply is 3,059 dwellings, equivalent to 5.6 years housing land supply for the period April 2013 to March 2018 or 6.6 from April 2012 to March 2018. This more than allows for a 5% buffer (equivalent to 5.25 years) as required by the NPPF.

4.13 In addition to the sites listed in the schedules there will be further supply from identified sites, including those currently under consideration, and from new applications. These are likely to include the site at Market Street, Newbury, where there is an adopted SPD and an agreement reached with the developer for a primarily residential mixed use scheme.

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Table 4.4 Summary Deliverable Five Year Supply

Deliverable Sites	Current 12/13	Yr 1 13/14	Yr 2 14/15	Yr 3 15/16	Yr 4 16/17	Yr 5 17/18	Net Units Years 1-5
Commitments at March 2012							
Allocated sites (including soft commitment at Sandford Park)	15	169	180	200	300	280	1,129
Non-allocated sites of 10 or more units	426	282	152	242	325	198	1,199
Non-allocated small sites under 10 units	100	118	110	102	0		330
Total commitments at March 2012	541	569	442	544	625	478	2,658
Additional supply							
Identified sites permitted 2012/13	0	0	10	18	6	24	58
Windfall allowance	7	28	59	76	90	90	343
Total Deliverable Supply	548	597	511	638	721	592	3,059 (5.6 years supply, excluding 5% buffer)

5 Monitoring the Five Year Supply

5.1 The Council will monitor the five year supply of deliverable sites, at least on an annual basis, linked to the Annual Monitoring Report (AMR). The outcome of the annual monitoring exercise will be used to update the five year supply, setting out a revised list of specific deliverable sites.

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6 Schedules of Housing Sites

Table 6.1 Allocated Sites

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	U/C 2012	Net Outst 2012	Assessment of deliverability	Anticipated Delivery									
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 Yrs	6-10 yrs	11-15 yrs	
Aldermaston	Land at Fishermans Lane	07/02782/RESMAJ	GF	29	29	29	Available: Yes Suitable: allocated site Achievable: Under construction		29					29			
Total West Berkshire District Local Plan Allocations									29					29	0	0	
Core Strategy Strategic Sites																	
Greenham	Newbury Racecourse	09/00971	PDL	Up to 1,500	0	1500	Available: yes Suitable: reserved matters approved for 1st 2 phases Achievable: Commenced	15	140	180	200	200	180	900	450	99	
Greenham	Sandleford Park		GF	Up to 2,000			Available: yes Suitable: allocated strategic site in adopted Core Strategy Achievable: delivery anticipated from 2016				100	100	200	500	500		
Total Core Strategy Strategic Sites								15	140	180	200	300	280	1100	950	599	
TOTAL Allocated Sites								15	169	180	200	300	280	1129	950	599	

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Table 6.2 Non-allocated sites of 10 or more units with planning permission at March 2012

Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Chieveley	Bardown	10/02039	PDL	28	0	72	Available: Yes Suitable: Yes, permission extended March 2011 Achievable: Demolitions already taken place and no indication that not viable		10	25	25	12	72			
Compton	Greens Yard, High Street	07/02647/ RESMA	PDL	25	0	25	Available: Yes Suitable: Yes, planning permission granted Achievable: Application for renewal pending consideration at Nov 2012		25				25			
Compton	15-20 Fairfield And Land To The Rear Of 14-20 Newbury Lane	11/00586/ FULMAJ	PDL	12	0	12	Available: Yes Suitable: permission granted Achievable: in programme for completion in 2013/14					12		12		
Greenham	Land south of Pinchington Lane	08/02189/ RESMAJ	PDL	64	0	1	Available: Yes Suitable: Yes Achievable:							1		
Greenham	Cleansing Services Group Ltd Pinchington Lane	11/00585/ OUTMAJ	PDL	13	0	13	Available: Yes Suitable: Yes, new permission granted for 20 units Achievable: no indication that not viable				10		20			
Hampstead Norreys	Manor House, Church Street	09/00744 08/11099 08/01099	GF	13	0	2	Available: Yes Suitable: yes, planning permission granted Achievable: site largely complete			2			2			
Holybrook	Calcot Barn Low Lane	08/00753/ FULMAJ	PDL	9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: No indication that not viable					2	7	9		
Holybrook	Underwood Shopping Centre Underwood Road	11/00742	PDL	39	39	39	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction					39		39		

