



**EAGLE QUARTER II
NEWBURY**

SEQUENTIAL TEST REPORT

September 2023

LOCHAILORT

Flood Risk Sequential Test Report

The Kennet Centre, Newbury
Application Reference: 21/00379/FULMAJ

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



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1. Introduction

- 1.1. This Flood Risk Sequential Test Report has been prepared in support of a planning appeal at The Kennet Centre, located on Market Street, