

# Appeal Statement of Case

## Local Planning Authority

**Town and Country Planning Act 1990**

**Section 78 appeal against the refusal of planning permission**

**Appeal:** APP/W0340/W/24/3359935

**Site:** The Mall, Kennet Centre, Newbury RG14 5EN

**Proposal:** Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.

**Date:** March 2025

**Council Reference:** 23/02094/FULMAJ

## Appeal Statement of Case

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# 1. Introduction

- 1.1 This Statement of Case has been prepared in respect of an appeal lodged against the refusal of planning permission (Council reference 23/02094/FULMAJ) for full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.

## Reasons for Refusal

- 1.2 The application was refused for the following reasons:

1. The proposal would introduce an overpowering and dominant feature within the town centre. Although it is recognised that an industrial use previously occupied this site, the Eagle Works buildings were generally low-rise, with a height of no more than three storeys. The scale, height, and massing of the proposed development would significantly alter the character of Newbury's historic core. It would appear excessively tall and imposing in key views within the town centre, creating an oppressive backdrop to several listed buildings. The development would fail to provide a coherent continuation of the existing townscape and would not reflect the small-scale market town character of Newbury. As a result, the proposal would harm the significance of the conservation area and the setting of nearby listed buildings. Although the harm would be less than substantial under paragraph 215, it remains tangible, serious, and must be given considerable weight.

Paragraph 215 of the National Planning Policy Framework (NPPF) states that where harm to a designated heritage asset is considered less than substantial, that harm should be weighed against the public benefits of the proposal. While the proposal offers some public benefits, they are not enough, either individually or together, to outweigh the harm identified to the significance of the conservation area and the setting of nearby listed buildings.

At the time of this decision, the Council cannot demonstrate a five-year housing land supply, meaning paragraph 11d of the NPPF applies. This states that planning permission should be granted unless policies in the NPPF that protect areas or assets of particular importance provide a strong reason to refuse the development. Policies concerning designated heritage assets are such policies (footnote 7). In this case, since the public benefits of the proposal do not outweigh the less than substantial harm caused, there is a clear reason for refusal. Consequently, the 'tilted balance' outlined in paragraph 11d) ii is not engaged, and the development would not benefit from the presumption in favour of sustainable development as per paragraph 11 of the NPPF.

The proposal conflicts with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990; the conservation objectives of Section 16 of the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, the Newbury Conservation Area Appraisal and Management Plan adopted December 2024, and the Newbury Town Design Statement 2018. These policies amongst other things seek to enhance local distinctiveness and conserve and enhance the historic environment.

2. The layout does not comply to the council's car parking standards and does not provide adequate car parking to enable use by both residents and visitors to the town centre, with the applicant failing to provide adequate mitigation to allow for when the proposed car park is full. This could result in on street parking and additional traffic movements on the highway network, adversely affecting road safety and the flow of traffic. This would be contrary to Policy CS13 of the West Berkshire District Core Strategy 2006 to 2026, Policy P1 of the Housing Site Allocations DPD 2017 and Policy ECON5 The West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
3. The application fails to provide appropriate planning obligations to deliver the necessary off-site infrastructure, namely improvement to local highways network, travel plan, public open space and primary healthcare facilities in

the local area. In the absence of an appropriate planning obligation, the proposal is contrary to Policies CS5 and CS18 of the West Berkshire Core Strategy 2006-2026 and Policies RL.1 and RL.2 of the West Berkshire District Local Plan Saved Policies (2007), the Planning Obligations Supplementary Planning Document, and the National Planning Policy Framework.

4. The application fails to provide an appropriate planning obligation to deliver affordable housing. The district has a high affordable housing need and an affordability ratio above the national average. Compliance with Core Strategy Policy CS6 through the provision of affordable housing is therefore necessary to make the development acceptable. In the absence of an appropriate planning obligation, the proposal is contrary to Policy CS6 of the West Berkshire Core Strategy 2006-2026, the Planning Obligations Supplementary Planning Document, and the National Planning Policy Framework.
5. The Council's Supplementary Planning Guidance Quality Design Part 2 document notes that the following provisions should be sought for development in regard to provision of outdoor space.
  - 1 and 2 bedroom flats; from 25 sq.m communal open space per unit
  - 3 or more bedroom flats; from 40 sq.m communal open space per unit

The proposed average outdoor amenity space per unit across the proposed development is 12.9 sqm. This is below the required level of the SPD

As such the proposed development does not constitute quality design due to the lack of private amenity space and would not contribute to the quality of life of future occupants by providing them with adequate space outdoors. The development is therefore contrary to Policy CS14 of the West Berkshire Core Strategy 2006-2026, the SPD Quality Design Part 2, and the National Planning Policy Framework.

6. The proposed development is situated in close proximity to The Newbury Public House, which has a rear terrace that would be overlooked by residential properties. This terrace generates noise from music and patrons

attending the public house. It is anticipated that live music and the use of the terrace would result in significant noise levels within the proposed development, which could make the residential units undesirable for future occupants.

The noise is likely to impact around 100 flats in blocks B, E, and F, either because they are in close proximity to the public house or because their facades face it directly. Noise mitigation measures necessary to ensure acceptable internal living conditions would likely prevent future occupants from opening windows during periods of high noise. The outdoor amenity space near the Newbury Public House would also be subjected to high levels of noise during events and when the terrace is in use, which would detract from the quality of this space.

Therefore, the proposed development fails to meet the standards for quality design, given the adverse impacts on both internal and external amenity that the existing nighttime economy in the area would have on future residents. The development is thus contrary to Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the objectives of the National Planning Policy Framework.

### **Scope of Statement of Case**

- 1.3 This Statement of Case has been prepared in accordance with the Planning Inspectorate's Procedural Guide (Planning Appeals – *England*). It supports the Council's reasons for opposing the development.

## 2. Appeal Site and Proposal

### Appeal Site

- 2.1 The appeal site is outlined in red on the appellants location plan (CD1.6) The appeal site consists of the Kennet shopping centre which was built in the late 1970s/early 1980s together with the Vue cinema and Kennet Centre Multi Storey Car Park.
- 2.2 The appeal site is situated to the south of the Newbury town centre. The site is 2.2 hectares in area and includes a variety of shop sizes, and the Vue cinema. The appeal site boundary excludes several Grade II listed buildings including the Catherine Wheel Inn (35 Cheap Street), 33-34 Cheap Street, 11-15 Market Place, and The Newbury (137-138 Bartholomew Street). There are internal walkways through the building, which are accessed from pedestrian entrances, with two entrance points in Bartholomew Street to the west, Market Place and Cheap Street to the east and Market Street to the south. The shop units are all accessed from the ground floor, with two units with space over two floors. The centre is also directly accessible from the multi-storey car park. The vehicular access for deliveries is from ramp via Market Street.
- 2.3 The statement of common ground and the proofs of evidence will describe the site and surroundings in more detail as appropriate and necessary.

### Relevant Planning History

- 2.4 The relevant planning history of the appeal site is set out in Table 2.1. This table excludes applications relating to individual units or small areas of the site.

**Table 2.1: Planning History**

| Application     | Proposal  | Decision              |
|-----------------|---|-----------------------|
| 25/00391/FULMAJ | Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and resident's ancillary facilities; commercial floorspace (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to | Pending consideration |



|                 |  |                               |
|-----------------|--|-------------------------------|
|                 | the retained Vue Cinema block and additional floor to multi storey car park.   |                               |
| 25/00205/SCREEN | The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Screening Opinion Request for Development at the Kennet Centre.   | Response Issued<br>28/02/2025 |
| 21/00379/FULMAJ | Full: Phased redevelopment of the Kennet Centre comprising (1) partial demolition of existing building, and development of (ii) flexible-use commercial space including business, service and office in Use Class E a, b, c, d, e, f and g (iii) 367 dwellings plus residents ancillary facilities (iv) access, car parking and cycle parking (v) landscaping and open space (vi) sustainable energy installations (vii) associated works. | Refused<br>04/11/2022         |
| 21/00380/FULMAJ | Full: 91 retirement living apartments with ancillary residents amenities and associated works  | Refused<br>04/11/2022         |
| 06/01674/COMIND | Approval of new 7 screen cinema, class A3/A4 retail floor space, new foyer/circulation, replacement public conveniences and sub-station.   | Approved<br>19/10/2006        |
| 83/19101/ADD    | Final phase of Kennet Centre comprising new department store, enlarged supermarket, shops, car park and bus station alterations to existing multi storey car park.   | Approved<br>06/08/1985        |
| 80/13824/ADD    | 1982, Approval of phase two of town centre development comprising new department store and shops with ancillary accommodation, service road and operational car parking.   | Approved<br>31/03/1982        |
| 79/10612/ADD    | 1979, Approval of renewal of details consent for 26 shops and two storey department store.   | Approved<br>19/06/1979        |
| 301/67          | 1968, Approval of outline for 26 shops and two storey department store.  | Approved                      |

## Appeal Proposal

- 2.5 The appeal is proposing the redevelopment of the Kennet Centre comprising of the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and

service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.

- 2.6 The appeal proposes the demolition of the existing Kennet Centre, with the exception of the Vue cinema block and the multi-storey car park, and the construction of 427 new build to rent homes and approximately 3,116.87 sqm of new Use Class E floorspace which, alongside the existing retained Class E floorspace including the retained cinema and restaurants on site (5,068.96 sqm), amounts to 8,185.83 sqm of Class E floorspace. The new Class E floorspace comprises, new retail and commercial spaces for independent shops, cafes, and floorspace. In addition, the proposals incorporate significant new areas of public realm, and amenity space for the residential accommodation. A new pedestrian street linking the railway station and Market Street development to the town centre is also proposed, together with a new link to the Vue cinema. The proposals include sustainable energy installations including ground source heat pumps, storage of 627 cycles, 3 new car club spaces and 53 electric vehicle charging points. The residential accommodation I proposed within 9 residential blocks ranging from 2 to 8 storeys in height. The breakdown of existing and proposed commercial floorspace is as follows:

| Building / Area                  | GIA - PROPOSED   |                | GIA - EXISTING   |                   |
|----------------------------------|------------------|----------------|------------------|-------------------|
|                                  | sq m             | sq ft          | sq m             | sq ft             |
| <b>Residents' Indoor Amenity</b> | 1,103.69         | 11,880         | -                | -                 |
| <b>Manager's Office</b>          | 121.34           | 1,306          | 509.7            | 5486.37           |
| <b>Retail</b>                    | 2,467.91         | 26,565         | 18,808.25        | 202,447           |
| <b>Offices</b>                   | 555.49           | 5,979          | -                | -                 |
| <b>Library of Things</b>         | 60.71            | 653            | -                | -                 |
| <b>Store</b>                     | 93.47            | 1,006          | -                | -                 |
| <b>Cinema</b>                    | -                | -              | 3,594.62         | 38,692            |
| <b>Restaurants</b>               | -                | -              | 1,474.34         | 15,870            |
| <b>Ancillary (All)</b>           | 5,186.19         | 55,824         | -                | -                 |
| <b>Plant</b>                     | 1,074.37         | 11,565         | -                | -                 |
| <b>TOTAL NON-RESIDENTIAL GIA</b> | <b>10,663.17</b> | <b>114,778</b> | <b>24,386.91</b> | <b>262,495.37</b> |

### 3. Legislation and Planning Policy

#### The Planning (Listed Buildings and Conservation Areas) Act, 1990

- 3.1 The most relevant sections of the 1990 Act in this case are: Section 66 (1) which makes it a statutory duty for the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to: *‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’*; and Section 72 (1), which requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of such designated areas.

#### Statutory Development Plan

- 3.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise<sup>1</sup>. The development plan is therefore the starting point for decision making. Where a planning application/appeal conflicts with an up-to-date development plan, permission should not usually be granted. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.3 The statutory development plan for West Berkshire is currently made up of a number of different documents<sup>2</sup>. Table 3.1 sets out those development plan documents that are relevant to the appeal proposal, together with a list of the relevant policies.

**Table 3.1: Statutory Development Plan**

| Development Plan Document  | Relevant Policies   |
|--|---|
| West Berkshire Core Strategy 2006-2026 (WBCS)<br><a href="http://info.westberks.gov.uk/corestrategy">http://info.westberks.gov.uk/corestrategy</a> | ADPP1, ADPP2, CS1, CS4, CS5, CS6, CS9, CS11, CS13, CS14, CS15, CS16, CS17, CS19 |

<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

<sup>2</sup> Full development plan: West Berkshire Core Strategy 2006-2026 (adopted July 2012); Housing Site Allocations DPD 2006-2026 (adopted May 2017); West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (as amended in July 2012 and May 2017); Stratfield Mortimer Neighbourhood Development Plan (adopted June 2017); South East Plan, Natural Resource Management Policy 6 (relating to the Thames Basin Heaths Special Protection Area; Cold Ash Neighbourhood Development Plan (adopted May 2024); Compton Neighbourhood Development Plan (adopted February 2022); Hermitage Neighbourhood Development Plan (adopted May 2024); and Minerals and Waste Local Plan 2022-2037 (adopted December 2022).

|   |   |
|---|---|
| Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD)<br><a href="http://info.westberks.gov.uk/hsa">http://info.westberks.gov.uk/hsa</a>                       | C1, P1  |
| West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP)<br><a href="http://info.westberks.gov.uk/article/28783">http://info.westberks.gov.uk/article/28783</a> | TRANS.1, OVS.5, OVS.6, HSG.13, ECON.5, SHOP.1, RL.1, RL.2, RL.3, RL.5 |

- 3.4 The Council considers that the appeal proposal to be in conflict with the following policies: CS5, CS6, CS13, CS14, CS18, CS19, P1, ECON5, RL1, and RL2. The Council will provide evidence to demonstrate the conflict as well as the weight that should be applied to the conflict with these policies.

### Material Considerations

- 3.5 A number of documents are material conditions relevant to this appeal.
- 3.1 The **National Planning Policy Framework (NPPF)** sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decision, which should be read as a whole (including its footnotes and annexes). The latest version was published in December 2024.
- 3.2 The **Planning Practice Guidance (PPG)** is an online publication which supplements the NPPF and, as a statement of government policy, may also be material when deciding applications/appeals.
- 3.3 The **National Design Guide (NDG)** sets out how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 3.4 **Historic Environment Good Practice Advice in Planning 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment, Historic England, July 2015** emphasises the importance of understanding the nature and extent of significance when assessing development proposals. It notes that 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process is very important..'.'

- 3.5 Historic Environment Good Practice Advice in Planning 3 (GPA3): The Setting of Heritage Assets (second edition), Historic England, 2017** provides a framework for the assessment of proposed changes to the setting of a heritage asset.
- 3.6 Historic England Tall Buildings Advice Note 4 (March 2022)**
- 3.7 Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008** sets out Historic England's approach to making decisions about the historic environment. The document identifies four groups of heritage values that can be attached to places to help define relevant significance: Evidential value; Historical value; Aesthetic value; and Communal value.
- 3.8 The Newbury Conservation Area Appraisal and Management Plan (CAAMP)** was adopted by the Council in November 2004 and is material consideration in all planning decision which impact the Newbury Conservation Area.
- 3.9 The Quality Design SPD (2006)** aims to help developers create places of high quality design which are sustainable, secure and accessible to all. The SPD series is made up of 10 documents.
- 3.10 The Planning Obligations SPD (2014)** was adopted by the Council in December 2014, following a period of consultation which took place in Summer 2014. It sets out the Council's approach for securing contributions and requiring obligations from development, alongside the Community Infrastructure Levy (CIL). This approach is in accordance with national CIL Regulations and the council's pdf CIL Regulation 123 List.
- 3.11 The Sustainable Drainage Systems (SuDS) SPD (2018)** was adopted by the Council in December 2018, following a period of consultation which took place in Summer 2018. It provides guidance on the approach that should be taken to SuDS in new developments in West Berkshire so as to manage and mitigate surface water flood risk.
- 3.12 The Cycle and Motorcycle Advice and Standards for New Development (2014)** was published by the Council in November 2014. According to Policy P1 of the HSA DPD, cycle and motorcycle parking shall be provided in accordance with this document.
- 3.13 The Newbury Town Design Statement (2018)** was prepared by Newbury Town Council to describe the distinctive local character of the area and set out principles to

guide the design of new development. It has been adopted by the Council and can be a material consideration in determining planning applications/appeals.

3.14 **The Manual for Streets.** This is national guidance regarding the design and construction of streets.

3.15 Other documents comprising material considerations which may be referred to at this appeal include:

- WBC Parking Policy For New Residential Development Background Topic Paper 2016
- WBC CIL Charging Schedule;
- Human Rights Act 1998;
- Disability Discrimination Act 1995;
- The Community Infrastructure Levy Regulations 2010 (as amended);
- The Local Transport Plan (LTP) 2011 – 2026;
- Highways Act 1980 (as amended);
- Newbury Town Centre Masterplan (Draft) 2022.

### **Emerging Policies**

3.16 The Local Plan Review 2022-2039 (LPR) was submitted to the Secretary of State for independent examination on 31<sup>st</sup> March 2023, and is now at examination. Following the conclusion of the hearing sessions, consultation on the Proposed Main Modifications took place between 6<sup>th</sup> December 2024 and 31<sup>st</sup> January 2025. The representations made on that consultation have been sent to the Inspector, and the Inspector's report is awaited in March 2025. Subject to the outcome of the Inspector's report, it is anticipated that the Local Plan Review will be considered by Full Council for adoption in May 2025, prior to the opening of the inquiry. The Council will update the Inspectorate and all parties as appropriate.

## 4. Main Issues

4.1 Taking into account the Council's reasons for refusal and the Appellant's Statement of Case, the main issues of this appeal can be broadly summarised as follows:

- Harm caused to the significance of the Newbury Town Centre Conservation Area and a number of listed buildings due to the excessive scale and height of the central blocks
- Failure to provide adequate car parking for future residents and visitors to the town centre
- The lack of a planning obligation to provide affordable housing
- The lack of outdoor private amenity space to meet the needs of future residents
- The impact of noise from The Newbury Public House which would affect the internal and external amenity of future occupants
- The lack of a planning obligation to provide off-site infrastructure to provide local highways improvements, a travel plan, public open space, and primary healthcare facilities.
- Planning balance - The weight to be attributed to any benefits and conflicts with the development plan under the ordinary balance of the NPPF.

## 5. Impact on Heritage Assets

- 5.1 Reason for Refusal 1 addresses the harm to designated heritage assets. The development was refused for causing harm to the significance of the Newbury Town Centre Conservation Area and a number of listed buildings due to the excessive scale, massing and height of the internal blocks. The concerns about the proposal's impact on the Newbury Town Centre Conservation Area and listed buildings within the vicinity of the site are echoed in the comments provided by Historic England (Appendix 1)
- 5.2 Taking into account the local context, particularly the scale, massing and height of buildings in the town centre, the Council will present evidence to show that the proposed development would be inconsistent with the prevailing scale, height and massing of existing structures. The significant difference in height, scale and massing between the proposed buildings and the surrounding context would harm the character and appearance of the area of the Newbury Town Centre Conservation Area.
- 5.3 The Council will also provide evidence to demonstrate that the development is of a scale, massing and height that would have an unacceptably adverse impact on the setting, and therefore significance, of the following listed buildings:

### Bridge Street

- Bridge over Bridge St (Grade II\*)
- 1 Bridge St (Grade II)
- 2 Bridge St (Grade II)
- 4 Bridge St (Grade II)

### Bartholomew Street

- St Nicholas Church (Grade I)
- North Gateway to Churchyard of St Nicholas' Church (Grade II\*)
- South Gateway to Churchyard of St Nicholas' Church (Grade II\*)
- 149 Bartholomew St (Grade II)
- 150-151 Bartholomew St (Grade II)
- 152-153 Bartholomew St (Grade II)
- 154 Bartholomew St (Grade II)



- Bricklayers Arms 137-138 Bartholomew St (Grade II)
- The Coopers Arms Bartholomew Street (Grade II)
- 118 Bartholomew St (Grade II)
- 114 and 115 Bartholomew St (Grade II)
- The Dolphin 113 Bartholomew St (Grade II)
- 16 Bartholomew St (Grade II)
- 17-20 Bartholomew St (Grade II)
- 28 Bartholomew St (Grade II\*)
- 28a Bartholomew St (Grade II)
- 29-29b Bartholomew St (Grade II)
- 40-45 Bartholomew St (Grade II)
- 104-106 Bartholomew St (Grade II)

#### Northbrook Street

- 1 Northbrook St (Grade II)
- 86 Northbrook St (Grade II)
- 90 Northbrook St (Grade II)
- 91-92 Northbrook St (Grade II\*)
- 93 Northbrook St (Grade II)
- 94 Northbrook St (Grade II)
- 102-103 Northbrook St (Grade II)
- 7-11 Northbrook St (Grade II\*)
- 12 Northbrook St (Grade II)

#### Market Place

- Town Hall (Grade II)
- 21-25 Market Place (Grade II)
- 20 Market Place (Grade II)
- 24 Market Place (Grade II)
- 27 Market Place (Grade II)
- 12 Market Place (The Hatchett PH) (Grade II)
- Corn Exchange (Grade II)
- 8 Market Place (Elephant at the Market PH formerly the Queens Hotel) (Grade II)

#### Cheap Street

- 35 Cheap St (Catherine Wheel PH) (Grade II)
- 33-34 Cheap St (Grade II)
- Newbury Post Office (Grade II)
- 41 Cheap St (Grade II)
- 48 Cheap St (Grade II)
- 49-50 Cheap St (Grade II)
- Buildings located on the Wharf
- Corn Stores (Grade II\*)
- Museum (Grade I)
- The Stone Building (Grade II)
- Wharf House (Grade II)

- 5.4 The Council will demonstrate that the harm identified is 'less than substantial' in terms of the NPPF. Historic England concur with this assessment.
- 5.5 The Council will describe the prevailing character of the area with reference to the height of existing buildings. It will also identify important views within the town centre, the majority of which are found along the main historic thoroughfares. Particular reference will be made to a number of viewpoints identified in the Appellant's Verified Views Sept 2023 (CD1.100) and Additional Verified Views October 2024 (CD1.214).
- 5.6 The Council will acknowledge that the Bartholomew Street, Market Street, and Market Place elevations of the Kennet Centre are not of any architectural merit and do not contribute positively to the conservation area. However, the Council will argue that despite the Kennet Centre's many failings, it does not dominate the experience of the town centre. It is low-lying and sits behind the more sensitive and characterful parts of Newbury, such as Market Place, allowing the special character of these areas to be maintained and understood without attempting to compete or dominate. Indeed, views of the Kennet Centre are limited to those from within the immediate vicinity; it is not visible in key views from Northbrook Street, and only partially visible in key views from Bridge Street.
- 5.7 The Council will argue that the proposal, because of the excessive scale, massing, and height of the internal blocks would appear overly tall and imposing, dominating key views within the Conservation Area. Additionally, the Council will present evidence showing

that the development would not provide a harmonious continuation of the existing townscape and would fail to reflect the small-scale market town character of Newbury.