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units										
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs		
Hungerford	Our Lady Of Lourdes RC Church	09/00962/ FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes, planning permission granted Achievable: timing uncertain but anticipate completion within 5 years.		14				14					
Hungerford	The Priory	10/01928/10/01928	PDL	41	74	74	Available: Yes. Sovereign Housing site Suitable: approved Achievable: Demolitions completed and construction commenced		74									
Hungerford	Three Swans Hotel 117 High Street	11/01910	PDL	13	0	13	Available: Yes Suitable: Yes, planning permission granted Achievable: no indication that not viable				3	10						13
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018/ FULEXT	PDL	96	97	97	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction and marketing commenced		97									97
Newbury	Northcroft House and Avonbank House	11/00899	PDL	61	0	61	Available: Yes, vacant office building Suitable: Yes Achievable: no indication that not viable					61						61
Newbury	J & P Motors, Newtown Road	07/01687	PDL	37	0	37	Available: Yes Suitable: Yes, planning permission implemented. Achievable: . . . No indication that not viable						37					37
Newbury	Hillview House, 21 West St	07/02666/ FULEXT	PDL	42	0	42	Available: Yes Suitable: application to extend permission refused due to non-completion of S106 and appealed Achievable: No evidence that not viable				42							42

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Parish/Ward	Address	Applcn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Newbury	Bankside House, West Mills	10/02326/ XFULMA	PDL	13	13	13	Available: Yes Suitable: Yes, planning permission granted, Achievable: Under construction and being marketed	13					0			
Newbury	Land At Park Way	05/02843/ FULMAJ	PDL	184	184	184	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction. Anticipated completion by March 2013	184						0		
Newbury	Land Off Faraday And Kelvin Road	08/01255/ OUTMAJ	PDL	160	0	160	Available: Yes Suitable: Yes, planning permission granted, renewal pending determination Achievable: Lease issues may delay development							0	160	
Newbury	Garage Area Sidesstrand Road	08/01403/FULMAJ	PDL	10	10	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	10						0		
Newbury	18 - 22 Rockingham Road	08/01794/OUTMAJ	PDL	9	0	9	Available: Yes Suitable: Yes, planning permission granted Achievable: No evidence that not viable							-3	12	9
Newbury	17-21 And Land To The Rear Of 22-24 Bartholomew Street	08/01789/ FULMAJ	PDL	13	0	13	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable							13		13
Newbury	Land At Willow Close And Malvern Court	08/02050/ FULEXT	PDL	24	63	63	Available: Yes Suitable: Yes, planning permission granted Achievable: Completed May 2012	63								0
Newbury	24 Bartholomew Street	11/02178	PDL	14	0	14	Available: Yes Suitable: Yes, planning permission granted Achievable: Developer intention to complete within 5 years							14		14

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Newbury	St Bartholomews School Wormestall Site	08/02256/ OUTMAJ	PDL	33	25	25	Available: Yes, residential under construction Suitable: Yes Achievable: Due to complete in 2012.	25						0		
Newbury	St Bartholomews School Wormestall Site	08/02257/ FULLMAJ	PDL	14	14	14	Available: Yes. Building vacated in October 2010 and construction started Suitable: Yes Achievable: Due to complete in 2012	14						14		
Newbury	49 - 65 Enborne Road	09/00086/ FULLMAJ	PDL	3	0	3	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable	-9		12				12		
Newbury	1-3 Mansion House Street	08/02411	PDL	11	0	11	Available: Yes Suitable: Yes planning permission approved Achievable: No evidence that not viable			11				11		
Newbury	53 Cheap Street and 4 - 16 Kings Road	10/02179/ FULLMAJ	PDL	9	0	9	Available: Yes Suitable: Yes planning permission approved Achievable: No indication that not viable			9				9		
Newbury	The Winchcombe School	10/02592/ OUTMAJ	GF/ PDL	20	0	20	Available: Yes Suitable: Yes planning permission approved Achievable: application for care home approved and residential unlikely to be implemented							0		
Newbury	St Bartholomew's School, Luker	09/02555/ FUL	PDL	37	37	37	Available: Suitable: Yes Achievable: Completed 2012	37						0		
Padworth	Land To The Rear Of Audrey Court	07/02756/ OUTMAJ	PDL	14	0	14	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable					14		14		

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Parish/Ward	Address	Appln. No.	PDL/ GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units									
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs	
Padworth	Land Adjacent To Bath Road Known As Elliott Hlire	09/00468/ FULEXT	PDL	36	0	36	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable	36					36				
Padworth	Max Café, Bath Road	10/00760/OUTMAJ	PDL	12	0	12	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable		12				12				
Padworth	Comfort Inn and Land to south west	11/00107/FULEXT	PDL	30	0	30	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable					30					
Padworth	Land Adjacent To Kennet And Avon Canal, Wharf Side	11/01564/FULMAJ	PDL	11	0	11	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable						11				
Pangbourne	Meadow Lane (14-16 Reading Road)	09/02682/OUTMAJ	PDL & GF	13	-2	15	Available: Yes, vacant land Suitable: yes planning permission allowed at appeal Achievable: Under construction						15				
Thattham	1 The Broadway	06/02314/FULMAJ	PDL	10	-1	11	Available: Yes Suitable: Yes, planning permission granted Achievable: Demolition complete and construction started	11									
Thattham	29 High Street	07/00529/FULMAJ	PDL	10	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Permission implemented			10							
Thattham	Kingsland Shopping Centre And Adjoining Land	07/00565/OUTMAJ	PDL	46	0	46	Available: Yes Suitable: Yes, planning application for renewal pending consideration Achievable: No indication that not viable						46				

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Parish/Ward	Address	Applicn. No.	PDL/GF	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ	PDL	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	13					0			
Thatcham	139 & 141 Bath Road	08/02296/OUTMAJ	PDL	9	0	9	Available: Yes Suitable: Yes, planning permission granted Achievable: Developer intends to commence development in 2012/2013.			-2	11			9		
Thatcham	Waring House	09/02139/FULEXT	PDL	51	51	51	Available: Yes Suitable: Yes, planning permission granted for extra care housing Achievable: Completed 2012	51						0		
Thatcham	Rainsford Farm	09/02370	GF	13	0	13	Available: Yes Suitable: Yes planning permission granted at appeal Achievable: Agent confirmed expectation of development within 5 years					13		13		
Thatcham	77 - 79 Bath Road	11/00902/OUTMAJ	PDL	14	0	14	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable				14			14		
Theale	Lakeside	04/01219	GF	350	0	350	Available: Yes Suitable: Yes, planning permission granted Achievable: permission implemented.				100	110	140	350		
Theale	Land To The Rear Of 22 - 26 High Street	10/00698/XOUTMAJ	PDL	14	0	14	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable					14		14		
Theale	Land at James Butcher Drive	10/00266/FULMAJ	PDL	14	14	14	Available: Yes Suitable: Yes, full planning permission Achievable: Completed 2012	14						0		

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Parish/Ward	Address	Applcn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units										
								2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs		
Theale	Trafalgar Court, Play Platt	10/03075	PDL	30	0	30	Available: Yes Suitable: yes planning permission approved Achievable: In programmed for completion 2014/15			30								
Welford	Teekay Farm, Newbury Road	06/00730/OUTMAJ, 07/01182	PDL	11	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: construction commenced		10							11		
Total				1774	617	1798		426	282	152	242	325	198	1199	160	0		

Five Year Housing Land Supply at December 2012

Table 6.3 Identified sites of 10 or more units granted planning permission since March 2012

Parish/Ward	Address	Applcn. No.	GF/PDL	Net Units	Assessment of Deliverability	Net Dwelling Units											
						2012/13 Current	2013/14 Yr 1	2014/15 Yr 2	2015/16 Yr 3	2016/17 Yr 4	2017/18 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs			
Thatcham	Police Station, 20 Chapel Street	11/02373/OUTD	PDL	6	Available: Yes Suitable: Yes, planning permission granted Achievable: no indication that not viable					6			6				
Hermitage	Land off Pinewood Crescent	12/00240/FULEXT	PDL	28	Available: Yes Suitable: Yes, planning permission granted Achievable: no indication that not viable			10	18				28				
Newbury	Elizabeth House	12/00499/COMIND	PDL	24	Available: Yes Suitable: Yes, planning permission granted Achievable: no indication that not viable							24	24				
Total								10	16	6	24	58					