- 5.8 The Council will acknowledge that the scheme offers some townscape benefits at street level such as the introduction of a much stronger and architecturally interesting street scene; the establishment of an active street frontage along Bartholomew Street; provision of improved public realm; a permeable street network providing strong links with existing streets; and improved vitality to this end of the town centre.
- 5.9 However, it will demonstrate that these do not outweigh the harm caused to the character and appearance of the conservation area and the setting of surrounding listed buildings caused by the excessive height, scale and massing of the internal blocks.
- 5.10 Accordingly, the Council will demonstrate the appeal scheme is contrary to the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990, West Berkshire Core Strategy policies CS14 and CS19, the Newbury Conservation Area Appraisal and Management Plan Dec 2024, the NPPF, the National Design Guide, and guidance from Historic England.

### **Consideration of public benefits**

- 5.11 Due to the “less than substantial harm” caused by the development, paragraph 215 of the NPPF is engaged, therefore the harm to the significance of the heritage assets must be weighed against the public benefits of the proposal.
- 5.12 While the Council acknowledges that the appeal scheme would bring several public benefits, it will demonstrate that these benefits do not outweigh the less than substantial harm caused to the identified heritage assets due to the scale, height, and massing of the internal blocks.

## 6. Lack of Adequate Parking Provision

- 6.1 The second reason for refusal refers to the failure to provide a layout which provides adequate car parking for use by future residents and visitors to the town centre, and without suitable mitigation could result in on-street parking and additional traffic movements, which would be contrary to policies P1 of the Housing Sites Allocation DPD 2006-2026 , CS13 of the Core Strategy 2006-2026 and ECON1 of the West Berkshire District Local Plan Saved Policies 2007.
- 6.2 The LPA will provide evidence to demonstrate that notwithstanding the Transport Assessment (CD1.76), Framework Travel Plan (CD1.77), and Car Parking Management Plan (CD.104) by Waterman, the development does not sufficiently address the shortfall in car parking at the site, and as a result would result in on street parking in the vicinity, adversely affecting road safety and the flow of traffic.
- 6.3 The proposals include the provision of 83 undercroft spaces for residents only and 475 car parking spaces within the reconfigured MSCP for both residents and public car parking. The Council's residential car parking standards are set out in Policy P1, and the site is within Zone 1, so in accordance with the standards the residential proposal would require 386 parking spaces plus a further 85 visitor parking spaces. The total parking provision in accordance with Policy P1 required for residents is 471 vehicle parking spaces, and the appeal proposals indicate only 83 spaces solely for the residents and 475 to be shared between town centre visitors and residents (a total of 558 spaces). There is a significant cumulative shortfall in the provision of spaces to meet the needs of town centre visitors and future residents, leading to displacement parking being required. Policy ECON.5 does not permit development which would give rise to transport, parking or infrastructure problems.

## 7. The Lack of Infrastructure to Deliver Off-Site Infrastructure

- 7.1 The third reason for refusal refers to the failure to obtain appropriate planning obligations to deliver the necessary off-site infrastructure, namely improvement to local highways network, travel plan, public open space and primary healthcare facilities in the local area, which are required as a result of the development. These are required in accordance

with Policy CS5 of the Core Strategy 2006-2026 and Policies RL.1 and RL.2 of the West Berkshire District Local Plan Saved Policies (2007). Notwithstanding the Heads of Terms Letter (CD1.212) that has been supplied, the Council will demonstrate the need for planning obligations to secure infrastructure improvements for the following;

- Public Open Space £52,738.56 indexed linked
- Upgrading/replacing the town centre Visual Message Signing £500,000
- Traffic Regulation Order and signage for two-way cycling along Batholomew Street £15,000
- Improvements to the Market Street/Station Multi Storey Car Park and pedestrian links to it £70,000
- Travel plan and Travel Pack £256,200
- Travel Plan Monitoring £5,000
- Car Club Contribution £150,000
- Provision of appropriate primary healthcare facilities within the local area in Newbury to serve the appeal development £262,872.00 indexed linked
- Sustainable Travel Wayfinding Updates £15,000

## 8. Lack of Affordable Housing

- 8.1 The fourth reason for refusal referred to the lack of provision of affordable housing to contribute towards meeting the needs for affordable housing within the district. Policy CS6 of the Core Strategy says that the Council's priority and starting expectation is for affordable housing to be provided on site. The Council will demonstrate the need for affordable housing within the District. that a planning obligation is required in order for the development to accord with development plan policies relating to affordable housing. Without a planning obligation the development is contrary to policies CS5 and CS6 of the Core Strategy, Planning Obligations SPD and the NPPF. A Financial Viability Review was submitted with the application (CD1.184), and this was independently reviewed by the Council's Consultants Dixon Searle, and whilst this showed a reduced developer's profit, there is no mechanism currently in place to provide a review before the occupation of the development should the financial position of the development change.
- 8.2 The Council will provide evidence to demonstrate that a planning obligation is required in order for the development to accord with development plan policies relating to

affordable housing. Without a planning obligation the development is contrary to Policy CS6 of the Core Strategy, Planning Obligations SPD and the NPPF. In addition the planning obligation will need to secure the Build to Rent housing as one parcel of land in one ownership for a period of 10 years.

## 9. Lack of Private Outdoor Amenity Space

- 9.1 The fifth reason for refusal refers to the failure to provide sufficient outdoor amenity space to serve the future residents, in accordance with the Quality Design SPD and Policy CS14 of the Core Strategy 2006-2026.
- 9.2 The Council will provide evidence to demonstrate the shortfall in outdoor amenity space provision and how this will be harmful to the future residents. The chart below sets out the provision of outdoor amenity space across the proposed development, and the SPD compliant provision, and indicates that the provision is half of the amount that is required by the SPD guidance.

|   |             |
|---|-------------|
| Outdoor Amenity Space requirement in line with SPG  | 10,850 sqm  |
| Proposed Outdoor Amenity Space  | 5542.14 sqm |
| Amenity space provision for majority of units 1- and 2-bedroom flats as required by the SPG | 25 sqm      |
| Proposed Amenity space provision average across the site per unit                           | 12.9 sqm    |

- 9.3 Policy CS14 requires that new development demonstrates high quality design which amongst other things makes a positive contribution to the quality of life in West Berkshire, and the requirements for outdoor amenity space set out within the Quality Design SPD help new residential development to facilitate this aim. The Council will provide further evidence to demonstrate how this will be harmful to the future residents

due to the lack of adequate outdoor space amenity space within the development to meet their needs.

- 9.4 Policy RL.1 of the West Berkshire District Local Plan Saved Policies (2007) requires the provision of between 3 and 4.3 hectares of public open space per thousand population for residential developments of 10 or more dwellings. Policy RL.2 sets out three methods of providing public open space (which can be applied individually or in combination): within the development itself; on other land within the applicant's control and located close to the development proposed; through a contribution to the Council for the provision of public open space or improved facilities nearby. Notwithstanding the Council's fundamental objection to the insufficient provision of amenity space, the Council will also demonstrate the necessary contribution for off-site provision should the Inspector disagree.

## 10. The Impact of Noise from The Newbury Public House

- 10.1 The sixth reason for refusal concerns the impact on the amenity of future residents of approximately 100 flats in Blocks B, E, and F, as a result of noise from the rear terrace of The Newbury Public House.
- 10.2 The Council will provide evidence to demonstrate that the noise generated by the existing activities at The Newbury Public House would negatively affect the residential amenity of future occupiers of these properties.
- 10.3 The Newbury Public House consists of two floors. The upper floor is known as the terrace and is semi-enclosed. The Premise License (Included in Appendix 1) permits live music indoors only. Use of the terrace is permitted to 1.30am with recorded music permitted to midnight. There are no current noise complaints regarding this premise.
- 10.4 As part of the application noise measurements were undertaken from noise emanating from the terrace of The Newbury PH. In this location noise levels of 66LAeq,15min were captured when entertainment noise was not in operation, however this level increased to between 79 and 81 LAeq,15min when the entertainment noise started. This clearly

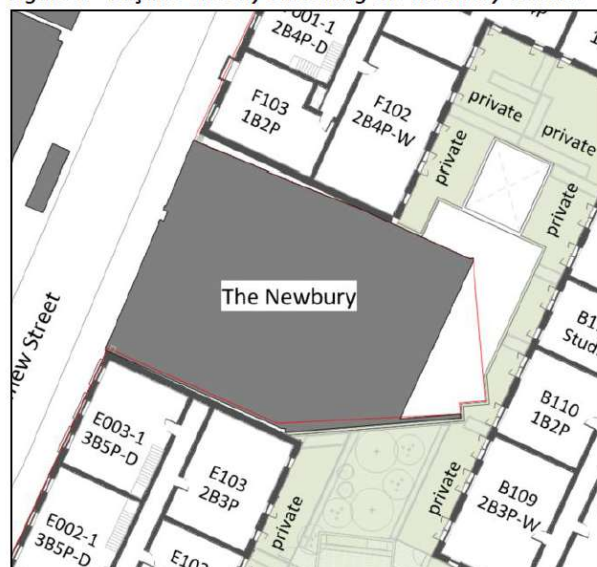
indicated that live music on the terrace at The Newbury PH would result in significant noise levels within the future development which is likely to make the residential development undesirable without appropriate mitigation.

10.5 However, it is important to note that 'live music' as measured by the applicant's acoustic consultant is not permitted on the terrace under the current Premise licence for The Newbury PH. As previously highlighted only recorded music is permitted externally Monday to Sunday to midnight. Although DJ events would be permitted.

10.6 It is highly unlikely that a DJ event would result in a louder noise level at the facades of the proposed scheme, therefore it is regarded that the amplified live music events, captured during the noise surveys represents the worst-case scenario. Live performance events often require additional sound systems as well as the PA speakers used within the venue.

10.7 Looking at the proposed scheme, the flats in block B are in close proximity to the terrace and would directly overlook it. The Facades of blocks E and F also directly look over the terrace however there are no glazed elements to these blocks. (see Figure 1 below).

*Figure 1 – Façade directly onlooking the Newbury Terrace*



10.8 In order to achieve appropriate internal noise levels, apartments would require high specification glazing and sound insulation to the exposed facades as well as acoustically treated mechanical heat and ventilation systems to allow the residents to keep their windows closed. A winter garden is also proposed for the most exposed facades.



- 10.9 The winter gardens would be installed approximately 1.5m from the external façade and would fully encapsulate the external façades (of Block B and F directly onlooking The Newbury), with the front and side panes being fully glazed with 10mm toughened glass. These winter gardens would act as effective noise buffers between external noise sources and sensitive dwellings.
- 10.10 Proposals also indicate that all apartments would be provided outdoor amenity areas in the form of private gardens as well as a communal garden (a podium garden is located in the inner courtyard surrounded by Block B, E and F); a communal garden terrace is located at 3<sup>rd</sup> floor level; and a communal garden located in the inner courtyard of Block S.
- 10.11 However, noise modelling indicates that the communal spaces within blocks B, E and F would exceed the recommended noise levels at times when entertainment was taking place on the terrace of The Newbury PH (Figure 2). Alternative communal spaces are available, but it is not a reasonable expectation for residents to use them, because the noise disturbance is causing them to be elsewhere.



Figure 2. Acoustic model indicating that the predicted entertainment noise levels in the communal gardens surrounded by Blocks B, E and F will exceed the target set out by WHO (55 dB LAeq,T).

10.12 The Council will demonstrate that future occupiers of the apartments in certain blocks would be restricted in the use of their property, unable to open windows and restricted

in the enjoyment of the winter and communal gardens, and that the development fails to provide a satisfactory level of amenity for these occupiers, and this could also affect future activities within the Newbury Public House a contributor to the nighttime economy and a Grade II listed building.

## 11.Planning Balance and Conclusions

11.1 The Council cannot currently demonstrate a sufficient five-year land supply until the anticipated adoption of the Local Plan Review. Appendix 2 sets out the Council's latest five year housing land supply statement. In this regard, paragraph 11 of the Framework states that plans and decisions should apply a presumption in favour of sustainable development. In respect of paragraph 11 d) of the Framework with regard to decision-making, this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (including applications involving housing where the Council cannot demonstrate a five-year housing land supply), permission should be granted unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

11.2 The first criterion is whether the policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development. Footnote 7 of the NPPF clarifies that the policies referred to are those in the NPPF relating to, inter alia, "designated heritage assets".

11.3 The Council will provide evidence that the appeal scheme would result in less than substantial harm to the significance of a number of designated heritage assets. The impact on designated heritage assets carries significant weight. As such, the harm to designated heritage assets is a clear reason for refusing the development and therefore the 'tilted balance' under paragraph 11 of the Framework does not apply.

- 11.4 The Council will conclude that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of the development proposals and therefore planning permission should be refused in accordance with the decision making process set out in paragraph 11 of the 2021 Framework.
- 11.5 It is anticipated that the Council will be able to demonstrate a 5 year supply of housing by the time the inquiry opens, on the basis of the anticipated adoption of the Local Plan Review. The Council will keep the Inspectorate and all parties updated on this matter.
- 11.6 In conclusion, for the reasons set out within this Statement of Case, the Council considers that the appeal is not in accordance with the Development Plan, when read as a whole. The starting point, pursuant to s.38(6) PCPA is that permission should be refused. In this case, and whilst the appeal development would bring forward benefits, there are no material considerations of sufficient weight to justify a departure from the Development Plan.
- 11.7 Accordingly, the LPA will respectfully request that the Inspector dismisses this appeal.

## 12. Witness Topics

12.1 These are anticipated as follows

- i. Heritage
- ii. Planning Balance and Outdoor Amenity Space
- iii. Transport and Highways
- iv. Affordable Housing
- v. Noise Impacts on Future Residents

## 13. Documents/Core Documents

- 13.1 The Council will refer to the documents referred to in this Statement of Case, its report and the submitted documentation from all parties as appropriate to date, as well as to other documents that come to the fore.

**From:** richard.peats@HistoricEngland.org.uk  
**Sent:** 20 March 2024 17:36  
**To:** Planapps  
**Subject:** Historic England advice on Application no(s) 23/02094/FULMAJ  
**Attachments:** 2302094FULMAJ\_HERef\_P01566254\_L446619.doc

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

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Dear Mr Shepherd,

Please find attached our advice on the following site -

The Mall, The Kennet Centre, Newbury, RG14 5EN  
Application No(s):23/02094/FULMAJ

Thanks for consulting us on this latest iteration.

Yours sincerely,

Richard Peats  
Team Leader  
E-mail: richard.peats@HistoricEngland.org.uk

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://historicengland.org.uk/strategy).

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Historic England

Mr Matthew Shepherd  
West Berkshire District Council  
Council Offices - Planning Department  
Market Street  
Newbury  
Berkshire  
RG14 5LD

Direct Dial: 0207 973 3632

Our ref: P01566254

20 March 2024

Dear Mr Shepherd

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE MALL, THE KENNET CENTRE, NEWBURY, RG14 5EN  
Application No. 23/02094/FULMAJ**

Thank you for your letter of 4 March 2024 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The revised proposals contain several minor amendments to the scheme made in response to our comments of 24 January 2024.

Our overarching concerns about the scale and bulk of the development remain, although these amendments address our key concerns about the architectural detailing.

In relation to that detailing, Block C has been revised to show a more decorative gate, which is an improvement. Details have also been given of a string course, but it is unclear which stringcourse this is.

The façade of Block E is improved. The windows have got smaller, so no longer clash with the windows below. The lack of a brick flat arch or a lintel over them still makes them look like holes in the wall that are at odds with the rest of the elevation. Replacing the missing arches on the top floor is also a positive move.

The colour of the railings around the roof terrace on the corner element of Block F have been changed, which would slightly reduce their visibility. The colour of the brick string course on the central element has been changed too. This would improve the look of the building, as it will make the oddness of string course with bricks laid on their



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side in an otherwise traditional building less obvious.

The scale, bulk and massing of the proposed development nonetheless remains at odds with the historic urban grain of Newbury. As a result, it would harm the significance of the conservation area and the opportunity that redeveloping the Kennet Centre in a way that truly enhances the town would be missed.

Your council will now need to assess whether the remaining harm to the conservation area, which we consider to be in the middle of the range of less than substantial harm, is clearly and convincingly justified, and whether the public benefits of the scheme outweigh the harm, as directed by paragraph 206 and 208 of the National Planning Policy Framework. A key consideration should be whether development on the scale proposed is necessary to make a regeneration scheme viable.

If your council does decide to grant planning permission this would need to be carefully conditioned to ensure the quality of the scheme built. The success of the designs proposed would be almost wholly dependent on the highest quality of detailing. Excellent sample details have been provided but these would need to be executed faithfully on the buildings that they relate to, and a similar standard applied across all the traditionally styled buildings (blocks C, F G & H, the northern part of block E). If they are not, the entire scheme would be poor. Given the great importance of detailing in this case, we suggest that a very robust approach is taken to the discharge of conditions to mitigate the high risk that its quality will be compromised during the building process.

Therefore, if the Council's resolution is to grant planning permission, Historic England would like to be consulted on future applications for the discharge of conditions relating to design details.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 206 and 208 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.



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Historic England

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Richard Peats**

Team Leader

E-mail: [richard.peats@HistoricEngland.org.uk](mailto:richard.peats@HistoricEngland.org.uk)



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# Housing Land Supply at February 2025

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# Housing Land Supply at February 2025

## 1 Introduction

### Introduction

**1.1** This document sets out West Berkshire Council's assessment of its housing land supply from 1 April 2024 to 31 March 2029.

**1.2** Under the December 2024 National Planning Policy Framework (NPPF), paragraph 78 requires all local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their Local Housing Need (LHN, calculated using the standard method) where the strategic policies are more than five years old.

**1.3** The West Berkshire Core Strategy Development Plan Document which forms part of the Local Plan, was adopted in 2012, and the housing requirement is being reviewed through the Local Plan Review (LPR). The housing requirement for the five year period is therefore based on LHN. Using the new standard method, the LHN is 1,070 homes per year, increased from 495 homes per year under the previous standard method and 515 homes per year under the emerging LPR.

**1.4** **Given the significant increase in the minimum local housing need figure calculated using the new standard method, the Council can currently demonstrate a 2.6 years' supply of deliverable housing sites, using a five-year housing land supply from 2024/25 to 2028/29 against a five-year housing land supply requirement plus a 5% buffer.**

**1.5** Where a five year supply cannot be demonstrated, the 'tilted balance' in the presumption in favour of sustainable development is engaged unless Footnote 7 applies. Paragraph 11(d) of the NPPF states that planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

**1.6** However, It is important to note that the NPPF also sets out transitional arrangements. These mean that the housing requirement within the LPR does not need to be amended. Upon adoption of the LPR, the housing requirement, including for the purposes of decision taking / development management, will be 515 dwellings per year. The Council anticipates adopting the LPR in May 2025, at which point it expects to be able to demonstrate a five-year housing land supply.

**1.7** A further update on the Council's five housing land supply position will be published following the adoption of the LPR.

### Policy Background

**1.8** On 12 December 2024 the Government published their revised version of the NPPF, and associated changes to the Planning Practice Guidance. It also published the annual results of the Housing Delivery Test and updated housing requirements for each district based on the new standard method. This takes immediate effect for decision-making / development management purposes. Together, these make significant changes to policy and practice in relation to housing supply. The NPPF reintroduces requirements for local planning authorities to demonstrate a five year housing land supply regardless of the age of the adopted Local Plan.

**1.9** The Standard Method is a formula used by local planning authorities to establish minimum housing need. Under the new Standard Method, the requirement should use 0.8% of the existing housing stock for the area. For the base date of 2024, a dwelling stock of 70,831 from 2023 is used for West Berkshire Council. As such, a base requirement of 566 homes per year is required. The five-year average affordability ratio for West Berkshire (ONS house price to workplace-based earnings ratio), published in March 2024, is 9.67. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. This results in a requirement uplift of 1.89 to the base requirement. Therefore, using the new standard method, the housing requirement for West Berkshire at December 2024 has increased from 495 homes per annum to 1,070 homes.

# Housing Land Supply at February 2025

## 2 The Housing Requirement

### Housing Need

- 2.1** The first stage in the assessment of the housing land supply is the identification of the level of housing provision required.
- 2.2** Paragraph 78 of the NPPF states that the five year housing land supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to need updating).
- 2.3** The West Berkshire Core Strategy DPD was adopted in 2012 and it forms part of the Local Plan, and the housing requirement is being reviewed through the LPR. The housing requirement for the five year period is therefore based on the LHN calculated by the standard method. The Council's decision to assess the housing land supply position against LHN does not indicate that the strategic policies established by the Core Strategy DPD are out of date. It simply reflects that the outcome of the standard method is higher than the adopted housing requirement in the Core Strategy DPD.
- 2.4** The Government first introduced the standard method for calculating the LHN alongside the publication of the revised NPPF in July 2018. In December 2024, the Government introduced a revised standard method for assessing housing need as part of the updated NPPF. This new method shifts the focus from previous household projections to a baseline tied to existing housing stock in each local authority area. An affordability adjustment is then applied, using a five-year average, to address housing needs in less affordable regions.
- 2.5** The LHN is derived in two steps, firstly setting the baseline using 0.8% of existing housing stock for the area. Secondly an adjustment is made based on the affordability of the area, using the most recent median workplace-based affordability ratios. Under the standard methodology it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the government's Planning Practice Guidance (PPG) - Housing and economic needs assessment, which states:
- "The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." (PPG, Paragraph 011, Reference ID: 2a-011-20241212).*
- 2.6** The LHN for West Berkshire calculates as 1,070 dwellings per year as set out below.