Five Year Housing Land Supply at December 2012

Table 6.4 Small Sites Under Construction at March 2012

Parish	Site	Applcn. No.	GF/PDL	Net Units	U/C 2012	NetOu 2012
Basildon	Former Applecroft, Bethesda St	11/02602/FULD 08/02374/FULD	PDL/RG	2	3	3
Basildon	Hillfields Farm Park Wall Lane	11/02152/FULD	GF	1	1	1
Bradfield	Stone House Bradfield College	11/00039/FULD	PDL	2	2	2
Bradfield	Bradfield House Scratchface Lane	11/00028/FULMAJ	RG	1	1	1
Bucklebury	Taradale' (formerly known as Culmstock), Little Lane	10/02761/FUL 08/00729	PDL	0	1	1
Bucklebury	Osgood Holding, Sadgrove Lane,	10/01169/FUL	PDL	0	1	1
Bucklebury	Pinfold Chapel Row	11/00991/FUL 11/01195/FUL	PDL	0	1	1
Burghfield	Bakery Cottages, Reading Rd	07/01017	PDL	2	2	2
Burghfield	Pilgrims Farm Theale Road	10/03094/FULD	RG	1	1	1
Chaddleworth	Heads Farm Botmoor Way	11/02150/FULMAJ	PDL	0	1	1
Chieveley	Priors Court Cottages	09/02100/FULD	PDL	-6	-6	-6
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	4	4
Cold Ash	Land Adjoining Northcroft Farm Stoney Lane	08/00661/FULD	PDL	1	1	1
Cold Ash	Pine Tree Cold Ash Hill	11/01834/FULD 10/03073/FULD	PDL/GF 2 RG	3	4	4
Cold Ash	Highfield Paddock Ashmore Green Road	11/01838/FUL 11/00110/FUL	PDL	0	1	1
Compton	The Lodge, High Elms	10/03044/FUL 09/02244/FUL	PDL	0	1	1
Compton	Land adjacent Downe Cottge	10/00520/REM 09/01415	PDL	1	1	1
Compton	Land At The Laurels Ilsley Road	11/02155/REM 10/03147/OUTD	RG	3	3	3
Compton	1 Great Coombe Cottages Coombe Road	11/02438/FUL	PDL	0	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Frilsham	Middlewood, School Lane	09/01531/FUL	PDL	0	1	1
Greenham	Ridley Cottage (Woodlands Cottage), Basingstoke Road	10/01171/FUL	PDL	0	1	1
Hamstead Marshall	Foxlee Farm	10/01683/FUL	PDL	0	1	1
Holybrook	Land adjacent 1 Cambrian Way, Calcot	09/00636	PDL	1	1	1
Hungerford	Berkshire Trout Farm	02/00911	GF	1	1	1
Hungerford	3 And 4 Cold Harbour	10/02528/FULD	PDL	6	6	6
Hungerford	1 Salisbury Road	11/01764/FUL	PDL	0	1	1
Hungerford	Office 8 Smitham Bridge Road	11/02223/FULD	PDL	2	2	2

Five Year Housing Land Supply at December 2012

Parish	Site	Applicn. No.	GF/PDL	Net Units	U/C 2012	NetOu 2012
Inkpen	Land at Foxglove Farm, Inkpen Common	03/02122/FUL	GF	1	1	1
Inkpen	Kiln Cottage, Pottery Lane	07/02531/FUL	PDL	0	1	1
Lambourn	16 Baydon Road	10/02150/XFUL 05/01742	PDL	1	1	1
Lambourn	Land At The Old Station Yard	10/03054/XFULD 07/02745/FULD	PDL	5	5	5
Lambourn	Former Coal Yard Newbury Street	08/00267/OUTD	PDL	9	9	9
Lambourn	Rosehill Stables Wantage Road	11/00409/FULD	PDL	0	1	1
Lambourn	Sovereign Chase Upper Lambourn	10/02876/FUL	PDL	0	1	1
Lambourn	Lane End Farm Inholmes Common	11/00612/FULD	PDL	1	1	1
Lambourn	Windmill Farm Baydon Road	11/01903/FULMAJ	PDL	1	2	2
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1	1
Newbury	Land to the rear of 112 Enbourne Road,	08/01797 05/00222/FULD	PDL	1	1	1
Newbury	18B Kings Road West	09/02116/XFULD 06/02621/FULD	PDL	3	3	3
Newbury	Land adj to Four Winds, Tydehams	09/01457	PDL	1	1	1
Newbury	36 Hambridge Road	09/02559/FULD	PDL	1	1	0
Newbury	18 And 20 Old Bath Road	10/01225/FULD	PDL	2	1	1
Newbury	172 Craven Road	11/01930/REM 10/03169/OUTD 10/01515/OUTD	PDL	7	8	8
Newbury	57A Northbrook Street	11/00944/FULD	PDL	2	2	2
Padworth	Former Site Of Manton, Bath Road	11/02033/FULD 10/02147/FULD 09/02082/OUTD	PDL	4	4	4
Padworth	The Round Oak Reading Road, Padworth Common	11/01020/FUL 10/02841/FUL	PDL	1	1	1
Pangbourne	Duntrune, Pangbourne Hill, RG8 7AX	10/00951	PDL/GF	1	2	2
Pangbourne	41 Reading Road, RG8 7HY	11/01238/FULD	PDL	6	6	6
Pangbourne	Clayesmore Cottage Bere Court Road	11/01326/FUL	PDL	0	1	1
Pangbourne	Old Pump House And Parramatta, Bowden Green	07/01837/REM 06/00832/OUT	PDL	0	1	1
Pangbourne	3 And 4 Bowden Green	08/01011/HOUSE	PDL	-1	-1	-1
Purley	32-34 Park Walk	03/00221/OUT	PDL	1	1	1
Purley	Domus, Oxford Road	06/02897/FULD	PDL	2	2	2
Shaw Cum Donnington	Woodsprings, Land At Woodspeen, Snelmore Common	05/02046/FULD	GF	1	1	1
Shaw Cum Donnington	Land Adjoining The Bungalow, Shaw Farm Road	11/00143/FULD 07/01890/FULD	PDL	2	2	2