Table 2.1 Calculation of Local Housing Need for West Berkshire

|   |       |
|---|-------|
| Step 1 - Setting the Baseline   |       |
| 0.8% of existing housing stock  | 566   |
| Step 2 - An adjustment to take account of affordability                                   |       |
| Five year average of median workplace-based affordability ratio (published in March 2024) | 9.67  |
| Adjustment Factor = ((five year average of local affordability ratio – 5) / 5) x 0.95 +1  | 1.89  |
| = ((9.67 - 5) /5) x 0.95 +1   |       |
| Minimum Local Housing Need  | 1,070 |
| housing stock baseline x adjustment factor (566 x 1.89)                                   |       |

### The Housing Land Supply Period

- 2.7** The period 1 April 2024 to 31 March 2029 is covered in this update of the five year housing land supply.

# Housing Land Supply at February 2025

## Buffer

**2.8** Paragraph 78 of the December 2024 NPPF also sets out the following:

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land; or
- b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c. From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

Footnote 40: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

**2.9** The Government introduced the Housing Delivery Test (HDT) in 2018, with the first results of the HDT being published by the Secretary of State in November 2018. The HDT measures the net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The HDT provides a measure based on the preceding 3 financial years.

**2.10** The current published HDT result relates to the '2023 measurement' (published on 12 December 2024), and covers the period 2020/21, 2021/22 and 2022/23. As set out in Table 2.2 below, it shows that between 2020/21 and 2022/2023, the Council delivered 146% of its housing requirement. Therefore, in line with paragraph 78a of the NPPF, a 5% buffer is required in addition to the LHN.

**Table 2.2 Housing Delivery Test 2023**

| Year                       | Number of net dwelling completions including communal accommodation | Housing Delivery Test requirement |
|----------------------------|---|-----------------------------------|
| 2020/21                    | 624   | 342                               |
| 2021/22                    | 723   | 509                               |
| 2022/23                    | 640   | 513                               |
| <i>Total</i>               | <i>1,987</i>  | <i>1,364</i>                      |
| Average per year           | 662   | 455                               |
| <b>Percentage delivery</b> |   | <b>146%</b>                       |

**2.11** It should be noted that due to Covid-19 and the subsequent disruption to local authority services and the construction sector, the Government has reduced the 2020/21 housing requirement in the HDT by four months (ie. 122 days) to reflect this disruption.

# Housing Land Supply at February 2025

## 3 Sources of Housing Supply

**3.1** This section provides an explanation of the sources of land supply that form part of the monitoring of housing land supply position. Specific sites are set out in the accompanying schedules in Appendix 1. Monitoring data with a base date of 31 March 2024 was used.

**3.2** The Council considers that the sites which form part of the five year housing land supply are deliverable (as defined by the Glossary to the NPPF), and that there is clear evidence and a realistic prospect that housing completions will begin within five years. Many of the sites were also subject to extensive discussions as part of the Local Plan Review examination process.

### The meaning of deliverable

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

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

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

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

**3.4** For all sites with detailed planning permission (full or reserved matters) and small sites (sites delivering less than 10 dwellings) with outline planning permission which fall under Part a) of the definition, the NPPF is clear that these should be assessed as being deliverable until permission expires, unless there is specific evidence to the contrary. Without such specific evidence, a decision taker should not reach another conclusion.

**3.5** For large sites (site delivering 10 or more dwellings) with outline planning permission or allocated sites in the adopted development plan without planning permission, specific evidence is required that there is a realistic prospect of dwellings being delivered within the five year period. It should be noted that the need for specific evidence falls under the umbrella of a 'realistic prospect', carrying no greater evidential burden.

**3.6** In a [Consent Order](#) dated 7th May 2020 regarding a case in South Northamptonshire, the Secretary of State (Paragraph B) conceded that Part b) of the definition of 'deliverable' was not to be regarded as a 'closed list' and that the proper interpretation was that any site which can be shown to 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 will meet the definition of deliverable; and that the examples given in categories a) and b) are not exhaustive. This means that sites with a resolution to grant subject to the signing of a S106 agreement are capable of being considered deliverable. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.

**3.7** "Realistic prospect" is a crucial phraseology. Consequently "deliverable" means the site is realistically capable of being delivered within the next five years. This is important as a range of factors relating to whether a site will or will not be delivered are outside of the gift of a local planning authority. It does not require certainty of delivery.

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

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

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

**3.9** Whilst the judgement was made with reference to the NPPF, published in March 2012, the key term 'realistic prospect' is unchanged in the current version of NPPF.

**3.10** The Planning Practice Guide provides additional guidance (*PPG, Paragraph 007, Reference ID: 68-007-20190722*) on deliverability stating that evidence may include:

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

### Allocated Sites

**3.11** Allocated sites comprise both the strategic allocations in the Core Strategy and the allocations within the Housing Site Allocations (HSA) DPD. Both documents form part of the adopted Local Plan.

**3.12** The Core Strategy allocated two strategic sites, at Newbury Racecourse and at Sandleford, to the south of Newbury. The Newbury Racecourse site is currently under construction, with the first two phases of development already completed.

**3.13** The eastern parcel of Sandleford Park has outline planning permission which was allowed on appeal (APP/W0340/W/20/3265460) in May 2022. There is clear evidence of progression of this allocated site from both the Council's Case Officer and the developer's agent. All necessary Prior to Submission Discharge of Conditions applications have been submitted and approved, there is clear evidence that housing completions will begin on site within 5 years.

**3.14** The western parcel of Sandleford Park has outline planning permission granted in December 2024. Firm progress has been made towards the submission of reserved matters, including site assessment works and discharge of conditions. There is clear evidence that housing completions will begin on site within 5 years.

**3.15** The HSA DPD site allocations include a variety of sizes of site at the settlements within the settlement hierarchy outlined in the Core Strategy.

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

### Large and Medium unallocated sites with planning permissions

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

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



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### Prior Approvals

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

### Sites within River Lambourn SAC Catchment Area

**3.20** A number of sites allocated in the HSA DPD and proposed allocations in the LPR are located within the River Lambourn SAC Catchment Area.

**3.21** In March 2022, Natural England's Advice Letter on Water Quality and Nutrient Neutrality identified sites which were adversely affected by nutrient pollution. This included the River Lambourn SAC which was specifically impacted by phosphorous loading. The area is also referred to as River Lambourn Nutrient Neutrality Zone.

**3.22** As a consequence, the Council may pause granting planning permissions for new housing in the catchment area of the River Lambourn and the River Test unless it can be clearly demonstrated that it would not have a detrimental impact in terms of phosphorous loading to the SAC.

**3.23** However, this is not an absolute barrier to new residential development. Natural England has noted that development could be achieved if appropriate avoidance and mitigation measures are implemented alongside development which result in the development being nutrient-neutral.

**3.24** The Levelling-up and Regeneration Act 2023 places a new statutory duty on water and sewerage companies in England to upgrade wastewater treatment works (WwTW) serving a population equivalent of more than 2,000 to the highest technically achievable limits by 1 April 2030 in nutrient neutrality areas. It is therefore anticipated that this will significantly reduce the nutrient mitigation burden for developments within the catchment by 2030. In addition, certain WwTW that treat effluent and discharge into the River Lambourn SAC catchment area will have technical upgrades made to phosphorous recovery facilities by January 2025, such that they remove much more phosphorous and thus reduce the requirement for mitigation for new homes connecting to those WwTW. Specifically, East Shefford WwTW upgrades in 2025 will result in a 90% reduction in phosphates. In addition, Chieveley WwTW will result in a 50% reduction in phosphates following their January 2025 upgrades and a 75% reduction following their January 2030 upgrades.

**3.25** The Act also requires planning decision-makers to consider these upgrades as certain for the purposes of an assessment under the Habitats Regulations. These upgrades will significantly reduce nutrient loads from WwTW in designated catchments, while also reducing the average costs of nutrient mitigation for developers.

**3.26** To determine the outstanding mitigation required to achieve nutrient neutrality, the Council has published a Phosphate Mitigation Solutions Report in July 2024, prepared by Royal Haskoning DHV, to advise on potential nutrient mitigation solutions in the River Lambourn SAC that could be used to offset increased phosphorous loadings to allow development in the catchment area of the River Lambourn.

**3.27** The report sets out the different options for mitigation solutions delivery and the aspects that need to be considered. This includes options for developer-led mitigation, which would see the developers being solely responsible for delivering the mitigation (on-site or off-site) to offset the impact of their proposed development.

**3.28** The report also suggests that the Council could manage strategic schemes or a portfolio of solutions to allow developers to purchase mitigation credits for off-site solutions. It is important to note that the Council recently secured £2.43m from the Local Nutrient Mitigation Fund to bring forward strategic mitigation solutions and to provide mitigation credits.

**3.29** Finally, the Council also published the River Lambourn Phosphate Budget Calculator in August 2024. It is designed to rapidly calculate the phosphate loading from new development in the River Lambourn SAC catchment. The calculator is bespoke to the River Lambourn SAC, and includes local assumptions that are likely to reduce the nutrient mitigation burden compared to the national calculator devised by Natural England. The calculator also indicates potential mitigation options including on-site and off-site options. This publication is progressive towards dealing with the issues and blockages that had previously occurred.

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**3.30** Now that these investments are being made and the Solutions Report and Budget Calculator are published, the Council can seek solutions from those sites seeking to mitigate their impact either on-site or off-site. This will lift the barriers to deliver houses in the River Lambourn SAC Catchment Area.

### Engagement with developers/agents

**3.31** The Council regularly contacts landowners, developers, and agents to gather information on site progress, expected build-out rates, and the status of developer options. The most recent update was conducted at the end of 2024 and in early 2025.

**3.32** To assess site deliverability, the Council developed a Site Deliverability Form, which was sent to landowners, developers, or agents of:

- sites proposed for allocation in the Local Plan Review;
- sites allocated in the adopted Local Plan;
- sites with planning permission for 10 or more dwellings; and
- sites identified through the prior approval process for 10 or more dwellings.

**3.33** The information provided by landowners, developers, or agents serves as a baseline for estimating delivery within the plan period, particularly in relation to build-out rates. In all instances, the Council scrutinises the information, comparing it to historic delivery rates for development within West Berkshire, its knowledge of the developer, its knowledge of the proposed development, and the specific information regarding the individual site. Where necessary, officers supplement this data with site visits, consultation with case officers, a review of planning history (including progress on related applications such as the approval of conditions), public information with regards to the development of sites including public exhibitions and developers promotional material, and Council Tax records. This ensures that any overly optimistic projections are adjusted, allowing the Council to base its calculations on realistic figures. The completed forms and any email responses are included in Appendix 2.

**3.34** For sites where landowners, developers, or agents have not responded, the Council assesses deliverability using its knowledge of the developer, site-specific factors, and expected lead-in times and build-out rates for different types of sites.

**3.35** If a site with planning permission is deemed undeliverable within the five-year period, it is excluded from the five-year land supply calculation. However, it may be reconsidered at a later date if circumstances change.

### Small Sites

**3.36** The smaller sites of under 10 units are also listed in the schedules. These smaller sites have not been assessed for deliverability in the same manner as the larger sites, however the definition of 'deliverable' in the NPPF is clear that sites with planning permissions that are not major development should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within the five year period. Without such specific evidence, a decision taker should not reach another conclusion.

### Communal Accommodation

**3.37** Communal accommodation can be included in the five year supply. The PPG (ID: 68-035-20190722) states that residential institutions in Use Class C2 should be counted against the housing requirement.

**3.38** Prior to December 2024, the Council had applied a 1.8 ratio to covert bed spaces to a dwelling equivalent for inclusion within the five year housing land supply. The Rule Book was updated on 12 December 2024, and now includes an updated ratio of 1.9. This has been updated to take account of the 2021 Census. For past completions, the 1.8 ratio has been applied. The new ratio has been applied to commitments and completions for the period 2024/25 onwards.

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### Windfall Allowance

**3.39** The term ‘windfall’ relates to sites that have not been specifically identified as available through the local plan process. The NPPF at paragraph 75 allows an allowance to be made for windfall sites as part of anticipated supply, provided there is compelling evidence that they will provide a reliable source of supply. The paragraph specifies that “any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”

**3.40** The current Local Plan does not allocate any sites within settlement boundaries as the principle in favour of development is already established, and this approach is being retained in the LPR. By continuing this approach, there is a justification for a significant windfall allowance in the supply for sites that will continue to come forward in the sustainable settlements of the District. Both the adopted Local Plan and the emerging Local Plan Review supports development of sites within settlement boundaries and there is no indication that such sites are becoming exhausted. The NPPF at paragraph 73(d) states that local planning authorities should: “Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlement boundaries for homes”.

**3.41** The Council has included an allowance for windfall in the calculation of the 5 year housing land supply. Analysis of past completions shows that over the plan period to 2024, an average of 389 units per year were completed on windfall sites, primarily on previously developed sites within settlements.

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**Table 3.1 Net windfall completions over the plan period**

| Monitoring year                    | Large non-allocated sites (10 or more units and 1ha or more) | Medium non-allocated sites (10 or more units and under 1ha) | Small non-allocated sites (less than 10 units) | Total non-allocated sites |
|------------------------------------|--|---|--|---------------------------|
| 2006/07                            | 313  | 159   | 202  | 674                       |
| 2007/08                            | 216  | 33  | 198  | 447                       |
| 2008/09                            | 100  | 217   | 161  | 478                       |
| 2009/10                            | 25   | 99  | 115  | 239                       |
| 2010/11                            | 40   | 46  | 113  | 199                       |
| 2011/12                            | 5  | 31  | 126  | 162                       |
| 2012/13                            | 223  | 211   | 118  | 552                       |
| 2013/14                            | 102  | 103   | 125  | 330                       |
| 2014/15                            | -24  | 135   | 245  | 356                       |
| 2015/16                            | 40   | 277   | 125  | 442                       |
| 2016/17                            | 122  | 117   | 163  | 402                       |
| 2017/18                            | 40   | 139   | 134  | 313                       |
| 2018/19                            | 25   | 158   | 139  | 322                       |
| 2019/20                            | 27   | 113   | 109  | 249                       |
| 2020/21                            | 347  | 71  | 87   | 505                       |
| 2021/22                            | 122  | 236   | 95   | 453                       |
| 2022/23                            | 256  | 22  | 66   | 344                       |
| 2023/24                            | 444  | 16  | 77   | 537                       |
| <b>Annual Average 2006 to 2024</b> | <b>135</b>   | <b>121</b>  | <b>133</b>                                     | <b>389</b>                |

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

**3.43** An average of 133 dwellings have been completed on small windfall sites (9 dwellings or less) each year over the plan period to date. There is no reason why this level of development on small unallocated sites should not continue in the foreseeable future.

**3.44** The Council has therefore included a windfall allowance in the calculation of the 5 year housing land supply. The calculation of the windfall allowance is shown in Table 3.2 below, using an average of 133 small site windfalls per annum. To ensure against potential double counting with sites that have been granted planning permission, these current permission are deducted from the total allowance for the five year period and the resultant allowance for windfalls applied only in the later years of the five year period.

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Table 3.2 Windfall allowance (April 2024 to March 2029)

|   |     |
|---|-----|
| A. Unallocated small sites with planning permission in the 5 year supply                                | 278 |
| B. Sites identified through the prior approval process in the 5 year supply                             | 60  |
| C. Total small sites identified in the 5 year supply  | 338 |
| D. Average small site windfalls with planning permission completed per year between 2006/07 and 2023/24 | 133 |
| E. Allowance for the five year period (D x 5)   | 665 |
| Windfall allowance for small sites (E - C)  | 327 |

## Housing Land Supply at February 2025

## 4 The Housing Land Supply

**Table 4.1 Total deliverable housing supply for period 1 April 2024 to 31 March 2029**

|  | 2024/25<br>Year 1 | 2025/26<br>Year 2 | 2026/27<br>Year 3 | 2027/28<br>Year 4 | 2028/29<br>Year 5 | Total 1 April<br>2024 to 31<br>March 2029 |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|---|
| Core Strategy Allocated Sites  | 9                 | 6                 | 272               | 240               | 227               | <b>754</b>                                |
| Housing Site Allocations DPD Sites                                       | 220               | 284               | 197               | 104               | 41                | <b>846</b>                                |
| Non-allocated sites for 10 or more dwellings with planning permissions   | 139               | 84                | 142               | 117               | 35                | <b>517</b>                                |
| Non-allocated sites for less than 10 dwellings with planning permissions | 140               | 91                | 47                | 0                 | 0                 | <b>278</b>                                |
| Sites for 10 or more dwellings with prior approvals                      | 0                 | 0                 | 0                 | 0                 | 0                 | <b>0</b>                                  |
| Sites for less than 10 dwellings with prior approvals                    | 22                | 38                | 0                 | 0                 | 0                 | <b>60</b>                                 |
| Windfall allowance   | 0                 | 0                 | 61                | 133               | 133               | <b>327</b>                                |
| <b>Total Deliverable Supply excluding communal accommodation</b>         | <b>530</b>        | <b>503</b>        | <b>719</b>        | <b>594</b>        | <b>436</b>        | <b>2,782</b>                              |
| Communal accommodation (dwelling equivalent)                             | 48                | 40                | 66                | 37                | 0                 | <b>191</b>                                |
| <b>Total Deliverable Supply including communal accommodation</b>         | <b>578</b>        | <b>543</b>        | <b>785</b>        | <b>631</b>        | <b>436</b>        | <b>2,973</b>                              |

**Table 4.2 Five Year Housing Land Supply Position at 31 March 2024**

|   | Five-year housing land supply<br>against a five-year housing land supply requirement |
|---|--|
| A. Requirement using the new standard method (1,070 * 5 years)            | 5,350  |
| B. 5% buffer  | 268  |
| C. Housing need plus 5% buffer (A+B)                                      | 5,618  |
| D. Total deliverable housing land supply including communal accommodation | 2,973  |
| <b>C. Total deliverable housing supply in years (D ÷ C x 5)</b>           | <b>2.6 years</b>   |

**4.1** As the Council cannot demonstrate a five-year supply of deliverable sites at 31 March 2024, the presumption in favour of sustainable development as outlined in NPPF paragraph 11 applies, unless Footnote 7 applies.

**4.2** However, It is important to note that the NPPF also sets out transitional arrangements. which mean that the housing requirement within the LPR does not need to be amended. Upon adoption of the LPR, the housing requirement, including for decision taking / development management purposes, will be 515 dwellings per year. The Council anticipates adopting the LPR in May 2025, at which point it expects to be able to demonstrate a five-year housing land supply. A further update on the Council's five housing land supply position will be published following the adoption of the LPR.

**4.3** It is also important to note the housing land supply position is always a snapshot in time and subject to change. This is due to various factors e.g. planning status of sites, delivery rates, market conditions etc., and it is also influenced by the housing requirement set by the Government.

**Appendix 1**

**Schedule of Sites**

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



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

| Parish                              | Address              | Current planning status | Planning application reference  | Developer            | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|-------------------------------------|----------------------|-------------------------|---|----------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Greenham                            | Sandleford Park East | Outline permission      | Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission granted subject to conditions. | Bloor Homes          | GF      | 1000                             | 0                              | 0                               | 1000                                 | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Allocated site in adopted Core Strategy<br/> <b>Achievable:</b> Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) allowed on appeal (APP/W0340/W/20/3265460) in May 2022.</p> <p>In April 2024, a Deed of Variation to the s106 was submitted to inter alia remove the extra-care units element, is pending determination.</p> <p>There is clear evidence of progression of this allocated site from both the Council's Case Officer and the developer's agent. All necessary Prior to Submission Discharge of Conditions applications have been submitted and approved.</p> <p>A Planning Performance Agreement (PPA) is in place for this site to agree milestones and progress the submission and assessment of the discharge of conditions applications in a timely manner.</p> <p>In view of the fact that all the associated pre-reserved matters and other condition requirements are expected to have been determined in advance, it is expected that the first residential phase reserved matters to be determined by end of 2025.</p> <p>Developer's agent anticipates to start on site in 2025, with a build-out rate across two outlets of 120 units per annum. First completion is anticipated in 2026/27.</p> | 0                  | 0       | 0       | 120     | 120     | 120     | 360                         | 640             |
| Newbury                             | Sandleford Park West | Outline permission      | 23/01585/OUTMAJ   | Donnington New Homes | GF      | 360                              | 0                              | 0                               | 360                                  | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Allocated site in adopted Core Strategy<br/> <b>Achievable:</b> Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (23/01585/OUTMAJ) granted in December 2024.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works and discharge of conditions, there is clear evidence that housing completions will begin on site within 5 years.</p> <p>The developer anticipates a start on site in late 2025 and into early 2026. The delivery of 30 units is expected during 2026/27 with 60 units in the following years until completion in 2032/33.</p>   | 0                  | 0       | 0       | 30      | 60      | 60      | 150                         | 210             |
| Greenham                            | Newbury Racecourse   | Under Construction      | 14/03109/OUTMAJ<br>14/03377/RESMAJ  | David Wilson Homes   | PDL     | 1384                             | 1140                           | 244                             | 244                                  | <p><b>Available:</b> Yes. Development under construction<br/> <b>Suitable:</b> Allocated site in adopted Core Strategy<br/> <b>Achievable:</b> Western and central parcels complete. Final phase (eastern parcel of 597 dwellings) under construction. Phasing based on latest information available from David Wilson Homes.</p> <p>Developer anticipated that the remaining 244 dwellings will be completed by Summer 2028.</p> <p>There is a reserved matters application (23/01100/RESMAJ) proposed to reduce the overall total number of dwellings across Eastern Parcel by 116 dwellings (from 713 to 597 dwellings), approved in June 2024.</p>   | 38                 | 9       | 6       | 122     | 60      | 47      | 244                         | 0               |
| Total Core Strategy Allocated Sites |                      |                         |   |                      |         | 2744                             | 1140                           | 244                             | 1604                                 |  | 38                 | 9       | 6       | 272     | 240     | 227     | 754                         | 850             |

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

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

| Parish   | Address  | HSA DPD Policy ref | LPR Policy ref | Current planning status                  | Planning application reference   | Developer          | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|----------|--|--------------------|----------------|--|--|--------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Newbury  | Land north of Newbury College, Monks Lane, Newbury | HSA 1              | RSA 1          | Outline permission pending determination | 23/01732/OUTMAJ (pending determination)                                  | Feltham Properties | PDL     | 31                               | 0                              | 0                               | 31                                   | <p><b>Available:</b> Yes - no existing uses on site<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievable:</b> Site granted outline permission (19/00669/OUTMAJ) in August 2019. Reserved Matters application (20/00346/RESMAJ) approved in January 2021. Both permissions has lapsed.</p> <p>An outline planning application (with additional land) for up to 31 dwellings (23/01732/OUTMAJ) was submitted in July 2023 and pending determination. Case officer is looking to recommend approval of this site subject to conditions and completion of the S106 agreement. The drafting of S106 agreement is in progress.</p> <p>The site is owned by a developer. As the revised scheme for 31 dwellings will be recommended for approval soon, the developer anticipates progressing the reserved matters as soon as possible following the completion of the S106 agreement. Developer confirms that good progress has been made on a reserved matters application e.g. site investigations and utilities enquiries etc. The developer anticipates an indicative build-out programme of 18-20 months.</p> <p>Given that the site has been allocated in the Housing Site Allocations DPD and firm progress has been made towards approving planning consent, there is clear evidence that housing completions will begin on site within 5 years.</p>        | 0                  | 0       | 0       | 0       | 20      | 11      | 31                          | 0               |
| Speen    | Land at Bath Road, Speen, Newbury                  | HSA 2              | RSA 2          | Under construction                       | 17/02092/OUTMAJ<br>17/02093/OUTMAJ<br>22/01235/RESMAJ<br>23/00373/RESMAJ | David Wilson Homes | GF      | 118                              | 0                              | 0                               | 118                                  | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reserved matters application for 93 dwellings (22/01235/RESMAJ) was approved in 21 March 2024. Application 17/02093/OUTMAJ for 14 dwellings on part of the site off Lambourn Road was approved on 18 February 2020. Reserved matters application for 14 dwellings (23/00373/RESMAJ) was approved in 21 March 2024.</p> <p>Although the site is located within within River Lambourn SAC Catchment Area, it has been confirmed in November 2023 that the wastewater would be treated at Newbury wastewater treatment work and therefore no effects on the River Lambourn SAC. As a result, the requirements on nutrient mitigation has been resolved.</p> <p>The site is owned by a developer. Work commenced on site in June 2024 with first occupation expected in June 2025 by developer. A site visit undertaken in December 2024 confirms that site access is under construction.</p> <p>Given that the site has full planning permission and site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p> | 0                  | 0       | 40      | 53      | 25      | 0       | 118                         | 0               |
| Cold Ash | Land at Coley Farm, Stoney Lane, Newbury           | HSA 3              | RSA 3          | Under construction                       | 16/01489/OUTMAJ<br>20/00604/FULEXT                                       | Cala Homes         | GF      | 75                               | 0                              | 0                               | 75                                   | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. Reserved matters application 20/00604/FULEXT approved June 2021.</p> <p>The site is owned by a developer. The development has commenced on site in June 2023 and is currently under construction.</p> <p>Developer did not respond to the Council's request for information. Showroom has opened on 1 December 2024. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. Sales representative provides phasing information of the development.</p> <p>Given that the site has full planning permission and site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p>  | 0                  | 50      | 25      | 0       | 0       | 0       | 75                          | 0               |

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

| Parish    | Address  | HSA DPD Policy ref | LPR Policy ref | Current planning status | Planning application reference                       | Developer                     | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|-----------|--|--------------------|----------------|-------------------------|--|-------------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Newbury   | Land to the North of Pinchington Lane, Greenham, Newbury | HSA 4 (NEW047 D)   | RSA 4          | Under construction      | 17/01096/OUTMAJ 20/02546/RESMAJ                      | Persimmon Homes               | GF      | 157                              | 6                              | 74                              | 157                                  | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021.</p> <p>The site is owned by a developer. The development has commenced on site in September 2022 and is currently under construction.</p> <p>Developer did not respond to the Council's request for information. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p> | 6                  | 44      | 50      | 57      | 0       | 0       | 151                         | 0               |
| Thatcham  | Land at Lower Way,Thatcham                               | HSA 5              | RSA 5          | Under construction      | 18/00964/FULEXT                                      | Persimmon Homes               | GF      | 91                               | 0                              | 0                               | 91                                   | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Full planning application 18/00964/FULEXT for 91 dwellings approved in January 2023.</p> <p>The site is owned by a developer.The development has commenced on site in October 2023 and is currently under construction.</p> <p>Developer did not respond to the Council's request for information. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p>   | 0                  | 30      | 50      | 11      | 0       | 0       | 91                          | 0               |
| Cold Ash  | Land at Poplar Farm                                      | HSA 6              | To be removed  | No planning permission  | None   | Site not owned by a developer | GF      | Allocated for 10 - 20 dwellings  | 0                              | 0                               | 0                                    | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site does not have planning permission and no planning applications have been submitted. In light of this, the fact that no one landowner has overall control of the site, and the issues around financial viability, it is considered that it is not possible to demonstrate that the site is still deliverable.</p> <p>The allocation is proposed to be removed from the Local Plan Review.</p>   | 0                  | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |
| Cold Ash  | St Gabriel's Farm, The Ridge, Cold Ash                   | HSA 7              | To be removed  | Completed               | 16/02529/OUTD 19/00832/REM 21/01203/REM 22/00928/REM | TA Fisher Ltd                 | GF      | 5                                | 0                              | 5                               | 5                                    | Site fully built out in 2023/24.   | 5                  | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |
| Tilehurst | Stonehams Farm, Tilehurst                                | HSA 9              | RSA 6          | Under construction      | 19/00344/COMIND 21/01216/COMIND                      | Barchester Healthcare         | PDL/ GF | Permitted for Care Home          | 0                              | 0                               | 0                                    | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021.<br/> Development has commenced in September 2022. The care home has been fully built out in December 2024.</p> <p>Site now included in table for communal accommodation.</p>   | 0                  | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |
| Tilehurst | Stonehams Farm   | HSA 10             | To be removed  | Completed               | 16/01223/OUTMAJ 19/00718/RESMAJ                      | Darcliffe Homes Limited       | GF      | 66                               | 66                             | 0                               | 0                                    | Site fully built out in 2023/24.   | 15                 | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |

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

| Parish           | Address  | HSA DPD Policy ref | LPR Policy ref | Current planning status | Planning application reference  | Developer                     | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024- 31/03/2029 | Post 31/03/2029 |
|------------------|--|--------------------|----------------|-------------------------|---|-------------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|--|--------------------|---------|---------|---------|---------|---------|------------------------------|-----------------|
| Purley on Thames | 72 Purley Rise, Purley on Thames                                 | HSA 11             | RSA 7          | Under construction      | 18/00878/OUTMAJ<br>21/00776/RESMAJ<br>21/00928/RESMAJ<br>21/00941/RESMAJ<br>21/00946/RESMAJ | Shanly Homes                  | GF      | 29                               | 0                              | 29                              | 29                                   | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in 4 February 2022.</p> <p>The site is owned by a developer. The development has commenced on site in 2023 and is currently under construction.</p> <p>Developer did not respond to the Council's request for information. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p>  | 9                  | 20      | 0       | 0       | 0       | 0       | 20                           | 0               |
| Holybrook        | Land Adj to J12  | HSA 12             | To be removed  | Completed               | 19/01544/FULEXT   | Bellway Homes                 | GF      | 199                              | 199                            | 0                               | 0                                    | Site fully built out in 2023/24.   | 29                 | 0       | 0       | 0       | 0       | 0       | 0                            | 0               |
| Holybrook        | Land adjacent to Bath Road and Dorking Way, Calcot               | HSA 13             | RSA 8          | Hybrid permission       | 23/00117/OUTMAJ   | Site not owned by a developer | GF      | 7                                | 0                              | 0                               | 7                                    | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Hybrid planning application (23/00117/OUTMAJ) for full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale approved on 17 October 2024.</p> <p>For the outline permission for 7 dwellings, given that the site has outline permission for 7 dwellings which is not a major development, and full permission for a 70 bed care home, it is realistic that all dwellings will be delivered within the 5 year period.</p> <p>For the full permission for 70 bed care home, agent anticipates an indicative build-out programme of 20-22 months from starting on site. Care home element of the planning permission is now included in table for communal accommodation.</p> | 0                  | 0       | 0       | 0       | 7       | 0       | 7                            | 0               |
| Theale           | Field between A340 & The Green, Theale                           | HSA 14             | RSA 9          | Under construction      | 19/01172/OUTMAJ<br>23/00790/RESMAJ  | Croudace Homes                | GF      | 104                              | 0                              | 0                               | 104                                  | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Outline planning application for up to 104 units (19/01172/OUTMAJ) approved in December 2020. Reserved matters application (23/00790/RESMAJ) approved in October 2023.</p> <p>The site is owned by a developer. Development has commenced in January 2024 with anticipated completions between 2024/25 and 2026/27 by developer.</p> <p>A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home will be opened on 22 March 2025 according to developer's website.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p>   | 0                  | 7       | 60      | 37      | 0       | 0       | 104                          | 0               |
| Burghfield       | Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common | HSA 15             | RSA 12         | Under construction      | 18/02485/OUTMAJ<br>22/00325/RESMAJ  | Croudace Homes                | GF      | 100                              | 0                              | 0                               | 100                                  | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved in July 2022.</p> <p>The site is owned by a developer. The development has commenced on site in 2023 and is currently under construction.</p> <p>Developer did not respond to the Council's request for information. A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the 5 year period.</p>   | 8                  | 41      | 51      | 0       | 0       | 0       | 92                           | 0               |

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

| Parish     | Address  | HSA DPD Policy ref | LPR Policy ref | Current planning status               | Planning application reference                  | Developer         | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability  | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024- 31/03/2029 | Post 31/03/2029 |
|------------|--|--------------------|----------------|---------------------------------------|---|-------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|---|--------------------|---------|---------|---------|---------|---------|------------------------------|-----------------|
| Burghfield | Land to the rear of The Hollies, Burghfield Common | HSA 16             | To be removed  | Full permission                       | 16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT | T A Fisher & Sons | GF      | 60                               | 28                             | 0                               | 32                                   | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD.<br/> <b>Achievability:</b><br/>           Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved in August 2019.<br/>           Phase 1 of the development completed in 2021/22.</p> <p>Phase 2 for 32 units - Full planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) on 18 November 2024. Developer has confirmed that no challenge was lodged against the decision following the end of the Judicial Review period.</p> <p>The site is under an option agreement from a developer. Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer.</p>  | 0                  | 0       | 0       | 20      | 12      | 0       | 32                           | 0               |
| Lambourn   | Land adjoining Lynch Lane, Lambourn                | HSA 19             | RSA 14         | No permission                         | None  | Hygrove Homes Ltd | GF      | Allocated for 60 dwellings       | 0                              | 0                               | 60                                   | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> The site is owned by a developer. Pre-application discussion has taken place (24/01188/PREAI/P) in October 2024. Developer anticipates that planning application is likely to be submitted in early 2025.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone.</p>   | 0                  | 0       | 0       | 0       | 0       | 0       | 0                            | 60              |
| Lambourn   | Land at Newbury Road, Lambourn                     | HSA 20             | RSA 15         | Full permission pending determination | 22/00277/FULMAJ (pending determination)         | Palady Homes      | GF      | 5 (pending determination)        | 0                              | 0                               | 5                                    | <p><b>Available:</b> Yes - no existing uses on site<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Full application 20/00972/FULMAJ for 8 dwellings approved September 2021, however the permission has lapsed.<br/>           This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022.</p> <p>The site is under offer by a developer.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p> <p>On-site mitigation measures have been identified. Landowner also owns farmland within the catchment area that can be used as off-site nutrient neutrality mitigation. However, the planning agent has indicated that they explored various mitigation options but none that are able to be progressed.</p> <p>At the current time the Council is in the process of working on strategic mitigation solutions for achieving nutrient neutrality i.e. mitigation credits, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period. Although the proposed development is small in scale, once more progress has been made on strategic mitigation solutions, delivery within the five year period is likely.</p> | 0                  | 0       | 0       | 0       | 0       | 0       | 0                            | 5               |
| Bradfield  | Land off Stretton Close, Bradfield Southend        | HSA 22             | To be removed  | Completed                             | 17/03411/OUTMAJ 20/02410/RESMAJ                 | Westbuild Homes   | GF      | 11                               | 11                             | 0                               | 0                                    | <b>Site fully built out in 2023/24.</b>   | 4                  | 0       | 0       | 0       | 0       | 0       | 0                            | 0               |

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

| Parish    | Address  | HSA DPD Policy ref | LPR Policy ref | Current planning status | Planning application reference  | Developer               | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|-----------|--|--------------------|----------------|-------------------------|---------------------------------|-------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Compton   | Pirbright Institute Site, High Street, Compton | HSA 23             | RSA 18         | Outline permission      | 20/01336/OUTMAJ                 | Homes England           | PDL     | 160                              | 0                              | 0                               | 160                                  | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievability:</b> Outline application 20/01336/OUTMAJ for up to 160 homes approved in 14 Mar 2023.</p> <p>Homes England indicated that the demolition and remediation works were completed in December 2024. Following this, the site will be disposed of to a development partner.</p> <p>The disposal process is underway with marketing to commence late January / early February 2025, with a forecast to enter into a conditional sale contact by July 2025. The preferred development partner will be obligated to secure Reserved Matters consent by March 2026, which is when the hybrid permission expires. Soft market testing had indicated that this disposal timeframe is achievable. Start on site is anticipated in 2026/27.</p> <p>Once Reserved Matters consent has been obtained, the site will need to be delivered at pace on an accelerated delivery rates as per the purchasing conditions from Homes England.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including demolition and remediation works, there is clear evidence that housing completions will begin on site within 5 years. Phasing used is that anticipated by Homes England.</p>   | 0                  | 0       | 0       | 0       | 30      | 30      | 60                          | 100             |
| Hermitage | Land off Charlotte Close, Hermitage            | HSA 24             | RSA 20         | Full permission         | 20/00912/FULEXT 24/01393/NONMAT | Deanfield Homes Limited | GF      | 16                               | 0                              | 0                               | 16                                   | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/> <b>Achievable:</b> Full planning application 17/01144/FULEXT for 40 dwellings refused in October 2017. Dismissed at appeal in December 2018. Full permission 20/00912/FULEXT for 16 dwellings granted in October 2021.</p> <p>Non-Material Amendment to approved application (24/01393/NONMAT) to allow planning permission 20/00912/FULEXT to be phased was approved in October 2024. Commencement of Phase1, comprising the access road has been commenced in order to ensure that the permission does not expire. Some pre-commencement conditions have been discharged in October 2024.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 2025.</p> <p>The site is owned by a developer. The developer has highlighted the requirement to discharge conditions in relation to Nutrient Neutrality and an application is pending. Developer-led mitigation measures have been identified and the developer is in the process of securing off-site nutrient neutrality units to discharge the condition.</p> <p>The developer has indicated that they are in the early stages of securing off-site nutrient neutrality units to discharge the condition. Given this uncertainty, the Council adopts a cautious approach and considers the site not deliverable within the five-year period. However, as the proposed development is small in scale, its delivery within this timeframe is likely once further progress is made.</p> | 0                  | 0       | 0       | 0       | 0       | 0       | 0                           | 16              |

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

| Parish   | Address   | HSA DPD Policy ref                                 | LPR Policy ref | Current planning status                                    | Planning application reference  | Developer                | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Assessment of deliverability  | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|--|---|--|----------------|--|---|--------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|---|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Hermitage  | Land to the south east of the Old Farmhouse, Hermitage      | HSA 25   | RSA 21         | Outline permission, Reserved Matters pending determination | 17/03290/OUTMAJ<br>19/02993/OUTMAJ<br>21/02923/RESMAJ (pending determination)               | TA Fisher and Sons       | GF      | 21                               | 0                              | 0                               | 21                                   | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Outline planning application (17/03290/OUTMAJ) for up to 21 dwellings approved in Nov 2018. Section 73 application to vary the approved plans (19/02993/OUTMAJ) refused in July 2020 and allowed at appeal in September 2021.</p> <p>Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and is pending determination.</p> <p>The site is located within within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 1 January 2025.</p> <p>The site is owned by a developer. The developer has indicated that an alternative solution to the drainage issue was submitted to the Council in September 2024. This is now being considered by the Council's Ecology Team.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards approval of reserved matters, it is realistic that housing will be delivered within the five year period. However, in light of the additional mitigation work required, the Council takes a more cautious approach to phase the development later in the five year period.</p> | 0                  | 0       | 0       | 11      | 10      | 0       | 21                          | 0               |
| Stratfield Mortimer  | Land to the south of St John's School, The Street, Mortimer | Stratfield Mortimer Neighbourhood Development Plan | N/A            | Under construction   | 17/03004/OUTMAJ<br>19/01715/RESMAJ<br>21/02347/RESMAJ<br>22/01422/RESMAJ<br>23/00297/RESMAJ | TA Fisher (Mortimer) Ltd | GF      | 110                              | 74                             | 24                              | 36                                   | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in adopted neighbourhood plan.<br/><b>Achievability:</b> Outline Planning Application 17/03004/OUTMAJ approved in February 2019.<br/>Reserved matters application 19/01715/RESMAJ for phase 1 comprising 28 dwellings approved in June 2019.<br/>Reserved matters 21/02347/RESMAJ for Phase 2a comprising 16 dwellings approved in February 2022.<br/>Reserved matters 22/01422/RESMAJ for Phase 2b comprising 14 dwellings approved in August 2022.<br/>Reserved matters 23/00297/RESMAJ for Phase 3 comprising 52 dwellings approved in June 2023.</p> <p>Developer reports that Phase 1 (28 units) completed in 2021/22.<br/>Phase 2a (16 units) completed in 2022/23.<br/>Phase 2b (14 units) nearing completion in 2022/23.<br/>Phase 3 (52 units) commenced in November 2023 and is currently under construction.<br/>Phasing used is that anticipated by developer with adjustment from completion figures.</p>  | 22                 | 20      | 8       | 8       | 0       | 0       | 36                          | 0               |
| Aldermaston  | Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston  | TS1  | RSA24          | Full permission  | 22/00120/FUL  |                          | PDL     | 8                                | 0                              | 0                               | 8                                    | <p><b>Available:</b> Yes<br/><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD<br/><b>Achievability:</b> Full planning application 22/00120/FUL for change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches approved in September 2022. Development has commenced on site.</p>   | 0                  | 8       | 0       | 0       | 0       | 0       | 8                           | 0               |
| Total Housing Site Allocations DPD and Stratfield Mortimer NDP Allocated Sites |   |  |                |  |   |                          |         | 1368                             | 384                            | 132                             | 1055                                 |   | 98                 | 220     | 284     | 197     | 104     | 41      | 846                         | 181             |



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

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

| Parish            | Address  | Current planning status | Planning application reference     | Developer              | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Site size | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|-------------------|--|-------------------------|------------------------------------|------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|-----------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Hampstead Norreys | Manor House, Church Street                     | Full permission         | 09/00744<br>08/11099<br>08/01099   | Unknown                | GF      | 13                               | 11                             | 0                               | 0                                    | M         | <b>Available:</b> Yes<br><b>Suitable:</b> Yes, full planning permission granted<br><b>Achievable:</b> Site partly complete but two remaining units have been outstanding for some years. Remaining units therefore not considered deliverable within the 5 year period.  | 0                  | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |
| Holybrook         | Beansheaf Farm, Bourne Close                   | Under construction      | 16/02330/FULEXT                    | Beansheaf Developments | PDL     | 27                               | 24                             | 3                               | 3                                    | M         | <b>Available:</b> Yes<br><b>Suitable:</b> Full planning permission granted in March 2018. Site is under construction.<br><b>Achievable:</b> Site is expected to be fully built out in 2024/25.   | 0                  | 3       | 0       | 0       | 0       | 0       | 3                           | 0               |
| Newbury           | Sterling Industrial Estate                     | Under construction      | 15/00319/FULEXT<br>23/01437/FULMAJ | Nelson Land Ltd        | PDL     | 167                              | 119                            | 48                              | 48                                   | L         | <b>Available:</b> Yes<br><b>Suitable:</b> Yes. The site has full planning permission. s73 relating to phase 2 (23/01437/FULMAJ) approved on 14 May 2024<br><b>Achievable:</b> The site is owned by a developer. No indication that this site cannot be viably developed. Site is currently under construction. Phase 1 of the development is completed in 2023/24.<br><br>Developer indicated that there is no timescale set for phase 2 of the development. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should anticipated timescale can be provided by the developer.  | 119                | 0       | 0       | 0       | 0       | 0       | 0                           | 48              |
| Newbury           | Land to rear of 1-15 The Broadway (Bayer site) | Full permission         | 14/00146/OUTMAJ<br>17/01999/RESMAJ | Newbarry LLP           | PDL     | 72                               | 0                              | 0                               | 72                                   | M         | <b>Available:</b> Yes<br><b>Suitable:</b> The site has outline and reserved matters permission. Reserved matters application approved Aug 2017.<br><b>Achievable:</b><br>A certificate application (20/02016/CERTE) is approved in Oct 2020 in order to confirm that lawful commencement of outline planning permission 14/00146/OUTMAJ has been made.<br><br>The site is owned by a developer. Developer's agent did not respond to the Council's request for information.<br><br>The site has planning permission, reserved matters approved and several conditions discharged and construction commenced. It is understood that some doubts have been expressed over viability. However, there has been no approach made to the Council to assess viability and no application to vary contributions payable on the basis of viability.<br><br>Given that the development has commenced, and the modification of the S106 agreement is nearing completion, it is realistic that all dwellings will be delivered within the 5 year period. | 0                  | 0       | 0       | 36      | 36      | 0       | 72                          | 0               |