Five Year Housing Land Supply at December 2012

Parish	Site	Applicn. No.	GF/PDL	Net Units	U/C 2012	NetOu 2012
Speen	Foley Farm, Stockcross, RG20 8JX	11/00463/REM 09/00609/OUTD	GF	4	4	4
Speen	Elmore Abbey Church Lane	10/00517/FULMAJ	PDL	1	1	1
Stanford Dingley	Little Shambles	11/01085/FUL	PDL	0	1	1
Stratfield Mortimer	3 Hammonds Heath Road, Mortimer Common	04/02468/FUL	PDL	0	1	1
Stratfield Mortimer	Little Park Farm, Beech Hill Road	09/01333/FULD	GF	3	3	3
Streatley	Marnhill House, Wantage Road,	10/02437/FULD	RG	1	1	1
Sulham	Nunhide Farm Nunhide Lane	10/02469/FULD	PDL	1	1	1
Thatcham	Land adj to Four Winds, Floral Way	10/02991/FULD 05/00271	PDL	1	1	1
Thatcham	298 Benham Hill	06/00194/OUTD	PDL	4	5	5
Thatcham	Church Gate House, Church Gate,	09/01624/FULD	PDL	4	4	4
Thatcham	The English Barn Chapel Street	11/00960/FULD	PDL	1	1	1
Tilehurst	197 Long Lane	04/00666/FUL	PDL	2	1	1
Tilehurst	7 Ashbury Drive	11/01962/OUTD	RG	1	1	1
Tilehurst	7 High View Calcot	10/03157/FULD	PDL	1	1	1
Welford	Land Adjacent To Honeythatch Newbury Road	08/00623/FULD	PDL	1	1	0
Wokefield	Oakfield Stables Also Known As Herron Lodge	10/00817/FUL	PDL	0	1	0
Wokefield	West Lodge Wokefield Park	11/00862/FULD	PDL	0	1	1
Woolhampton	Hillbrow, Woolhampton Hill	10/00479/FUL 08/01364	PDL	0	1	1
Woolhampton	The Old Barn Station Road	11/02225/FULD	PDL	2	2	2
Total					131	128

Five Year Housing Land Supply at December 2012

Table 6.5 Small Sites Not Started at March 2012

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2012
Aldermaston	Land adj 50 Falcon Fields	06/02230 03/02269/OUT 05/00326/RESMAT	PDL	1	1
Aldermaston	Land Adjacent To Padworth Farm, Rag Hill	10/02684/FULD	GF	1	1
Aldermaston	Chestnut Coppice Rag Hill	11/01563/FULD	GF	1	1
Ashampstead	Linden House Burnt Hill	11/01292/FUL	PDL	0	1
Basildon	Greensleeves, Reading Road	10/00265/FULD	GF/RG	1	1
Basildon	Beehive Inn,	09/01188/FUL	PDL	1	1
Basildon	Barton Upper Basildon, RG8 8SU	11/02075/FUL	PDL	1	1
Basildon	Land At Apple Tree Cottage Pangbourne Road	11/00080/XFULD 07/02662/FULD 06/02638/OUTD	PDL	1	1
Basildon	Land Adjoining Yew Cottage, Bethesda Street	11/02536/REM 10/01314/XOUTD 07/02739/OUTD	PDL	1	1
Basildon	Land at side of 1 Wakemans	11/00547/REM 10/01478/XOUTD 08/00882	PDL	1	1
Basildon	Garages Between 46 - 47 Wakemans	10/02580/FULD	PDL	3	3
Basildon	Half Hatch, Bethesda Street	10/02501/FULD	PDL	1	1
Basildon	Land Adjacent To The Crest Aldworth Road	11/00772/FULD	RG	1	1
Beech Hill	Trunkwell Farm Beech Hill Road	10/02090/FULD 06/02155/FULD	GF	1	1
Beenham	St Marys Farm	09/00937/FULD	GF	1	1
Boxford	Coombesbury Farm Barn, Ownham	09/00892	GF	4	4
Boxford	Coopers Farmhouse, Westbrook	10/02683	PDL	1	1
Boxford	Boxford Village Hall Southfields	11/00630/FULD	PDL	2	2
Bradfield	Pinewood Cottages Bradfield College	10/01530/FULD	PDL	4	4
Bradfield	The Old Dairy House Maidenhatch	10/03176/FULD	PDL	1	1
Bradfield	Bottom House Farm Buckhold	11/00359/FULD	PDL	1	1
Bradfield	Faulkners Bradfield College	11/01044/FUL	PDL	1	1
Bradfield	Cedar Cottage Bradfield,	11/01099/FULD	PDL	1	1
Brightwalton	44 Brightwalton (and Land To The Rear)	10/02919/FULD	RG	1	1
Bucklebury	46 - 47 Roundfield	10/00599/FULD	PDL	2	2
Bucklebury	Land at Roundfield Cottage Broad Lane	11/01190/OUTD	RG	1	1
Bucklebury	Land To The Rear Of 38 - 47 Roundfield	11/02154/FULD	RG	1	1