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

| Parish   | Address   | Current planning status | Planning application reference     | Developer            | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Site size | Assessment of deliverability  | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|----------|---|-------------------------|------------------------------------|----------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|-----------|---|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Newbury  | Land off Faraday and Kelvin Road                  | Full permission         | 12/00772/XOUTMA<br>19/00278/RESMAJ | Ressance             | PDL     | 160                              | 0                              | 0                               | 160                                  | L         | <p><b>Available:</b> Some existing uses on the site</p> <p><b>Suitable:</b> Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019.</p> <p><b>Achievable:</b> The permission is confirmed to be extant in 2021 by virtue of the setting out of the road, reduced level dig (excavation) and back-filling. However, leases may impact on timing and viability.</p> <p>Site therefore not considered deliverable within the 5 year period.</p>  | 0                  | 0       | 0       | 0       | 0       | 0       | 0                           | 160             |
| Newbury  | Market Street                                     | Under construction      | 16/00547/FULEXT                    | Grainger Ltd         | PDL     | 226                              | 214                            | 12                              | 12                                   | L         | <p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Identified in Newbury Vision and adopted SPD. The site has full planning permission.</p> <p><b>Achievable:</b> Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019 .</p> <p>Site is fully built out in May 2024.</p>  | 186                | 12      | 0       | 0       | 0       | 0       | 12                          | 0               |
| Newbury  | Land East of Newbury College, Monks Lane, Newbury | Outline permission      | 22/02754/OUTMAJ                    | Feltham Properties   | GF      | 75                               | 0                              | 0                               | 75                                   | L         | <p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. The site has outline planning permission. The outline permission is for up to 75 residential units (Use Class C3) and residential care accommodation, containing up to 70 beds (Use Class C2).</p> <p>The site has a resolution to approve outline planning permission on 20 March 2024 subject to the completion of a Section 106 Agreement. The Section 106 Agreement is approved on 8 November 2024.</p> <p><b>Achievable:</b> The site is owned by a developer. No indication that this site cannot be viably developed. Developer anticipates Reserved Matters application will likely to be submitted early in 2025. Commencement on site should take place in 2025 according to the developer.</p> <p>However, because the Reserved Matters application has not yet submitted, the Council takes a more cautious approach to push back the phasing suggested by the developer by a year.</p> <p>Site now also included in table for communal</p> | 0                  | 0       | 0       | 30      | 45      | 0       | 75                          | 0               |
| Padworth | Westminster House, Bath Road                      | Under construction      | 19/02140/FULMAJ                    | Francis Construction | PDL     | 13                               | 13                             | 0                               | 0                                    | M         | <p><b>Site fully built out in 2023/24.</b></p>  | 13                 | 0       | 0       | 0       | 0       | 0       | 0                           | 0               |

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

| Parish              | Address  | Current planning status | Planning application reference     | Developer                    | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Site size | Assessment of deliverability  | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|---------------------|--|-------------------------|------------------------------------|------------------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|-----------|---|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Padworth            | Comfort Inn And Land To The South West , Bath Road, Padworth | Full permission         | 22/00117/FULEXT<br>23/02825/FULMAJ | Reading West Development Ltd | PDL     | 32                               | 0                              | 0                               | 32                                   | M         | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. The site has full planning permission.<br/> <b>Achievable:</b> The site is owned by a developer. No indication that this site cannot be viably developed.</p> <p>Developer reports that phase 1 - construction of new building(10 flats) is nearly completed and phase 2 - renovation and extension of existing hotel and conversion (the remaining 22 flats) is anticipated to be completed in 2026/27.</p>  | 0                  | 10      | 0       | 22      | 0       | 0       | 32                          | 0               |
| Shaw cum Donnington | Land adjacent to Hilltop, Donnington: West                   | Under construction      | 14/02480/OUTMAJ<br>18/03061/RESMAJ | David Wilson Homes           | GF      | 222                              | 128                            | 94                              | 94                                   | L         | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Outline Planning permission for up to 401 homes granted on appeal March 2017.<br/> <b>Achievable:</b> Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site.</p> <p>A site visit undertaken in December 2024 confirms that development is at an advanced stage of construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the development is currently under construction it is realistic that all dwellings will be delivered within the 5 year period.</p> | 41                 | 37      | 47      | 10      | 0       | 0       | 94                          | 0               |
| Shaw cum Donnington | Land adjacent to Hilltop, Donnington: East                   | Under construction      | 14/02480/OUTMAJ<br>20/00047/RESMAJ | Taylor Wimpey                | GF      | 179                              | 114                            | 65                              | 65                                   | L         | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Outline Planning permission for up to 401 homes granted on appeal March 2017.<br/> <b>Achievable:</b> 20/00047/RESMAJ approved December 2020 for 179 dwellings on eastern part.</p> <p>A site visit undertaken in December 2024 confirms that development is nearing completion.</p> <p>Given that the development is currently under construction it is realistic that all dwellings will be delivered within the 5 year period.</p>  | 31                 | 65      | 0       | 0       | 0       | 0       | 65                          | 0               |

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

| Parish   | Address                | Current planning status | Planning application reference  | Developer            | GF/ PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Site size | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 | Post 31/03/2029 |
|--|------------------------|-------------------------|---|----------------------|---------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|-----------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|-----------------|
| Theale   | Lakeside               | Full permission         | 04/01219/FULMAJ<br>15/02842/OUTMAJ<br>20/00663/RESMAJ<br>22/01933/RESMAJ<br>(9 dwellings)<br>21/03256/RESMAJ<br>(290 dwellings) | Ridgepoint Homes     | GF      | 299                              | 0                              | 0                               | 299                                  | L         | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Planning permission 04/01219/FULMAJ for 350 units allowed on appeal 2007. Application 15/02842/OUTMAJ for 325 units and 70 extra care units allowed on appeal March 2017. Included within amended settlement boundary in HSA DPD.</p> <p>Reserved matters 21/03256/RESMAJ for 290 units including 70 extra care units, 119 apartments and 101 houses approved in March 2023.</p> <p>Phase 1 of the Lakeside development: Reserved matters 20/00663/RESMAJ for phase 1 for 7 dwelling off St Ives Close approved in November 2020.</p> <p>S73 permission 22/01933/RESMAJ allows for the construction of 9 dwellings thus increasing the number of units from 7 to 9 units on the site.</p> <p><b>Achievable:</b> The site is owned by a developer. Developer reports that development commenced on site in January 2024. A site visit undertaken in December 2024 that development is at an advanced stage of construction. First occupations anticipated by end of 2025. Phasing used is that anticipated by developer.</p> | 0                  | 0       | 37      | 44      | 36      | 35      | 152                         | 147             |
| Theale   | 19 and 19A High Street | Under construction      | 18/03209/FULEXT   | TA Fisher & Sons Ltd | PDL     | 15                               | 3                              | 12                              | 12                                   | M         | <p><b>Available:</b> Yes<br/> <b>Suitable:</b> Yes. The site has full planning permission.<br/> <b>Achievable:</b> Site fully built out in 2024/25</p>   | 3                  | 12      | 0       | 0       | 0       | 0       | 12                          | 0               |
| Total non-allocated sites for 10 or more dwellings with planning permissions |                        |                         |   |                      |         | 1610                             | 626                            | 234                             | 982                                  |           |  | 393                | 139     | 84      | 142     | 117     | 35      | 517                         | 355             |

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

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

| Parish  | Address                      | Planning application reference | Developer                     | GF/PDL | No. of dwellings permitted (net) | Total completions at 31/3/2024 | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 | Site size | Assessment of deliverability   | 2023/24 Completion | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 |
|---|------------------------------|--------------------------------|-------------------------------|--------|----------------------------------|--------------------------------|---------------------------------|--------------------------------------|-----------|--|--------------------|---------|---------|---------|---------|---------|-----------------------------|
| Newbury   | Bayer House, Strawberry Hill | 18/01904/PACOU 23/00115/FULMAJ | Site not owned by a developer | PDL    | 191                              | 0                              | 191                             | 191                                  | L         | <p><b>Achievable:</b> Development has commenced in 2022/23. Full planning permission (23/00115/FULMAJ) for external alterations associated with Prior Approval (18/01904/PACOU) permitted in 24 October 2023. 67 units have completed in 2023/24. However, the prior approval permission has now lapsed.</p> <p>The previous developer is now in administration, and the site is being marketed for sale. Administrator has indicated that a sale of the property has not yet completed but this is anticipated imminently.</p> <p>As a re-start on site is uncertain and depends on the sale of the property, there is currently insufficient confidence as to the timing of this. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should the new owner proceed with the development.</p> | 67                 | 0       | 0       | 0       | 0       | 0       | 0                           |
| Total sites for 10 or more dwellings with prior approvals |                              |                                |                               |        | 191                              | 0                              | 191                             | 191                                  |           |  | 67                 | 0       | 0       | 0       | 0       | 0       | 0                           |

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



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

| Parish       | Planning application reference  | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|--------------|---------------------------------|---|----------------------------------|---------------------------------|--------------------------------------|
| Aldermaston  | 21/02294/FULD                   | The Cedars School, Church Road, Aldermaston             | 1                                | 0                               | 1                                    |
| Aldworth     | 22/02050/FULD                   | Pibworth House, Aldworth RG8 9RU                        | 1                                | 1                               | 1                                    |
| Ashampstead  | 15/02650/FUL                    | Barn at Pyt House, Ashampstead                          | 1                                | 1                               | 1                                    |
| Basildon     | 17/03374/FULD                   | Knappswood Farm, Pangbourne Road RG8 8LN                | -1                               | 2                               | 2                                    |
| Basildon     | 18/01032/FULMAJ                 | The Nursery, Pangbourne Road, Newtown RG8 8JG           | 2                                | 2                               | 2                                    |
| Basildon     | 19/02947/FULD                   | Maple Corner, Maple Lane, Upper Basildon RG8 8PF        | 1                                | 0                               | 1                                    |
| Basildon     | 19/03066/FULD                   | Hillfields Farm, Park Wall Lane, Lower Basildon RG8 9PE | 0                                | 7                               | 7                                    |
| Basildon     | 22/00463/FULD                   | Garlands, Pangbourne Road, RG8 8LN                      | 1                                | 0                               | 1                                    |
| Basildon     | 23/00601/FUL                    | Campion House, Aldworth Road, Upper Basildon RG8 8NG    | 0                                | 0                               | 1                                    |
| Beedon       | 14/02775/FULD                   | 3 And 4 Stanmore, Beedon RG20 8SR                       | 1                                | 0                               | 2                                    |
| Beedon       | 23/02353/CERTP                  | 68 - 69 Worlds End, Beedon RG20 8SB                     | -1                               | 0                               | -1                                   |
| Beedon       | 22/02047/FULD                   | Barn at Beedon Manor Farm RG20 8SW                      | 3                                | 0                               | 3                                    |
| Beenham      | 17/03400/FULD<br>22/02800/CERTE | The Barn North Of Hillfoot Court, Beenham Hill, Beenham | 1                                | 1                               | 1                                    |
| Beenham      | 19/02952/FULD                   | Kintarn, Clay Hill, Beenham RG7 5PG                     | 0                                | 1                               | 1                                    |
| Beenham      | 22/03038/FUL                    | Wayround, Beenham RG7 5LY                               | 0                                | 0                               | 1                                    |
| Boxford      | 20/02680/FULD<br>23/00752/FUL   | Land Rear Of Alder House, Westbrook RG20 8DJ            | 1                                | 0                               | 1                                    |
| Bradfield    | 23/00494/FUL                    | Doctors Surgery, Cock Lane, Bradfield Southend RG7 6HN  | 2                                | 2                               | 2                                    |
| Bradfield    | 20/01876/FULMAJ                 | Fishers Copse House, Rotten Row, Bradfield RG7 6LN      | 0                                | 1                               | 1                                    |
| Bradfield    | 22/01953/FULD                   | Reservoir (covered), Tutts Clump                        | 1                                | 0                               | 1                                    |
| Bradfield    | 23/02668/FULMAJ                 | Hewins Wood House, Bradfield RG7 6DH                    | 4                                | 0                               | 4                                    |
| Brightwalton | 15/03083/FULD                   | Sheardon, Pudding Lane, Brightwalton RG20 7BY           | 0                                | 0                               | 0                                    |
| Brimpton     | 19/03155/FULD                   | Wasing Cottage, Wasing Road RG7 4TB                     | 0                                | 0                               | 1                                    |
| Brimpton     | 20/01825/FULD                   | Washoe Lodge, Brimpton Lane RG7 4TL                     | 3                                | 0                               | 4                                    |
| Brimpton     | 21/02055/FULD<br>22/00303/FULD  | 5 The Willows, Brimpton RG7 4GY                         | 0                                | 0                               | 1                                    |

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

| Parish         | Planning application reference                | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|----------------|---|---|----------------------------------|---------------------------------|--------------------------------------|
| Brimpton       | 23/00961/FUL                                  | 1 The Osiers, Brimpton Road, Brimpton RG7 4SL                               | 1                                | 0                               | 1                                    |
| Brimpton       | 23/00015/FUL                                  | 2 Church Lane Brimpton RG7 4TJ  | 0                                | 0                               | 0                                    |
| Bucklebury     | 21/03191/FULD                                 | Broad View Farm, The Ridge, Cold Ash, RG18 9HX                              | 1                                | 1                               | 1                                    |
| Bucklebury     | 23/01184/FUL                                  | 49 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB                        | 1                                | 0                               | 1                                    |
| Bucklebury     | 23/01072/FUL                                  | Mount MistHarts Hill RoadThatchamRG18 4AD                                   | 0                                | 0                               | 1                                    |
| Bucklebury     | 21/01815/FULMAJ                               | 5 - 10 Paradise WayChapel RowReadingWest Berkshire                          | 4                                | 0                               | 4                                    |
| Bucklebury     | 22/00279/FULD                                 | WendenLong GroveUpper BuckleburyReadingWest BerkshireRG7 6QS                | 0                                | 0                               | 0                                    |
| Burghfield     | 19/03054/FULD                                 | The White Cottage, Holybrook Farm, Burghfield Bridge RG30 3RA               | 0                                | 1                               | 1                                    |
| Burghfield     | 21/01937/FUL<br>22/03127/FUL                  | WillowbankBerrys LaneBurghfieldReadingWest BerkshireRG30 3XD                | 0                                | 1                               | 1                                    |
| Burghfield     | 23/00183/FUL                                  | Kennet HouseBurghfield BridgeBurghfieldReadingRG30 3RA                      | 0                                | 0                               | 0                                    |
| Chaddleworth   | 15/03199/FULD                                 | Barn 80m South East Of Manor Farm, RG20 7EG                                 | 2                                | 1                               | 2                                    |
| Chieveley      | 21/01829/FUL                                  | The Bungalow, Long Lane, Cold Ash RG18 9LU                                  | 0                                | 0                               | 0                                    |
| Cold Ash       | 19/01102/FULD                                 | Westrop Farm, The Ridge, Cold Ash RG18 9JA                                  | 2                                | 2                               | 2                                    |
| Cold Ash       | 23/00416/FUL                                  | The Old FarmhouseStoney LaneAshmore GreenThatchamRG18 9HE                   | 1                                | 0                               | 1                                    |
| Cold Ash       | 22/00810/FULMAJ                               | Cleardene Farm, Ashmore Green Road RG18 9ES                                 | 2                                | 0                               | 2                                    |
| Compton        | 17/02914/FULD<br>20/02293/FUL<br>23/02320/FUL | NieliaDowns RoadComptonNewburyBerkshireRG20 6RE                             | 0                                | 0                               | 0                                    |
| Compton        | 18/02326/FULD                                 | Hamilton Stables, Hockham Road  | 2                                | 2                               | 2                                    |
| Compton        | 21/02271/FULD                                 | Land North Of 31Horn StreetComptonNewburyWest Berkshire                     | 1                                | 0                               | 1                                    |
| East Ilsley    | 20/01106/FULD                                 | Land Adjacent Down Barn Road Known As Dennisford Road, East Ilsley, Newbury | 1                                | 1                               | 1                                    |
| Enborne        | 23/01190/FUL                                  | Hill Farm, Boames Lane, Enborne RG20 0JT                                    | 3                                | 0                               | 3                                    |
| Enborne        | 23/00252/FUL                                  | Vanners Farm, Vanners Lane, Enborne Newbury RG20 0LB                        | 1                                | 0                               | 1                                    |
| Farnborough    | 20/02589/FUL<br>23/00159/FUL                  | Gamekeepers Bungalow, Farnborough, Wantage, OX12 8NX                        | 0                                | 0                               | 0                                    |
| Fawley         | 18/02737/FULD<br>21/02713/FULD                | North Farm Stud, North Farm, North Fawley, Wantage OX12 9NJ                 | 2                                | 0                               | 2                                    |
| Frilsham       | 22/03123/FULMAJ                               | Frilsham Lime QuarryFrilshamThatchamBerkshireRG18 9UY                       | 1                                | 0                               | 2                                    |
| Frilsham       | 20/02534/FUL                                  | Homerstead House, Hawkridge Hill, Frilsham RG18 9XA                         | 0                                | 0                               | 0                                    |
| Great Shefford | 21/02594/OUTD                                 | Wood ViewBaydon RoadShefford WoodlandsHungerfordWest BerkshireRG17 7AD      | 1                                | 0                               | 1                                    |

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

| Parish            | Planning application reference     | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|-------------------|------------------------------------|---|----------------------------------|---------------------------------|--------------------------------------|
| Greenham          | 15/02479/FULD                      | Drake House Bishops Green   | 0                                | 0                               | 1                                    |
| Greenham          | 16/00645/FUL                       | Garden HouseBury's Bank RoadGreenhamThatchamBerkshireRG19 8DB                           | 0                                | 1                               | 1                                    |
| Greenham          | 18/02435/OUTD<br>19/02133/REM      | Land between 3-6 and Unit 7 Vo-Tec Centre, Hambridge lane RG14 5XH                      | 9                                | 0                               | 9                                    |
| Greenham          | 20/02005/FULD<br>22/02201/FULD     | Lincoln HouseNewtown RoadNewburyRG14 7HA  | 0                                | 1                               | 1                                    |
| Greenham          | 22/00795/FULMAJ                    | 41 Bury's Bank RoadGreenhamThatchamRG19 8DB   | 1                                | 0                               | 1                                    |
| Hampstead Norreys | 14/00173/FUL                       | Ramsworth Cottages And Barns, RG18 0SS  | 0                                | 0                               | 1                                    |
| Hamstead Marshall | 21/00047/FULD                      | Garage ServingWhite Hart CottageHamstead MarshallNewburyBerkshireRG20 0HW               | 1                                | 0                               | 1                                    |
| Hamstead Marshall | 23/00583/FUL                       | The Barn House, Hamstead Marshall RG20 0JH  | 0                                | 0                               | 0                                    |
| Hermitage         | 17/03334/FULD                      | 4 High Street   | 3                                | 3                               | 3                                    |
| Hermitage         | 21/00043/FULD                      | White Horse, Newbury Road, Hermitage RG18 9TB   | 4                                | 0                               | 4                                    |
| Hermitage         | 21/01649/FULMAJ                    | Sancta Maria Del La GrottoSlanting HillHermitageThatchamBerkshireRG18 9QG               | 0                                | 0                               | 0                                    |
| Holybrook         | 21/00488/FUL                       | 3 Goodwin CloseCalcotReadingRG31 7ZW  | -1                               | 0                               | -1                                   |
| Hungerford        | 02/00911/FUL                       | Berkshire Trout Farm RG17 0UN   | 1                                | 1                               | 1                                    |
| Hungerford        | 03/02557/FUL                       | Land Adjacent To 19 Kennet Way  | 1                                | 1                               | 1                                    |
| Hungerford        | 13/02806/FUL<br>14/03282/FUL       | Cakewood Farmhouse, Bath Road RG17 0SR  | 0                                | 0                               | 1                                    |
| Hungerford        | 15/02312/COMIND<br>19/03183/COMIND | Highclose Farm , Bath Road, Hungerford RG17 0SP   | 3                                | 0                               | 3                                    |
| Hungerford        | 16/00787/FULD<br>17/03506/FULD     | Station YardStation RoadHungerfordBerkshireRG17 0DY                                     | 7                                | 7                               | 7                                    |
| Hungerford        | 16/03205/FULD                      | 26 Charnham Street, Hungerford RG17 0EJ   | 6                                | 3                               | 5                                    |
| Hungerford        | 21/01131/FULD                      | 20 Prospect RoadHungerfordWest BerkshireRG17 0JL  | 1                                | 0                               | 1                                    |
| Hungerford        | 21/02634/FULD                      | 32 High StreetHungerfordBerkshireRG17 0NJ   | 0                                | 0                               | 0                                    |
| Hungerford        | 22/01319/FULD                      | Cakewood Farmhouse, Bath Road RG17 0SR  | 1                                | 0                               | 1                                    |
| Hungerford        | 22/02720/FUL                       | 11 Sarum Way, Hungerford RG17 0LJ   | 1                                | 0                               | 1                                    |
| Hungerford        | 22/03034/FUL                       | Land South Of Kennet and Avon Canal and North Of Tesco, Everland Road, Hungerford       | 3                                | 0                               | 3                                    |
| Hungerford        | 22/02575/FUL                       | 19 Sarum Way, Hungerford, RG17 0LJ  | 0                                | 0                               | 1                                    |
| Inkpen            | 21/01484/FUL<br>21/02855/FUL       | LeyfieldRoad Known As Post Office RoadUpper GreenInkpenHungerfordWest BerkshireRG17 9PZ | 0                                | 0                               | 0                                    |
| Inkpen            | 23/00369/FUL                       | Walbury CottageUpper GreenInkpenHungerfordRG17 9QX                                      | 0                                | 0                               | 1                                    |

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

| Parish        | Planning application reference                  | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|---------------|---|---|----------------------------------|---------------------------------|--------------------------------------|
| Kintbury      | 18/01370/FULD                                   | Kintbury Holt FarmKintbury HoltNewburyBerkshireRG20 0DD                 | 3                                | 3                               | 3                                    |
| Kintbury      | 19/00277/FULD                                   | Inglewood Farm CottageTempleton RoadKintburyHungerfordBerkshireRG17 9SJ | 0                                | 1                               | 1                                    |
| Kintbury      | 19/02146/FULD<br>21/00526/FUL                   | College FarmUpper DenfordHungerfordBerkshireRG17 0PD                    | 0                                | 1                               | 1                                    |
| Kintbury      | 20/01620/FULD                                   | Denford HouseDenford ParkHungerfordRG17 0PG                             | 1                                | 0                               | 1                                    |
| Kintbury      | 21/02405/FULD                                   | The Prince Of Wales28 Newbury StreetKintburyHungerfordRG17 9UU          | 1                                | 1                               | 1                                    |
| Kintbury      | 22/00731/FULD                                   | 54 High Street, Kintbury RG17 9TN                                       | 0                                | 0                               | 0                                    |
| Kintbury      | 23/01802/FUL                                    | 19 Newbury StreetKintburyHungerfordRG17 9UX                             | 1                                | 0                               | 1                                    |
| Lambourn      | 03/02206  | Francomes Field   | 6                                | 0                               | 2                                    |
| Lambourn      | 16/00971/FULD<br>17/00733/FULD<br>17/02562/FULD | Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT          | 2                                | 0                               | 2                                    |
| Lambourn      | 16/02007/FULD                                   | Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH                 | 3                                | 0                               | 1                                    |
| Lambourn      | 18/00774/FULMAJ                                 | Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire          | 1                                | 1                               | 1                                    |
| Lambourn      | 19/02596/FULD                                   | Land North Of Whitcombe House StablesUpper LambournHungerfordBerkshire  | 1                                | 0                               | 1                                    |
| Lambourn      | 19/02812/FULMAJ<br>21/01530/FULMAJ              | Lambourn Methodist ChurchLambournHungerfordRG17 8YA                     | 9                                | 0                               | 9                                    |
| Lambourn      | 20/00425/FULD                                   | Broadway House, 2 The Broadway, Lambourn RG17 8XY                       | 1                                | 1                               | 1                                    |
| Lambourn      | 20/00917/FULD                                   | The Old Malt HouseUpper LambournHungerfordRG17 8RG                      | 0                                | 0                               | 1                                    |
| Lambourn      | 20/01264/FULMAJ                                 | Fognam Farm, Upper Lambourn RG17 8RB                                    | 1                                | 0                               | 1                                    |
| Lambourn      | 20/01280/FUL                                    | Mobile HomeSaxon HallUpper LambournHungerfordRG17 8QH                   | 0                                | 1                               | 1                                    |
| Lambourn      | 20/02099/FULD                                   | PerivaleBaydon RoadLambournHungerfordRG17 8NU                           | 2                                | 2                               | 2                                    |
| Lambourn      | 20/02922/FUL                                    | 39 Newbury StreetLambournHungerfordRG17 8PB                             | 3                                | 0                               | 3                                    |
| Leckhampstead | 21/01708/FUL                                    | WoodsideWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT               | 0                                | 0                               | 1                                    |
| Leckhampstead | 22/01663/FULD                                   | Nightingale FarmWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT       | 0                                | 0                               | 0                                    |
| Newbury       | 14/02830/FULD<br>18/02068/FULD                  | 101 Bartholomew Street  | 3                                | 0                               | 1                                    |
| Newbury       | 05/02416/FULD                                   | Land Adj To 58 Conifer Crest, Wash Common                               | 1                                | 1                               | 1                                    |

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

| Parish  | Planning application reference                  | Address  | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|---------|---|--|----------------------------------|---------------------------------|--------------------------------------|
| Newbury | 15/00486/FULD<br>20/01140/FUL                   | Land Adjacent To Sundial HouseCarnegie RoadNewburyBerkshire            | 3                                | 3                               | 3                                    |
| Newbury | 15/01157/OUTD<br>18/01491/REM                   | Land To Rear Of 59 Chandos Road, Newbury RG14 7EG                      | 3                                | 3                               | 3                                    |
| Newbury | 17/00517/OUTD<br>18/01620/FULD<br>19/01694/FULD | 108 Bartholomew Street And Land To The Rear OfNewburyBerkshireRG14 5DT | 8                                | 8                               | 8                                    |
| Newbury | 17/00525/FUL                                    | 73 London RoadNewburyWest BerkshireRG14 1JN                            | 3                                | 3                               | 3                                    |
| Newbury | 17/00705/FULD                                   | 13 Rockingham RoadNewburyBerkshireRG14 5PD                             | 1                                | 1                               | 1                                    |
| Newbury | 17/01208/FULD                                   | 10 Hampton RoadNewburyBerkshireRG14 6DB                                | 1                                | 0                               | 1                                    |
| Newbury | 17/01963/FULD                                   | 75 London Road, Newbury RG14 1JN                                       | 5                                | 6                               | 6                                    |
| Newbury | 17/02551/FULD                                   | 4 Cheap StreetNewburyBerkshireRG14 5DD                                 | 2                                | 2                               | 2                                    |
| Newbury | 19/00577/FULD                                   | 6 Northwood DriveNewburyBerkshireRG14 2HB                              | 1                                | 1                               | 1                                    |
| Newbury | 19/02591/FULD                                   | 44 Donnington SquareNewburyBerkshireRG14 1PP                           | 0                                | 0                               | 0                                    |
| Newbury | 19/02630/FULD                                   | 1 Gilroy Close, Newbury RG14 6TA                                       | 1                                | 1                               | 1                                    |
| Newbury | 20/01323/FULD                                   | Hornbeam HouseSpeen LaneNewburyRG14 1RW                                | 2                                | 2                               | 2                                    |
| Newbury | 20/02191/FUL                                    | Greenham HouseGreenham RoadNewburyRG14 7HS                             | 4                                | 4                               | 4                                    |
| Newbury | 21/00288/FULD                                   | 2A The Arcade, Newbury, RG14 5AD                                       | 1                                | 0                               | 1                                    |
| Newbury | 21/00415/FUL                                    | 2A Hambridge RoadNewburyRG14 5SS                                       | 2                                | 0                               | 2                                    |
| Newbury | 21/01010/FULD                                   | 3 Craven Road, Newbury RG14 5NG  | 1                                | 0                               | 1                                    |
| Newbury | 21/02211/FULD                                   | 34 Culver RoadNewburyWest BerkshireRG14 7AR                            | 1                                | 1                               | 1                                    |
| Newbury | 20/01210/FULD                                   | 41 Cheap Street, Newbury RG14 5BX                                      | 1                                | 0                               | 1                                    |
| Newbury | 22/02919/OUT                                    | ArnistonManor LaneNewburyWest BerkshireRG14 2QT                        | 1                                | 0                               | 1                                    |
| Newbury | 22/01784/FULD                                   | Newbury House, 237 and 235 Andover Road RG14 6NG                       | 1                                | 0                               | 1                                    |

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

| Parish              | Planning application reference | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|---------------------|--------------------------------|---|----------------------------------|---------------------------------|--------------------------------------|
| Newbury             | 22/02591/FUL                   | 116 Bartholomew StreetNewburyRG14 5DT                                   | 3                                | 0                               | 3                                    |
| Newbury             | 21/01911/FULD                  | Land Adjoining 11 Pond Close, Newbury                                   | 4                                | 0                               | 4                                    |
| Newbury             | 22/01970/FUL                   | 50 Bartholomew Stree, Newbury RG14 5QF                                  | 3                                | 3                               | 3                                    |
| Newbury             | 23/00870/FUL                   | 1 and 3 Kennet Road, Newbury RG14 5JA                                   | 1                                | 0                               | 1                                    |
| Newbury             | 23/01031/FUL                   | 39 Oxford Street, Newbury RG14 1JG                                      | 1                                | 0                               | 1                                    |
| Newbury             | 23/00671/FUL                   | 3 London Road, Newbury, RG14 1JL  | 4                                | 0                               | 4                                    |
| Newbury             | 23/00445/FUL                   | 61 Russell RoadNewburyRG14 5JX  | 2                                | 0                               | 2                                    |
| Newbury             | 23/00578/FUL                   | York House, 50 Andover Road RG14 6JN                                    | 1                                | 0                               | 1                                    |
| Newbury             | 23/00507/FUL                   | Bartholomew House38 London RoadNewburyWest BerkshireRG14 1JX            | 1                                | 0                               | 1                                    |
| Pangbourne          | 16/03109/FULD                  | Knole And Land Adjacent To Riverview Road, Pangbourne, RG8 7AU          | 0                                | 1                               | 1                                    |
| Pangbourne          | 21/02191/FULD                  | KiosksWater Pumping StationTidmarsh RoadPangbourneReadingWest Berkshire | 1                                | 1                               | 1                                    |
| Pangbourne          | 21/02273/FULD                  | Gulberg, Pangbourne Hill, Pangbourne RG8 7AS                            | 0                                | 0                               | 1                                    |
| Pangbourne          | 20/02508/FULD                  | Oakleigh House, Bere Court Road, Pangbourne                             | 1                                | 0                               | 1                                    |
| Pangbourne          | 22/01616/FULD                  | 75 Reading RoadPangbourneReadingWest BerkshireRG8 7JA                   | 3                                | 0                               | 4                                    |
| Pangbourne          | 23/02176/FUL                   | Bowden HillPangbourneReadingRG8 8PT                                     | 0                                | 0                               | 0                                    |
| Pangbourne          | 23/01693/FUL                   | St James House4 Church RoadPangbourneReadingRG8 7AR                     | 2                                | 0                               | 2                                    |
| Pangbourne          | 23/00275/FUL                   | First Floor20 Reading RoadPangbourneReadingRG8 7LY                      | 2                                | 0                               | 2                                    |
| Peasemore           | 20/01835/FULD                  | Mead BungalowPeasemoreNewburyRG20 7JE                                   | 1                                | 0                               | 1                                    |
| Purley              | 21/01160/FULD                  | 72a Purley Rise, Purley On Thames, RG8 8DH                              | 1                                | 0                               | 2                                    |
| Purley              | 20/03017/FULD                  | 1 Bryant Place Purley On Thames RG8 8ET                                 | 1                                | 0                               | 1                                    |
| Shaw cum Donnington | 20/00623/FUL                   | Bracken CottageSnelsmore CommonNewburyRG14 3BG                          | 0                                | 1                               | 1                                    |
| Shaw cum Donnington | 23/02075/REG3                  | The Bungalow, The Castle School RG14 2JG                                | -1                               | 0                               | -1                                   |
| Speen               | 15/02978/REM<br>13/02229/OUT   | Pique<br>Furze Hill, Stockcross, RG20 8ET                               | 0                                | 0                               | 1                                    |
| Speen               | 23/01165/FUL                   | Rookwood Farm, Stockcross RG20 8JX                                      | 1                                | 0                               | 1                                    |
| Stratfield Mortimer | 15/02186/FUL                   | WillowbraeMortimer LaneMortimerReadingBerkshireRG7 3PP                  | 0                                | 1                               | 1                                    |
| Stratfield Mortimer | 16/03348/FULD                  | 49 Stephens CloseMortimer CommonReadingBerkshireRG7 3TY                 | 1                                | 1                               | 1                                    |
| Streatley           | 17/01476/FULD                  | SunfieldTownsend RoadStreatleyReadingBerkshireRG8 9LH                   | 1                                | 1                               | 1                                    |

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

| Parish      | Planning application reference | Address  | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|-------------|--------------------------------|--|----------------------------------|---------------------------------|--------------------------------------|
| Streatley   | 20/00835/FULD<br>21/02105/FULD | The Old Golf House Rectory Road Streatley Reading RG8 9QA      | 0                                | 1                               | 1                                    |
| Streatley   | 20/01602/FULD                  | Duzac The Coombe Streatley Reading RG8 9QL                     | 0                                | 1                               | 1                                    |
| Streatley   | 23/01390/FUL                   | Long Close Aldworth Road Streatley Reading RG8 9RB             | 0                                | 0                               | 0                                    |
| Sulhamstead | 18/01013/FULD                  | Land South Of Jordans Lane, Burghfield Common                  | 2                                | 2                               | 2                                    |
| Sulhamstead | 21/00399/FUL                   | Riding Stables Sulham Lane Sulham Reading RG8 8EA              | 0                                | 1                               | 1                                    |
| Thatcham    | 10/01485/FUL                   | 4 Colthrop Cottages, Colthrop Lane, Thatcham RG19 4NT          | 0                                | 0                               | 2                                    |
| Thatcham    | 17/02859/FULD<br>21/02657/FULD | Wimbles Barn The Wimbles Harts Hill Road Thatcham Berkshire    | 1                                | 0                               | 1                                    |
| Thatcham    | 19/03188/FULD                  | Foxhold Farm Crookham Common Thatcham RG19 8EL                 | 2                                | 2                               | 2                                    |
| Thatcham    | 20/01013/FUL                   | 1 Eliot Close Thatcham RG18 3UG                                | 1                                | 1                               | 1                                    |
| Thatcham    | 21/00612/FULD                  | 27 Roman Way Thatcham RG18 3BP                                 | 1                                | 0                               | 1                                    |
| Thatcham    | 21/01509/FULD                  | 27 Victor Road Thatcham West Berkshire RG19 4LX                | 2                                | 0                               | 2                                    |
| Thatcham    | 21/01959/FULD                  | The Priory Church Lane Thatcham Berkshire RG19 3JL             | 1                                | 0                               | 1                                    |
| Thatcham    | 21/02657/FULD                  | Wimbles Barn The Wimbles Harts Hill Road Thatcham Berkshire    | 1                                | 0                               | 1                                    |
| Thatcham    | 21/03167/FUL                   | 9 High Street, Thatcham RG19 3JQ                               | 4                                | 0                               | 4                                    |
| Thatcham    | 22/02746/FUL                   | Land Adjacent To 9 London Road Thatcham RG18 4GE               | 1                                | 0                               | 1                                    |
| Thatcham    | 22/01253/FULD                  | Foxhold House, Thornford Road, Crookham Common RG19 8EL        | 1                                | 0                               | 1                                    |
| Theale      | 20/01759/FUL                   | 1 Cloister Mews  | 1                                | 0                               | 1                                    |
| Theale      | 21/02925/FUL                   | Malpas Farm & Annexe, North Street, Theale                     | 0                                | 2                               | 2                                    |
| Tilehurst   | 18/02681/FULD                  | Land North Of 17 Hugh Fraser Drive Tilehurst Reading Berkshire | 1                                | 1                               | 1                                    |

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

| Parish  | Planning application reference | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|---|--------------------------------|---|----------------------------------|---------------------------------|--------------------------------------|
| Tilehurst   | 21/00717/FUL                   | 145 Long LaneTilehurstReadingRG31 6YW                         | 1                                | 0                               | 1                                    |
| Tilehurst   | 22/01139/FULD                  | 44 Langley HillCalcotReadingRG31 4QU                          | 0                                | 0                               | 0                                    |
| Tilehurst   | 23/01306/FUL                   | 150 Long LaneTilehurstReadingRG31 6YW                         | 1                                | 0                               | 1                                    |
| Ufton Nervet  | 19/00094/FULD                  | Three Acres FarmUfton LaneUfton NervetReadingBerkshireRG7 4HG | 0                                | 1                               | 1                                    |
| Ufton Nervet  | 20/02017/FULD                  | Ufton Green FarmChurch LaneUfton NervetReadingRG7 4HQ         | 3                                | 3                               | 3                                    |
| Welford   | 12/01469/FULD<br>11/02677/XFUL | 1-6 Easton Hill   | 0                                | 0                               | 6                                    |
| West Woodhay  | 20/02606/FUL                   | Park HouseWest WoodhayNewburyRG20 0BP                         | 0                                | 1                               | 1                                    |
| West Woodhay  | 22/02609/FUL                   | West Woodhay Village Hall, The Green, West Woodhay RG20 0BN   | 1                                | 0                               | 1                                    |
| Wokefield   | 19/02215/FULD                  | Huntsman CottageGoring LaneMortimerReadingBerkshireRG7 3BA    | 1                                | 1                               | 1                                    |
| Yattendon   | 22/02455/FUL<br>23/01686/FUL   | Everington Bungalow, Everington Hill, Yattendon RG18 0UD      | 1                                | 1                               | 1                                    |
| <b>Total non-allocated sites for less than 10 dwellings with planning permissions</b> |                                |   | <b>230</b>                       | <b>118</b>                      | <b>278</b>                           |



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

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

| Parish   | Planning application reference | Address   | No. of dwellings permitted (net) | Under Construction at 31/3/2024 | Outstanding commitments at 31/3/2024 |
|--|--------------------------------|---|----------------------------------|---------------------------------|--------------------------------------|
| Beech Hill   | 17/02131/PACOU                 | Woodlands Farm, Wood Lane, Beech Hill   | 1                                | 1                               | 1                                    |
| Enborne  | 19/01686/PACOU                 | Offices at Peregrine House, Enborne RG14 6RP  | 1                                | 1                               | 1                                    |
| Hungerford   | 23/01175/PACOU                 | 125 High Street, Hungerford RG17 0DL  | 2                                | 0                               | 2                                    |
| Newbury  | 20/01739/PACOU                 | 34 Boundary Road, Newbury RG14 5RR  | 3                                | 0                               | 0                                    |
| Newbury  | 20/02828/PACOU                 | 7 - 9 The Broadway, Newbury RG14 1AS  | 4                                | 4                               | 4                                    |
| Newbury  | 21/00524/PACOU                 | 1 Northbrook Place, Newbury RG14 1DQ  | 4                                | 0                               | 4                                    |
| Newbury  | 21/01979/PACOU                 | First, Second and Third Floor, Winchcombe House, 123 - 126 Bartholomew Street, Newbury RG14 5BN | 5                                | 0                               | 5                                    |
| Newbury  | 22/00725/PACOU                 | Gandlake House, London Road, Newbury RG14 1LA   | 8                                | 8                               | 8                                    |
| Newbury  | 23/02538/PACOU                 | Second Floor, 27 - 35 London Road, Newbury RG14 1JL   | 6                                | 0                               | 6                                    |
| Newbury  | 23/01984/PACOU                 | First and Second Floors, 1 - 3 Mansion House Street, Newbury RG14 5ES                           | 4                                | 0                               | 4                                    |
| Newbury  | 23/02014/PACOU                 | 6 Market Place, Newbury RG14 5BD  | 3                                | 0                               | 3                                    |
| Newbury  | 23/01292/PACOU                 | West Point, 46 - 48 West Street, Newbury RG14 1BD   | 5                                | 0                               | 5                                    |
| Stratfield Mortimer  | 24/00024/PACOU                 | 6 Victoria Road, Mortimer Common RG7 3SE  | 1                                | 0                               | 1                                    |
| Thatcham   | 22/00726/PACOU                 | Limberlost Farm, Crookham Common, Thatcham RG19 8DH   | 1                                | 0                               | 1                                    |
| Thatcham   | 23/02684/PACOU                 | The Courtyard Business Centre, Farmhouse Mews, Thatcham RG18 4NW                                | 8                                | 8                               | 8                                    |
| Theale   | 22/01609/PACOU                 | Pilates Studio Part First Floor 27A High Street Theale RG7 5AH                                  | 1                                | 0                               | 1                                    |
| Theale   | 22/00221/CLASSM                | 27A High Street, Second Floor, Theale RG7 5AH   | 1                                | 0                               | 1                                    |
| Theale   | 23/01973/PACOU                 | 23 High Street, Theale RG7 5AH  | 2                                | 0                               | 2                                    |
| Theale   | 23/01578/PACOU                 | First Floor Of 40 and 40A and 42, High Street, Theale   | 3                                | 0                               | 3                                    |
| <b>Total Sites for less than 10 dwellings with prior approvals</b> |                                |   |                                  | <b>22</b>                       | <b>60</b>                            |