Five Year Housing Land Supply at December 2012

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2012
Burghfield	The Wents Hollybush Lane	11/01752/FULD	PDL	3	3
Burghfield	Victoria Cottage, Bunces Lane	07/02609/FULD 08/01049/FULD	PDL	1	1
Burghfield	1 Old Rectory Cottages, School Road	10/02014/FULD	GF/RG	1	1
Burghfield	4 Pingewood Close	10/02235/FULD	GF/RG	1	1
Burghfield	The Stable Door Saddlery Brookhouse Farm	11/01701/FULC	PDL	1	1
Burghfield	The Willows Burghfield Bridge	11/02411/FULD	PDL	1	1
Chaddleworth	Barn 80m South East Of Manor Farm,	10/00030/XFULD 07/01671/FULD	GF	2	2
Chieveley	Old Radnalls Farm Green Lane Chieveley	09/02194/XFUL 04/01257/FUL	GF	2	2
Chieveley	Summerhill Cottages, Priors Court Road	10/02618	PDL	-2	-2
Chieveley	Priors Court School,	06/02852/FUL	PDL	-2	-2
Chieveley	Oaklands Cottages, Marsh Lane	10/00572/FUL	PDL	-2	-2
Chieveley	Arlington Grange Curridge Road	10/02432/FULD	PDL	-3	-3
Cold Ash	Gorse Cottage, Hermitage Rd	07/00008/OUT 08/01358/REM	PDL	1	1
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	1
Compton	Former Bank, High Street	07/02654/FULD	PDL	1	1
Compton	Rear of Pangside School Road	11/02277/FULD	GF	2	2
East Garston	Stable Court (Buildings G And H) Lower Poughley Farm	10/02513/FULD	PDL	1	1
East Ilsley	The Old Stables, Beech Tree Farm, Stanmore Road	06/01220/FULD	PDL	1	1
East Ilsley	Land Adjoining 19 Church Side	06/01929/FULD	PDL	1	1
Enborne	Enborne Kennels	06/02900/FULD	PDL	1	1
Enborne	Christmas Farm	11/00284/FUL	PDL	0	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	10/01469/XFULD 05/01366/FULD	PDL	5	5
Greenham	Land off Bukner-Croke-Way, New Greenham Park	07/00421/FUL	PDL	1	1
Greenham	5 Deadmans Lane, Greenham	12/00110/REM 10/00702/OUTD	GF/RG	1	1
Hampstead Norreys	Gardens of 3 Radnor Villas Water Street	11/00582/FULD	RG	1	1
Hampstead Norreys	Oakhouse Farm Hampstead Norreys	11/02551/FULD	PDL	4	4
Hermitage	Land Adjacent To Medan And 4 Oare View, Hampstead Norreys Road	06/01340/FUL	PDL	0	2
Hermitage	Hermitage Garage Newbury Road	07/01035/FULD	PDL	1	1
Holybrook	Land Adjacent To 1 Willow Tree Glade	07/01838/FULD	PDL	1	1

Five Year Housing Land Supply at December 2012

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2012
Hungerford	Land At the Rear of 14-19 Upper Eddington	09/00420/OUTD 06/00255/FUL	PDL	2	2
Hungerford	6 Bridge Street	10/00893/XFUL 05/00395/FUL	PDL	1	1
Hungerford	St Johns Hall Station Road	11/02182/FULD	PDL	6	6
Inkpen	1 & 4 Hazelwick, Upper Green,	09/02391/FULD 06/00900	PDL	2	2
Kintbury	Clapton Bottom, The Benham Estate	10/02869/XFUL 08/00264FUL	PDL	-1	-1
Kintbury	Kintbury Service Station Newbury Street, RG17 9UY	06/02632/FULD	PDL	4	4
Lambourn	Limes Farm Upper Lambourn	10/01484/XCOMIN 07/00951/COMIND	GF	3	3
Lambourn	Francomes Field	03/02206	GF	6	2
Lambourn	Land To The Rear Of The Classics	11/00500/FULD 08/01503/FULMAJ	PDL	9	9
Lambourn	Land Adjacent To 1 Bockhampton Road	08/02333/FULD	PDL	1	1
Lambourn	35 Woodbury	11/01160/FULD 09/02582/FULD	PDL	1	1
Lambourn	Fognam Farm	08/01880/FULD	GF	2	2
Lambourn	Land At The Laurels Eastbury	10/01823/OUTD	PDL	1	1
Lambourn	Virginia Rose Edwards Hill	11/02597/FULD	RG	1	1
Midgham	Old Acre House, Midgam	08/01877 04/02617/FUL	PDL	1	1
Midgham	Hallcourt Farm, Midgham Green	08/01295	GF	2	2
Newbury	Valle D'Oro Restaurant Oxford Street	09/00681/FULD	PDL	1	1
Newbury	Car Park Site, West Street	10/00438/XFULD 05/00565/FULD	PDL	6	6
Newbury	124 London Road	05/01608/FULD	PDL	1	1
Newbury	19 Livingstone Road	09/02604/XFULD 05/01684/FULD	PDL	4	4
Newbury	90 Turnpike Road	09/00134/REM 05/02336/OUTD	PDL	1	1
Newbury	62 Bartholomew Street	10/00541/FULD 05/02917/FULD	PDL	4	4
Newbury	St Johns Garage Newtown Road	10/00522/XFULD	PDL	6	6
Newbury	Leigh House, 77 London Road	06/01772/FULD 06/02623/LBC	PDL	5	5
Newbury	13 - 14 Courtlands Road	08/01418/FULD 07/01938/FULD	PDL	4	4
Newbury	21 Corporation Cottages Pelican Lane	08/00775/FULD	PDL	1	1
Newbury	Dolmans Shaw Hill	08/00924/OUTD 11/01689/FULD	PDL	7	7
Newbury	62 Andover Road	11/01347/XOUTD 08/01349/OUTD	PDL	4	4
Newbury	Land adjacent to 30 & 32 Hampton Road	10/01416 09/00279/FULD 06/02136/FULD	PDL	2	2
Newbury	Land To The Rear Of 158 - 164 London Road	10/02955/REM 09/02414/OUTD	PDL	2	2
Newbury	250 London Road	10/00614/FULD	PDL	5	5
Newbury	13 St Michaels Road	10/02030/FULD	GF/RG	1	1
Newbury	Land to rear of Two Trees, Tydehams	10/02373	RG	1	1
Newbury	62 West Street	11/00151/FULD	PDL	1	1