**Table A1.7**  
**Communal accommodation**

Table A1.7: Communal accommodation

| Parish    | Address   | Planning application reference | Development proposal  | No. of bedrooms | Equivalent net dwellings (No. of beds / 1.9) | Total completions at 31/3/2024 (dwelling equivalent) | Under Construction at 31/3/2024 (dwelling equivalent) | Outstanding commitments at 31/3/2024 (dwelling equivalent) | Assessment of deliverability   | 2023/24 completions | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | Total 01/04/2024-31/03/2029 |
|-----------|---|--------------------------------|---|-----------------|--|--|---|--|--|---------------------|---------|---------|---------|---------|---------|-----------------------------|
| Beenham   | Winning Hand Bath Road Beenham RG7 5JB                                    | 22/01070/FUL                   | Single and two storey extensions to create nine resident care bedrooms, and additional dining, kitchen and laundry space.   | 9               | 5  | 0  | 0   | 5  | <b>Achievable:</b> No indication that site is not viable   | 0                   | 0       | 5       | 0       | 0       | 0       | 5                           |
| Holybrook | 3 Goodwin Close, Calcot   | 21/00488/FUL                   | Proposed Change of Use of Dwellinghouse (C3) to Residential Care Accommodation (C2)   | 4               | 2  | 0  | 0   | 2  | <b>Achievable:</b> No indication that site is not viable   | 0                   | 2       | 0       | 0       | 0       | 0       | 2                           |
| Holybrook | Land adjacent to Bath Road and Dorking Way, Calcot                        | 23/00117/OUTMAJ                | Hybrid application: Full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale.   | 70              | 37   | 0  | 0   | 37   | <b>Achievable:</b> No indication that site is not viable   | 0                   | 0       | 0       | 37      | 0       | 0       | 37                          |
| Holybrook | The Filberts The Chase Calcot Reading RG31 7RB                            | 22/01766/COMIND                | Demolition of existing office building and erection of a three storey 66 no. bedroom care home (C2 use class) for the elderly and associated works.   | 66              | 35   | 0  | 0   | 35   | <b>Achievable:</b> No indication that site is not viable   | 0                   | 0       | 35      | 0       | 0       | 0       | 35                          |
| Lambourn  | Land East of Malt Shovel, Upper Lambourn                                  | 18/00774/FULMAJ                | Proposed change of use of land from agricultural to equestrian use, formation of racing stable complex including new dwelling for horse trainer, residential accommodation block for staff, horse stable block, new access from the B4000 and associated infrastructure | 6               | 3  | 0  | 3   | 3  | <b>Achievable:</b> A material start has been made on site but the proposed development had been put on hold as a condition could not be discharged due to Nutrient Neutrality mitigation required. | 0                   | 0       | 0       | 3       | 0       | 0       | 3                           |
| Lambourn  | Land North Of Whitcombe House Stables Upper Lambourn Hungerford Berkshire | 19/02596/FULD                  | Formation of racing stable complex  | 8               | 4  | 0  | 0   | 4  | <b>Achievable:</b> No indication that site is not viable. Development has commenced in April 2023.   | 0                   | 4       | 0       | 0       | 0       | 0       | 4                           |
| Newbury   | The Pilgrims Guest House, 33 Oxford Road, Newbury                         | 22/01711/FULD                  | Change in Use from (Class C1) Guest house to (Class C2) Residential Care Home for 10 adults (4 residential and 6 supported living) with live in staff without changing the structure of the building  | 15              | 8  | 0  | 0   | 8  | <b>Achievable:</b> The care home is opened in June 2024.   | 0                   | 8       | 0       | 0       | 0       | 0       | 8                           |
| Newbury   | Land East of Newbury College, Monks Lane, Newbury                         | 22/02754/OUTMAJ                | Outline planning permission (matters to be considered: access) for residential care accommodation, containing up to 70 beds (Use Class C2)  | 70              | 37   | 0  | 0   | 39   | <b>Achievable:</b> No indication that site is not viable. Agent anticipates an indicative build-out programme of 20-22 months from starting on site.   | 0                   | 0       | 0       | 0       | 37      | 0       | 37                          |

| Parish                              | Address  | Planning application reference | Development proposal   | No. of bedrooms | Equivalent net dwellings (No. of beds / 1.9) | Total completions at 31/3/2024 (dwelling equivalent) | Under Construction at 31/3/2024 (dwelling equivalent) | Outstanding commitments at 31/3/2024 (dwelling equivalent) | Assessment of deliverability  | 2023/24 completions | 2024/25   | 2025/26   | 2026/27   | 2027/28   | 2028/29  | Total 01/04/2024-31/03/2029 |
|-------------------------------------|--|--------------------------------|--|-----------------|--|--|---|--|---|---------------------|-----------|-----------|-----------|-----------|----------|-----------------------------|
| Thatcham                            | Travellers Friend, Crookham Common Road, Crookham Common | 21/00207/FUL                   | Change of use of existing buildings and new detached outbuilding to provide accommodation for people with autism and learning disabilities (falling within a Class C2 residential institutional use), and retention and relocation of the existing shop  | 18              | 9  | 0  | 0   | 9  | Permission has lapsed in 2023/24  | 0                   | 0         | 0         | 0         | 0         | 0        | 0                           |
| Tilehurst                           | Stonehams Farm   | 19/00344/COMIND                | Demolition of existing structures, and erection of a 64 bed care home (Class C2) with associated works including one access, parking, services, and landscaping  | 64              | 34   | 0  | 34  | 34   | <b>Achievable:</b> The site is owned by a developer. Development has commenced in September 2022. The care home will be opening in December 2024. | 0                   | 34        | 0         | 0         | 0         | 0        | 34                          |
| Tilehurst                           | Pincents Manor Hotel, Pincents Lane, Tilehurst           | 21/03217/FULMAJ                | Convert the redundant former Pincents Manor Hotel (Use Class C1) into 50 extra care (Use class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings. | 50              | 26   | 0  | 0   | 26   | <b>Achievable:</b> No indication that site is not viable  | 0                   | 0         | 0         | 26        | 0         | 0        | 26                          |
| <b>Total communal accommodation</b> |  |                                |  |                 |  |  |   |  |   | <b>0</b>            | <b>48</b> | <b>40</b> | <b>66</b> | <b>37</b> | <b>0</b> | <b>191</b>                  |

## **Appendix 2**

### **Housing Land Supply Site Deliverability Forms**

## **Core Strategy Development Plan Document Strategic Site Allocations**

## **Newbury Racecourse**



## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

| 1. Site details                      |                      |      |
|--------------------------------------|----------------------|------|
| Site address                         | Newbury Racecourse   |      |
| Number of residential units proposed | Net additional units | 1384 |
|                                      | Gross (total) units  | 1384 |

| 2. Planning status  |  |   |
|---|--|---|
| Does the site have outline planning permission?   | Yes. Please provide the planning application reference   | 14/03109/OUTMAJ   |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Does the site have reserved matters permission?   | Yes. Please provide the planning application reference   | 14/03377/RESMAJ – Eastern Area A (713 dwellings)<br><br>23/01100/RESMAJ for 229 dwellings in Eastern Area A<br><br>23/02667/RESMAJ for 15 dwellings in Eastern Area A<br><br>(other phases built out) |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Does the site have full planning permission?  | Yes. Please provide the planning application reference   | n/a   |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Has any progress been made on discharging planning conditions?<br><i>Please provide details</i> | Yes – under application 16/01404/COND1.  |   |

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

| 4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>  |
|---|
| <p>Eastern Area A is currently under construction. The latest planning consents for this phase will result in a total of 597 dwellings in Eastern Area A. 353 are occupied, 15 are under construction, and 229 are yet to be started (expected to start in Spring 2025). It is expected that all dwellings will be complete by Summer 2028.</p> |

| 5. Anticipated annual build out rates (in financial years) |         |     |
|--|---------|-----|
| Up to 2041   | 2024/25 | 9   |
|  | 2025/26 | 6   |
|  | 2026/27 | 122 |
|  | 2027/28 | 60  |
|  | 2028/29 | 47  |
|  | 2029/30 |     |
|  | 2030/31 |     |
|  | 2031/32 |     |
|  | 2032/33 |     |
|  | 2033/34 |     |
|  | 2034/35 |     |
|  | 2035/36 |     |
|  | 2036/37 |     |
|  | 2037/38 |     |
|  | 2038/39 |     |
|  | 2039/40 |     |
|  | 2040/41 |     |
| Beyond 2041  |         |     |

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

Economic market conditions.

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

No

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

n/a

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

n/a

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 2<sup>nd</sup> December 2024

## **Sandleford Park East**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

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

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

|  |  |   |
|--|--|---|
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | All necessary Prior to Submission Discharge of Conditions applications have been submitted and approved. First application for the approval of reserved matters for infrastructure to be submitted in Q1 2025, with first residential RM in Q2/Q3 2025. |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   |   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A. See above  |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | Yes, all prior to reserved matters conditions have been discharged.  |   |

**3. Site achievability (please give details)**

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

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

No physical development has yet taken place. Start on site anticipated 2025.

**5. Anticipated annual build out rates**

|                   |                |     |
|-------------------|----------------|-----|
| <b>Up to 2041</b> | <b>2023/24</b> | 0   |
|                   | <b>2024/25</b> | 0   |
|                   | <b>2025/26</b> | 0   |
|                   | <b>2026/27</b> | 120 |
|                   | <b>2027/28</b> | 120 |
|                   | <b>2028/29</b> | 120 |
|                   | <b>2029/30</b> | 120 |
|                   | <b>2030/31</b> | 120 |
|                   | <b>2031/32</b> | 120 |



|                    |                |     |
|--------------------|----------------|-----|
|                    | <b>2032/33</b> | 120 |
|                    | <b>2033/34</b> | 120 |
|                    | <b>2034/35</b> | 100 |
|                    | <b>2035/36</b> | 40  |
|                    | <b>2036/37</b> | 0   |
|                    | <b>2037/38</b> | 0   |
|                    | <b>2038/39</b> | 0   |
|                    | <b>2039/40</b> | 0   |
|                    | <b>2040/41</b> | 0   |
| <b>Beyond 2041</b> |                | 0   |

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

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

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

No.

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

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

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

Bloor Homes Limited continues to be committed to working with WBC to bring this site forward in a timely manner. Discussions on programmes for the submission of Discharge of Conditions are ongoing with WBC.

Demand for housing remains strong within the area.

**10. Additional comments**

N/A

**Completed by:** Robert White

**Position:** Director

**Organisation:** White Peak Planning Limited

**Date:** 20/12/24

## **Sandleford Park West**

**Part 1: Contact and ownership details**

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

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

| 2. Ownership details  |  |                          |            |                          |
|---|--|--------------------------|------------|--------------------------|
| <b>Are you the current owner of the site?</b>   | No   |                          |            |                          |
| <b>If YES, are you...</b>   | Sole owner   | <input type="checkbox"/> | Part owner | <input type="checkbox"/> |
| <b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b> | Donnington New Homes<br>New Warren Farm<br>Warren Road<br>Newbury<br>Berkshire<br>RG14 6NH<br><br>[REDACTED]      [REDACTED] |                          |            |                          |
| <b>Has the landowner (or each owner) indicated support for development of the land?</b>   | Yes  |                          |            |                          |

**Part 2: Information on site deliverability**

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

| 2. Planning status  |  |   |
|---|--|---|
| Does the site have outline planning permission?   | Yes. Please provide the planning application reference   |   |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | Application 23/01585/OUTMAJ<br><br>Approved at Western Area Planning Committee on 24 <sup>th</sup> April 2024.<br><br>S106 & decision notice 16 <sup>th</sup> December 2024 |
| Does the site have reserved matters permission?   | Yes. Please provide the planning application reference   | No  |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | TBC   |
| Does the site have full planning permission?  | Yes. Please provide the planning application reference   |   |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A   |
| Has any progress been made on discharging planning conditions?<br><i>Please provide details</i> | N/A  |   |

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

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

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

See above.

**5. Anticipated annual build out rates (in financial years)**

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

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

No.

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

No.

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

No.

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

No.

**10. Additional comments**

N/A

**Completed by:** Tim Burden

**Position:** Senior Director

**Organisation:** Turley

**Date:** 17<sup>th</sup> December 2024

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



**HSA1**  
**Land north of Newbury College, Monks Lane, Newbury**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

| 1. Site details  |  |    |
|--|--|----|
| <b>Site address</b>                                    | Land North of Just Learning Nursery, Monks Lane, Newbury |    |
| <b>Number of residential units proposed</b>            | Net additional units                                     |    |
|  | Gross (total) units                                      | 31 |
| 2. Planning status                                     |  |    |
| <b>Does the site have outline planning permission?</b> | Yes. Please provide the planning application reference   |    |

|  |  |   |
|--|--|---|
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | Planning application 23/01732/OUTMAJ submitted July 2023. |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   |   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council |   |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   |   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council |   |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> |  |   |

| <b>3. Site achievability (please give details)</b>  |     |
|---|-----|
| <b>Is the landowner still supportive of the development of the site?</b>  | YES |
| <b>Is the site owned by a developer?</b>  | YES |
| <b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>                               |     |
| <b>Is the site currently for sale or being marketed by a land agent?</b>  |     |
| <b>Is there current interest from a developer?</b>  |     |
| <b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b> |     |

| <b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>   |
|--|
| A series of pre-app consultations have been undertaken throughout 2023. Planning application 23/01732/OUTMAJ submitted July 2023. Officer has confirmed approval subject to S106 agreement which is currently in progress with West Berkshire Council. |

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

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

No

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

No

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

No

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

We are working with West Berkshire council to resolve the current planning application (including S106) and hope for positive news shortly.

10. Additional comments

Completed by: Cole Bates

Position: Land & Planning

Organisation: Feltham Properties Ltd

Date: 20-11-2024

**From:** [Cole Bates](#)  
**To:** [REDACTED]  
**Subject:** RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Land north of Newbury College, Monks Lane, Newbury)  
**Date:** 05 February 2025 11:45:13  
**Attachments:** [image001.png](#)

---

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

---

Hi Vivian,

We have not yet concluded the S106 agreement at Outline stage, however we are making good progress with site investigations and utilities enquiries etc. We will be able to progress with reserved matters shortly following the completion of the S106 agreement.

With Kind Regards,

Cole Bates  
Development Analyst; Feltham Properties



Registered Company Number: 1987699



**A Feltham Group Company**



We are committed to sustainability and protecting the environment, therefore please do not print this email unless necessary.

---

**HSA2**  
**Land at Bath Road, Speen, Newbury**

## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

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

| 2. Planning status  |  |   |
|---|--|---|
| Does the site have outline planning permission?   | Yes. Please provide the planning application reference   | 17/02092/OUTMAJ (93 dwellings); and<br>17/02093/OUTMAJ (14 dwellings) |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Does the site have reserved matters permission?   | Yes. Please provide the planning application reference   | 22/01235/RESMAJ (93 dwellings); and 23/00373/RESMAJ (14 dwellings).   |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Does the site have full planning permission?  | Yes. Please provide the planning application reference   | 23/00397/OUTMAJ (11 dwellings)  |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | n/a   |
| Has any progress been made on discharging planning conditions?<br><i>Please provide details</i> | Majority of pre-commencement conditions discharged.  |   |

| 3. Site achievability <i>(please give details)</i>                |     |
|---|-----|
| Is the landowner still supportive of the development of the site? | Yes |
| Is the site owned by a developer?                                 | Yes |



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

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

Works commenced on site in June 2024. 1<sup>st</sup> occupation is expected in June 2025.

**5. Anticipated annual build out rates (in financial years)**

|                    |                |    |
|--------------------|----------------|----|
| <b>Up to 2041</b>  | <b>2024/25</b> | 0  |
|                    | <b>2025/26</b> | 40 |
|                    | <b>2026/27</b> | 53 |
|                    | <b>2027/28</b> | 25 |
|                    | <b>2028/29</b> |    |
|                    | <b>2029/30</b> |    |
|                    | <b>2030/31</b> |    |
|                    | <b>2031/32</b> |    |
|                    | <b>2032/33</b> |    |
|                    | <b>2033/34</b> |    |
|                    | <b>2034/35</b> |    |
|                    | <b>2035/36</b> |    |
|                    | <b>2036/37</b> |    |
|                    | <b>2037/38</b> |    |
|                    | <b>2038/39</b> |    |
|                    | <b>2039/40</b> |    |
|                    | <b>2040/41</b> |    |
| <b>Beyond 2041</b> |                |    |

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

Economic market conditions.

|  |
|--|
|  |
|--|

|   |
|---|
| <b>7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i></b> |
|---|

|    |
|----|
| No |
|----|

|  |
|--|
| <b>8. Are you actively considering alternative types of development for the site? <i>Please give details</i></b> |
|--|

|    |
|----|
| No |
|----|

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

|    |
|----|
| No |
|----|

|                                |
|--------------------------------|
| <b>10. Additional comments</b> |
|--------------------------------|

|     |
|-----|
| n/a |
|-----|

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 2<sup>nd</sup> December 2024

**HSA 14**  
**Field between A340 & The Green, Theale**

## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

| 1. Site details  |  |                 |
|--|--|-----------------|
| <b>Site address</b>  | Ochre Meadows, Land North of The Green, Theale, Reading, RG7   |                 |
| <b>Number of residential units proposed</b>  | Net additional units   |                 |
|  | Gross (total) units  | 104             |
| 2. Planning status   |  |                 |
| <b>Does the site have outline planning permission?</b>   | Yes. Please provide the planning application reference   | 19/01172/OUTMAJ |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council       |                 |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   | 23/00790/RESMAJ |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council       |                 |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   | N/A             |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council       |                 |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | Yes, discharge on-going against relevant conditions associated with the outline planning and reserved matters planning approvals |                 |

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

| 4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i> |
|--|
| Work has commenced on construction   |

|  |
|--|
|  |
|--|

| 5. Anticipated annual build out rates (in financial years) |         |    |
|--|---------|----|
| Up to 2041   | 2024/25 | 7  |
|  | 2025/26 | 60 |
|  | 2026/27 | 37 |
|  | 2027/28 |    |
|  | 2028/29 |    |
|  | 2029/30 |    |
|  | 2030/31 |    |
|  | 2031/32 |    |
|  | 2032/33 |    |
|  | 2033/34 |    |
|  | 2034/35 |    |
|  | 2035/36 |    |
|  | 2036/37 |    |
|  | 2037/38 |    |
|  | 2038/39 |    |
|  | 2039/40 |    |
|  | 2040/41 |    |
| Beyond 2041  |         |    |

|   |
|---|
| <b>6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i></b> |
| None foreseen at present  |

|   |
|---|
| <b>7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i></b> |
| No  |

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Scott Cromack

**Position:** Design Manager

**Organisation:** Croudace Homes Group

**Date:** 2 December 2024



**HSA16**  
**Land to the rear of The Hollies, Burghfield Common**

**Part 1: Contact and ownership details**

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

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

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

|  |   |
|--|---|
|  | <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> |
| Has the landowner (or each owner) indicated support for development of the land? | Yes   |

## Part 2: Information on site deliverability

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

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

| 3. Site achievability (please give details)                       |     |
|---|-----|
| Is the landowner still supportive of the development of the site? | Yes |
| Is the site owned by a developer?                                 | No  |
| Are you (or the landowner if being                                | Yes |

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

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

None. Appeal Granted on 18th November 2024. Currently subject to Judicial Review so no work on site will commence until that is resolved.

**5. Anticipated annual build out rates**

|                    |                |    |
|--------------------|----------------|----|
| <b>Up to 2041</b>  | <b>2023/24</b> |    |
|                    | <b>2024/25</b> |    |
|                    | <b>2025/26</b> |    |
|                    | <b>2026/27</b> | 20 |
|                    | <b>2027/28</b> | 12 |
|                    | <b>2028/29</b> |    |
|                    | <b>2029/30</b> |    |
|                    | <b>2030/31</b> |    |
|                    | <b>2031/32</b> |    |
|                    | <b>2032/33</b> |    |
|                    | <b>2033/34</b> |    |
|                    | <b>2034/35</b> |    |
|                    | <b>2035/36</b> |    |
|                    | <b>2036/37</b> |    |
|                    | <b>2037/38</b> |    |
|                    | <b>2038/39</b> |    |
|                    | <b>2039/40</b> |    |
|                    | <b>2040/41</b> |    |
| <b>Beyond 2041</b> |                |    |

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

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

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:****Richard Barter****Position:**

Land and Planning Manager

**Organisation:**

T A Fisher &amp; Sons

**Date:**

27.11.2024

**From:** [Richard Barter](#)  
**To:** [Vivian Ko](#)  
**Subject:** RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply  
**Date:** 15 January 2025 16:30:21  
**Attachments:** [image001.png](#)

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

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Dear Vivian

As far as we are aware, although this is yet to be confirmed 100% by the Planning Inspectorate, is that no challenge has been lodged against the decision following the end of the JR period, such that the appeal decision now stands. In which case, we will soon be beginning the conditions discharge process and exercising the option to purchase the site from the landowners, and start the CIL process

That being said, its unlikely that we would start on site before the end of 2025 at the earliest.

Kind regards

Richard

Richard Barter MRTPI  
Land and Planning Manager



[www.tafisher.co.uk](http://www.tafisher.co.uk)

Theale Court, 11-13 High Street, Theale, Berkshire, RG7 5AH;



**HSA 19**  
**Land adjoining Lynch Lane, Lambourn**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

| 1. Site details  |  |  |
|--|--|--|
| <b>Site address</b>                                    | Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG   |  |
| <b>Number of residential units proposed</b>            | Net additional units   | 90   |
|  | Gross (total) units  | 90   |
| 2. Planning status                                     |  |  |
| <b>Does the site have outline planning permission?</b> | Yes. Please provide the planning application reference   | N/a  |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | See below "Site Promotion Activity: Summary" for detailed information. |



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

### **Site Promotion Activity : Summary**

The applicant has engaged in pre-application discussions with the Local Planning Authority (preapplication references: 20/00093/PREAPP and 24/01188/PREAIP). These have confirmed that the site is currently allocated within the Housing Site Allocations Development Plan Document (HSA DPD May 2017) so the principle of development is in accordance with Policy HSA19 and acceptable in policy terms. The pre-application responses have recognised that further design work, to finalise an appropriate layout (and establish a sustainable number of units) in line with the Local Planning Authority's feedback, is needed. In response to this, the applicant is currently undertaking further design work / due diligence to revise the proposals. This is in order to front-load any requirements, to ensure the planning application process is straightforward – this underpins the applicant's aspiration to achieve a timely, favourable determination and commence development on the site to deliver much-needed residential development.

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

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

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

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

| 4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)  |
|--|
| <p>In light of the disruption caused by the pandemic, it is evident that the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent time engaging in pre-application discussions with the Local Planning Authority.</p> <p>Further delay has been caused by the emergence of the Nitrate issue; Engineers have been appointed to advise on the effect this will have on the site. A Nutrient Neutrality Assessment was submitted as part of the documentation to support pre application reference 24/01188/PREAIP.</p> <p>It is, therefore, anticipated that a planning application will be submitted early in the New Year, and for development on site to begin within the next year, subject to a planning consent being issued.</p> |

| 5. Anticipated annual build out rates (in financial years) |         |     |
|--|---------|-----|
| Up to 2041   | 2024/25 | N/A |
|  | 2025/26 | 15  |
|  | 2026/27 | 30  |
|  | 2027/28 | 30  |
|  | 2028/29 | 15  |
|  | 2029/30 |     |
|  | 2030/31 |     |
|  | 2031/32 |     |
|  | 2032/33 |     |
|  | 2033/34 |     |
|  | 2034/35 |     |
|  | 2035/36 |     |
|  | 2036/37 |     |
|  | 2037/38 |     |
|  | 2038/39 |     |
|  | 2039/40 |     |

|                    |                |  |
|--------------------|----------------|--|
|                    | <b>2040/41</b> |  |
| <b>Beyond 2041</b> |                |  |

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

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

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery of this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020 and October 2024) to the formal enquiry submitted by the applicant (May 2020). These exercises, the aim of which was to obtain a steer from the Local Planning Authority regarding the principle of development on the site, took over three months respectively. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. As also stated the delivery of the site has been affected by the emergence of the Nitrate issue especially given the proximity of the river Lambourn. Whilst this will not impact on the viability of the site additional investigation and Engineering work has been required to ensure no adverse ecological impact.