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Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2012
Newbury	242 London Road	11/00162/FULD	PDL	4	4
Newbury	21 - 23 The Broadway	11/00227/FULD	PDL	3	3
Newbury	48 Cheap Street	11/00316/FULD	PDL	4	4
Newbury	30 Rowan Drive	11/00668/FULD	RG	1	1
Newbury	107 Bartholomew Street	11/00947/FULD	PDL	4	4
Newbury	Guildgate House Pelican Lane	11/00967/FULD	PDL	6	6
Newbury	Park Cottage Warren Road	11/00998/FULD	PDL	1	1
Newbury	46 Northbrook Street	11/01136/FULD	PDL	2	2
Newbury	Land Adjacent To124 Andover Road	11/01162/FULD	RG	2	2
Newbury	Land Rear Of Winterton House Garden Close Lane	11/01555/OUTD	RG	2	2
Newbury	30 Bartholomew Street	11/01691/FULD	PDL	2	2
Newbury	15 The Broadway	11/02099/FULD	PDL	4	4
Newbury	Clock House 1st And 2nd Floor, Carnegie Road	11/02186/FULD	PDL	2	2
Newbury	Kendrick House Wharf Street	11/02198/FULD	PDL	6	6
Newbury	15 St Nicholas Road	11/02486/FULD	PDL	1	1
Padworth	The Glen, Bath Road	11/01259/FULD 07/01944	PDL	4	4
Padworth	Padworth College	11/02641/COMIND	PDL	1	1
Pangbourne	Various College Properties Off Bere Court Road	09/01442/OUTD	PDL/GF	6	6
Pangbourne	22 - 32 Purley Way	11/00132/FULD	PDL	2	8
Pangbourne	35 - 37 Horseshoe Road	11/00708/FULD	PDL	1	1
Pangbourne	Land Adjacent To 11A Thames Avenue	11/01826/FULD	RG	2	2
Purley	Domus, Oxford Road	10/00064/FULD	PDL	0	1
Shaw Cum Donnington	Donnington Grove Country Club, Donnington Grove	11/00901/FULD 07/01093/FULD	GF	7	8
Shaw Cum Donnington	Donnington Park House, Donnington Park	11/01547/FUL	PDL	0	1
Speen	Land adj Coppice House, Speen Lane	11/02318/XOUTD 08/02109	PDL	1	1
Stratfield Mortimer	Land Adjoining 37 Stevens Close	09/00364 05/02058/OUTD	GF	1	1
Stratfield Mortimer	Land between To 29b-30 The Bevers	10/00407/FULD 07/01807/FULD	PDL	8	8
Stratfield Mortimer	9 - 13 Victoria Road	09/00200/FULD 08/00098/FULD	PDL	6	6
Stratfield Mortimer	Old Fire Station, The Street	10/00699/FULD	PDL	1	1
Sulhamstead	32 Hollybush Lane	10/02873/FULD	GF	1	1
Thatcham	44 Park Lane	05/01719/FULD	PDL	1	1
Thatcham	Land To Rear of 40/43 The Broadway	05/02171/FULD	PDL	4	4
Thatcham	Elizabeth Farm, Crookham Common	09/00932/FULD 06/02377/FULD	PDL	3	3
Thatcham	Siege Cross Farm, Bath Road	08/01856/FUL	PDL	-1	-1

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Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2012
Thatcham	4 London Rd	08/00572	PDL	3	3
Thatcham	4 Link Way	08/02028	PDL	1	1
Thatcham	63 Bath Road	11/02729/REM 11/00146/OUTD	PDL	6	6
Thatcham	14 The Broadway	10/02809/FULD 10/00499/FULD	PDL	2	2
Thatcham	Land Adjacent To 8 Arkle Avenue	10/00646/FULD	PDL	2	2
Thatcham	Site Adjacent To Woodland Crookham Common Road	10/01763/FULD	PDL	1	1
Thatcham	Unit 1 The Court Yard The Broadway	10/02646/FULD	PDL	1	1
Thatcham	58 The Broadway	11/00247/FULD	PDL	5	5
Thatcham	1 Kendal Close	11/00835/FULD	PDL	1	1
Thatcham	10 The Broadway	11/01671/FULD	PDL	2	2
Thatcham	200 Lower Way	11/02620/FULD	PDL	2	2
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	2
Tidmarsh	Forge House, Tidmarsh	10/01999/REM	PDL	1	1
Tilehurst	Land To The Rear Of 261 Overdown Road	07/02625/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 259 Overdown Road	09/01397	PDL	1	1
Tilehurst	25 Westwood Row	09/00961/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 9 - 15 High View	10/01441/FULD	PDL	4	4
Tilehurst	175 And 177 Halls Road	10/01241/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 154 Overdown Road	10/02308/FUL	GF/RG	1	1
Tilehurst	143 Halls Road	10/02868/FULD	GF/RG	1	1
Tilehurst	Land adj. 94 Royal Avenue Calcot	11/00994/FULD	RG	1	1
Winterbourne	North Heath Farm, North Heath	08/02119/FULD 05/00816	GF	1	1
Woolhampton	Woolhampton Lodge Woolhampton Hill	11/00701/FULD	PDL	1	1
				293	302

Five Year Housing Land Supply at December 2012

Abbreviations used in the Schedules

PDL	Previously developed land (often referred to as brownfield land) is defined in the NPPF. It is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure. There are some exceptions, including private residential gardens.
GF	Greenfield land - land that has not been previously developed. It includes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up area which has not been previously developed (ie parks, recreation grounds and allotments). It also includes land where the remains of any structure or activity have blended into the landscape to the extent that it can reasonably be considered as part of the natural surroundings.
RG	Residential garden land. The definition of previously developed land was changed in June 2010 to exclude "land in built-up areas such as private residential gardens....." The classification of residential gardens therefore changed from brownfield to greenfield in June 2010.
Net Units	The net units that have been permitted on the site. This figures therefore takes account of any permitted demolitions or changes of use.
Net Outst	The number of units permitted that are either under construction or not started at the time of the survey. Once a dwelling is complete, it is no longer an outstanding commitment. This figure will therefore differ from the net unit figure if either demolitions or completions on the site were recorded in previous years.
U/C	Units under construction at time of survey