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

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

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

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

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

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

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

## 10. Additional comments

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

**Completed by:** Rebecca Sleaf  
**Position:** Planning Officer  
**Organisation:** Hygrove Property Services Ltd  
**Date:** 25<sup>th</sup> November 2024

**HSA23**  
**Pirbright Institute Site, High Street, Compton**

## Part 1: Contact and ownership details

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

| 1. Your details                            |                              |     |                       |  |
|--|------------------------------|-----|-----------------------|--|
| Name                                       | Neil Iredale                 |     |                       |  |
| Organisation<br>(if relevant)              | Homes England                |     |                       |  |
| Representing<br>(if applicable)            |                              |     |                       |  |
| Address                                    |                              |     |                       |  |
| Telephone                                  | [REDACTED]                   |     |                       |  |
| Email                                      | [REDACTED]                   |     |                       |  |
| You are..?<br>(Please tick all that apply) | A Private Landowner          |     | A Planning Consultant |  |
|  | A Public Land-owning Body    | Yes | A Land Agent          |  |
|  | A Registered Social Landlord |     | A Developer           |  |
|  | Other (please specify)       |     |                       |  |

| 2. Ownership details   |               |     |            |  |
|--|---------------|-----|------------|--|
| Are you the current owner of the site?   | Homes England |     |            |  |
| If YES, are you...   | Sole owner    | Yes | Part owner |  |
| If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. |               |     |            |  |
| Has the landowner (or each owner) indicated support for development of the land?   |               |     |            |  |

## Part 2: Information on site deliverability

| 1. Site details                      |   |     |
|--------------------------------------|---|-----|
| Site address                         | Institute for Animal Health, High Street, Compton. RG20 7NN |     |
| Number of residential units proposed | Net additional units  | 160 |
|                                      | Gross (total) units   | 160 |

| 2. Planning status  |  |   |
|---|--|---|
| Does the site have outline planning permission?   | Yes. Please provide the planning application reference   | Yes. 20/01336/OUTMAJ  |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council |   |
| Does the site have reserved matters permission?   | Yes. Please provide the planning application reference   | No  |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | Disposal process underway with reserved matters application by March 2026 |
| Does the site have full planning permission?  | Yes. Please provide the planning application reference   | No  |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | Disposal process underway with reserved matters application by March 2026 |
| Has any progress been made on discharging planning conditions?<br><i>Please provide details</i> | Disposal process underway with reserved matters application by March 2026  |   |

| 3. Site achievability <i>(please give details)</i>   |   |
|--|---|
| Is the landowner still supportive of the development of the site?  | Yes   |
| Is the site owned by a developer?  | No  |
| Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?                               | No  |
| Is the site currently for sale or being marketed by a land agent?  | Disposal process underway with marketing starting early in 2025 |
| Is there current interest from a developer?  | Disposal process underway with marketing starting early in 2025 |
| Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions? | N/A   |

| 4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i> |
|--|
| <p>Disposal process underway with reserved matters application by March 2026. Start on site anticipated 2026/27</p>  |



|  |
|--|
|  |
|--|

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

|  |
|--|
| <b>6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details</b> |
| <p>Not at this point</p>   |

|  |
|--|
| <b>7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details</b> |
| <p>No</p>  |

|  |
|--|
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|  |
|--|
| <b>8. Are you actively considering alternative types of development for the site? <i>Please give details</i></b> |
|--|

|    |
|----|
| No |
|----|

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

|    |
|----|
| No |
|----|

|                                |
|--------------------------------|
| <b>10. Additional comments</b> |
|--------------------------------|

|      |
|------|
| None |
|------|

**Completed by:** Neil Iredale

**Position:** Planning and Enabling Manager

**Organisation:** Homes England

**Date:** 29.11.24

**From:** [Neil Iredale](#)  
**To:** [Vivian Ko](#)  
**Subject:** RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Pirbright Institute Site, High Street, Compton)  
**Date:** 23 January 2025 15:53:34  
**Attachments:** [image002.png](#)

---

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

---

Hello Vivian,

Please find below our current programme for Pirbright Institute with the latest timetable forecasts.

- Demolition and remediation works were completed in December 2024
- Marketing to appoint a developer is due to commence late January / early February 2025 with a forecast to enter into a conditional sale contract by July 25
- The appointed Developer will be required to submit Reserved Matters by March 2026. Soft market testing had indicated that this disposal timeframe is achievable
- Determination of Reserved Matters by August 2026 - maximum of 16 weeks (EIA required)
- Build out from 2027/28

I hope this helps.

Kind regards,

**Neil Iredale**

Planning and Enabling Manager, South West



The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.



Please forward any Freedom of Information Requests to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

**HSA24**  
**Land off Charlotte Close, Hermitage**

## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

| 1. Site details                             |                                     |    |
|---|-------------------------------------|----|
| <b>Site address</b>                         | Land off Charlotte Close, Hermitage |    |
| <b>Number of residential units proposed</b> | Net additional units                | 16 |
|   | Gross (total) units                 | 16 |

| 2. Planning status   |  |                                     |
|--|--|-------------------------------------|
| <b>Does the site have outline planning permission?</b>   | Yes. Please provide the planning application reference   | N/A                                 |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A                                 |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   | N/A                                 |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A                                 |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   | 20/00912/FULEXT,<br>24/01393/NONMAT |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A                                 |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | All pre-commencement conditions discharged and implemented Phase 1 and commenced Phase 1.                                  |                                     |

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

| <b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>   |
|--|
| <p>Commencement of Phase1, comprising the access road has been commenced in order to ensure that the permission does not expire. The second phase comprises the residential units and this will only be implemented once the Grampian condition relating to nutrient neutrality is discharged.</p> |



|  |
|--|
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| 5. Anticipated annual build out rates (in financial years) |         |    |
|--|---------|----|
| Up to 2041   | 2024/25 | 5  |
|  | 2025/26 | 11 |
|  | 2026/27 |    |
|  | 2027/28 |    |
|  | 2028/29 |    |
|  | 2029/30 |    |
|  | 2030/31 |    |
|  | 2031/32 |    |
|  | 2032/33 |    |
|  | 2033/34 |    |
|  | 2034/35 |    |
|  | 2035/36 |    |
|  | 2036/37 |    |
|  | 2037/38 |    |
|  | 2038/39 |    |
|  | 2039/40 |    |
|  | 2040/41 |    |
| Beyond 2041  |         |    |

|   |
|---|
| <b>6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i></b> |
| <p>Securing off-site nutrient neutrality units to discharge the Grampian condition, which may have an impact on economic viability.</p>   |

|   |
|---|
| <b>7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i></b> |
| <p>No</p>   |

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

No

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

No

10. Additional comments

N/A

**Completed by:** Wesley McCarthy

**Position:** Senior Planning Manager

**Organisation:** Deanfield Homes

**Date:** 26/11/25

**HSA25**

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

## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

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

| 2. Planning status                              |  |                          |
|---|--|--------------------------|
| Does the site have outline planning permission? | Yes. Please provide the planning application reference   | Outline. 19/02993/OUTMAJ |
|   | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A                      |

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

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

| <b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b> |
|--|
| None. Reserved matters approval awaited.   |

| <b>5. Anticipated annual build out rates</b> |                |    |
|--|----------------|----|
| <b>Up to 2041</b>                            | <b>2023/24</b> |    |
|  | <b>2024/25</b> |    |
|  | <b>2025/26</b> | 11 |
|  | <b>2026/27</b> | 10 |
|  | <b>2027/28</b> |    |
|  | <b>2028/29</b> |    |
|  | <b>2029/30</b> |    |
|  | <b>2030/31</b> |    |
|  | <b>2031/32</b> |    |
|  | <b>2032/33</b> |    |
|  | <b>2033/34</b> |    |
|  | <b>2034/35</b> |    |

|                    |                |  |
|--------------------|----------------|--|
|                    | <b>2035/36</b> |  |
|                    | <b>2036/37</b> |  |
|                    | <b>2037/38</b> |  |
|                    | <b>2038/39</b> |  |
|                    | <b>2039/40</b> |  |
|                    | <b>2040/41</b> |  |
| <b>Beyond 2041</b> |                |  |

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

Reserved Matters approval, currently being delayed due to Nitrate Neutrality issues within the River Lambourne SAC. Meeting with Planning Officer requested.

Biodiversity requirements / Timings

CIL rate

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

No

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

No

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

An alternative solution to the Drainage issue was submitted to the Council in September 2024.

All other matters relating to the application are acceptable as confirmed by the Planning Officer.

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

**10. Additional comments**

N/A

**Completed by:** Richard Barter

**Position:** Land and Planning Manager

**Organisation:** TA Fisher & Sons

**Date:** 27.11.2024

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

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

| 1. Site details                             |  |     |
|---|--|-----|
| <b>Site address</b>                         | Land to the Rear of Tower Gardens, The Street, Mortimer, Berkshire |     |
| <b>Number of residential units proposed</b> | Net additional units   | 110 |
|   | Gross (total) units  | 110 |

| 2. Planning status |
|--------------------|
|--------------------|



|  |  |  |
|--|--|--|
| <b>Does the site have outline planning permission?</b>   | Yes. Please provide the planning application reference   | Yes. 19/00981/OUTMAJ   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A  |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   | Yes. Phase 1 – 19/01715/RESMAJ<br>Phase 2a – 21/02347/RESMAJ<br>Phase 2b – 23/02527/RESMAJ<br>Phase 3 – 23/02392/RESMAJ<br>Southern Landscaping Area – 23/00072/RESMAJ<br>(APP/W0340/W/23/3327705) |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A  |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   | N/A  |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | N/A  |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | Yes – All conditions discharged for outline and all reserved matters consents.   |  |

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

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

74 total completions as at 31 March 2024.

Phase 3 being constructed at present.

Part of Phase 2b (8 units) on hold until retaining wall is constructed (recently granted consent at appeal).

**5. Anticipated annual build out rates (in financial years)**

|                    |                |                        |
|--------------------|----------------|------------------------|
| <b>Up to 2041</b>  | <b>2024/25</b> | 74 (completed to date) |
|                    | <b>2025/26</b> | 28                     |
|                    | <b>2026/27</b> | 8                      |
|                    | <b>2027/28</b> |                        |
|                    | <b>2028/29</b> |                        |
|                    | <b>2029/30</b> |                        |
|                    | <b>2030/31</b> |                        |
|                    | <b>2031/32</b> |                        |
|                    | <b>2032/33</b> |                        |
|                    | <b>2033/34</b> |                        |
|                    | <b>2034/35</b> |                        |
|                    | <b>2035/36</b> |                        |
|                    | <b>2036/37</b> |                        |
|                    | <b>2037/38</b> |                        |
|                    | <b>2038/39</b> |                        |
|                    | <b>2039/40</b> |                        |
|                    | <b>2040/41</b> |                        |
| <b>Beyond 2041</b> |                |                        |

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

Construction of the retaining wall / southern landscaped area.

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Richard Barter

**Position:** Land & Planning Manager

**Organisation:** T A Fisher & Sons

**Date:** 27.11.2024

## **Large and Medium Sites with Planning Permission at March 2024**

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

**Part 1: Contact and ownership details**

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

| 1. Your details                                   |  |   |                       |  |
|---|--|---|-----------------------|--|
| <b>Name</b>                                       | Emma Runesson  |   |                       |  |
| <b>Organisation</b><br>(if relevant)              | Ridgepoint Homes   |   |                       |  |
| <b>Representing</b><br>(if applicable)            | N/A  |   |                       |  |
| <b>Address</b>                                    | Terriers House, 201 Amersham Road, High Wycombe HP13 5AJ |   |                       |  |
| <b>Telephone</b>                                  | [REDACTED]   |   |                       |  |
| <b>Email</b>                                      | [REDACTED]   |   |                       |  |
| <b>You are..?</b><br>(Please tick all that apply) | A Private Landowner                                      | X | A Planning Consultant |  |
|   | A Public Land-owning Body                                |   | A Land Agent          |  |
|   | A Registered Social Landlord                             |   | A Developer           |  |
|   | Other (please specify)                                   |   |                       |  |

| 2. Ownership details  |  |   |            |  |
|---|--|---|------------|--|
| <b>Are you the current owner of the site?</b>   | Yes  |   |            |  |
| <b>If YES, are you...</b>   | Sole owner                                 | X | Part owner |  |
| <b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b> | N/A  |   |            |  |
| <b>Has the landowner (or each owner) indicated support for development of the land?</b>   | Yes – site is currently under construction |   |            |  |

**Part 2: Information on site deliverability**

| 1. Site details                             |                                     |     |
|---|-------------------------------------|-----|
| <b>Site address</b>                         | Lakeside, The Green, Theale RG7 5DR |     |
| <b>Number of residential units proposed</b> | Net additional units                |     |
|   | Gross (total) units                 | 281 |

| 2. Planning status                                     |   |                       |
|--|---|-----------------------|
| <b>Does the site have outline planning permission?</b> | Yes. Please provide the planning application reference                | Yes - 15/02842/OUTMAJ |
|  | No. Please indicate what progress has been made on a full application | /                     |

|  |  |  |
|--|--|--|
|  | and when it is likely to be submitted to the Council   |  |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   | Yes - 21/03256/RESMAJ, 22/00691/RESMAJ & 22/02814/RESMAJ |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | /  |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   | Yes - 22/01871/FULEXT                                    |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | /  |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | Yes – all pre-commencement conditions have been discharged for Phases 2-7.   |  |

**3. Site achievability (please give details)**

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

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

Development commenced on site in January 2024. First occupations anticipated by end of 2025.

**5. Anticipated annual build out rates (in financial years)**

|                   |                |    |
|-------------------|----------------|----|
| <b>Up to 2041</b> | <b>2024/25</b> | 0  |
|                   | <b>2025/26</b> | 37 |
|                   | <b>2026/27</b> | 44 |
|                   | <b>2027/28</b> | 36 |
|                   | <b>2028/29</b> | 35 |
|                   | <b>2029/30</b> | 35 |
|                   | <b>2030/31</b> | 35 |

|                    |                |    |
|--------------------|----------------|----|
|                    | <b>2031/32</b> | 35 |
|                    | <b>2032/33</b> | 24 |
|                    | <b>2033/34</b> |    |
|                    | <b>2034/35</b> |    |
|                    | <b>2035/36</b> |    |
|                    | <b>2036/37</b> |    |
|                    | <b>2037/38</b> |    |
|                    | <b>2038/39</b> |    |
|                    | <b>2039/40</b> |    |
|                    | <b>2040/41</b> |    |
| <b>Beyond 2041</b> |                |    |

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

No

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Emma Runesson

**Position:** Planning Manager

**Organisation:** Ridgepoint Homes

**Date:** 05/12/24



**22/02754/OUTMAJ**  
**Land East of Newbury College,**  
**Monks Lane, Newbury**

**Part 1: Contact and ownership details**

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

| 1. Your details                                   |   |   |                       |   |
|---|---|---|-----------------------|---|
| <b>Name</b>                                       | Cole Bates  |   |                       |   |
| <b>Organisation</b><br>(if relevant)              | Feltham Properties Ltd  |   |                       |   |
| <b>Representing</b><br>(if applicable)            |   |   |                       |   |
| <b>Address</b>                                    | <div>██████████</div> <div>██████████</div> <div>██████████</div> <div>██████████</div> <div>██████████</div> |   |                       |   |
| <b>Telephone</b>                                  | ██████████  |   |                       |   |
| <b>Email</b>                                      | ██  |   |                       |   |
| <b>You are..?</b><br>(Please tick all that apply) | A Private Landowner   | X | A Planning Consultant |   |
|   | A Public Land-owning Body   |   | A Land Agent          |   |
|   | A Registered Social Landlord  |   | A Developer           | X |
|   | Other (please specify)  |   |                       |   |

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

**Part 2: Information on site deliverability**

| 1. Site details  |   |                       |
|--|---|-----------------------|
| <b>Site address</b>                                    | Land East of Newbury College, Newbury, West Berkshire.                |                       |
| <b>Number of residential units proposed</b>            | Net additional units  | 75                    |
|  | Gross (total) units   | 75                    |
| 2. Planning status                                     |   |                       |
| <b>Does the site have outline planning permission?</b> | Yes. Please provide the planning application reference                | Yes - 22/02754/OUTMAJ |
|  | No. Please indicate what progress has been made on a full application |                       |

|  |  |   |
|--|--|---|
|  | and when it is likely to be submitted to the Council   |   |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   |   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | No - Reserved Matters will likely be submitted early in 2025. |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   |   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | No – as above.  |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | The first applications to discharge conditions have commenced. More will follow early in 2025.                             |   |

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

| <b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b> |
|--|
| No development progress to date as reserved matters consent / discharge of conditions is required. Commencement on site should take place in 2025.                                   |

| 5. Anticipated annual build out rates (in financial years) |         |    |
|--|---------|----|
| Up to 2041   | 2024/25 |    |
|  | 2025/26 | 30 |
|  | 2026/27 | 45 |
|  | 2027/28 |    |
|  | 2028/29 |    |
|  | 2029/30 |    |
|  | 2030/31 |    |
|  | 2031/32 |    |
|  | 2032/33 |    |
|  | 2033/34 |    |
|  | 2034/35 |    |
|  | 2035/36 |    |
|  | 2036/37 |    |
|  | 2037/38 |    |
|  | 2038/39 |    |
|  | 2039/40 |    |
|  | 2040/41 |    |
| Beyond 2041  |         |    |

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

No.

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

No.

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

No.

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

The forthcoming development will be a fantastic addition to the local area, and will make an important contribution to local housing requirement. We look forward to continuing our positive engagement with West Berkshire council in the coming months (through detailed design and conditions discharge) to ensure we can commence onsite as soon as possible.

**10. Additional comments**

**Completed by:** Cole Bates

**Position:** Development Manager

**Organisation:** Feltham Properties Ltd

**Date:** 17-12-2024

**22/00117/FULEXT  
23/02825/FULMAJ  
Comfort Inn And Land To The  
South West , Bath Road,  
Padworth**

**Part 1: Contact and ownership details**

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

| 1. Your details  |                               |                                     |                       |                                     |
|--|-------------------------------|-------------------------------------|-----------------------|-------------------------------------|
| <b>Name</b>  | Mr Pankaj Patel               |                                     |                       |                                     |
| <b>Organisation</b><br><i>(if relevant)</i>              | Reading West Development Ltd  |                                     |                       |                                     |
| <b>Representing</b><br><i>(if applicable)</i>            |                               |                                     |                       |                                     |
| <b>Address</b>   | [REDACTED]                    |                                     |                       |                                     |
| <b>Telephone</b>   | [REDACTED]                    |                                     |                       |                                     |
| <b>Email</b>   | [REDACTED]                    |                                     |                       |                                     |
| <b>You are..?</b><br><i>(Please tick all that apply)</i> | A Private Landowner           | <input checked="" type="checkbox"/> | A Planning Consultant | <input type="checkbox"/>            |
|  | A Public Land-owning Body     | <input type="checkbox"/>            | A Land Agent          | <input type="checkbox"/>            |
|  | A Registered Social Landlord  | <input type="checkbox"/>            | A Developer           | <input checked="" type="checkbox"/> |
|  | Other <i>(please specify)</i> |                                     |                       |                                     |

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

**Part 2: Information on site deliverability**

| 1. Site details  |  |  |
|--|--|--|
| <b>Site address</b>  | Towney Lock Place, Padworth, RG7 5GN   |  |
| <b>Number of residential units proposed</b>  | Net additional units   | 32   |
|  | Gross (total) units  | 32   |
| 2. Planning status   |  |  |
| <b>Does the site have outline planning permission?</b>   | Yes. Please provide the planning application reference   |  |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council | No outline planning permission. Full planning permission details below |
| <b>Does the site have reserved matters permission?</b>   | Yes. Please provide the planning application reference   | 23/00785/COND<br>23/01570/COND   |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council |  |
| <b>Does the site have full planning permission?</b>  | Yes. Please provide the planning application reference   | 22/00117/FULEXT  |
|  | No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council |  |
| <b>Has any progress been made on discharging planning conditions?</b><br><i>Please provide details</i> | All pre-commencement conditions discharged.  |  |



| 3. Site achievability <i>(please give details)</i>   |   |
|--|---|
| Is the landowner still supportive of the development of the site?  | Yes   |
| Is the site owned by a developer?  | Yes   |
| Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?                               | The proposal was phased under 23/00141/NONMAT. Phase 1 nearing completion. Phase 2 uncertain. |
| Is the site currently for sale or being marketed by a land agent?  | No  |
| Is there current interest from a developer?  | No  |
| Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions? | No  |

| 4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i> |
|--|
| The building works are nearly done just utilities to be connected to complete the development.   |

| 5. Anticipated annual build out rates (in financial years) |         |       |
|--|---------|-------|
| Up to 2041   | 2024/25 | 10/32 |
|  | 2025/26 |       |
|  | 2026/27 | 22/32 |
|  | 2027/28 |       |
|  | 2028/29 |       |
|  | 2029/30 |       |
|  | 2030/31 |       |
|  | 2031/32 |       |
|  | 2032/33 |       |
|  | 2033/34 |       |
|  | 2034/35 |       |
|  | 2035/36 |       |
|  | 2036/37 |       |
|  | 2037/38 |       |
|  | 2038/39 |       |
|  | 2039/40 |       |
|  | 2040/41 |       |
| Beyond 2041  |         |       |

| 6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i> |
|--|
| No   |

| 7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i> |
|--|
| No   |

|  |
|--|
|  |
|--|

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

No

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

No

**10. Additional comments**

**Completed by:** Pankaj Patel

**Position:** Director

**Organisation:** Reading West Development Ltd

**Date:** 02/12/24

**14/02480/OUTMAJ  
18/03061/RESMAJ  
Land adjacent to Hilltop,  
Donnington: West**

## Part 1: Contact and ownership details

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

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

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

## Part 2: Information on site deliverability

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

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

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

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

| 5. Anticipated annual build out rates (in financial years) |         |    |
|--|---------|----|
| Up to 2041   | 2024/25 | 37 |
|  | 2025/26 | 47 |
|  | 2026/27 | 6  |
|  | 2027/28 |    |
|  | 2028/29 |    |
|  | 2029/30 |    |
|  | 2030/31 |    |
|  | 2031/32 |    |
|  | 2032/33 |    |
|  | 2033/34 |    |
|  | 2034/35 |    |
|  | 2035/36 |    |
|  | 2036/37 |    |
|  | 2037/38 |    |
|  | 2038/39 |    |
|  | 2039/40 |    |
|  | 2040/41 |    |
| Beyond 2041  |         |    |

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

Economic market conditions.

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

No

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

n/a

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

No



10. Additional comments

n/a

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 2<sup>nd</sup> December 2024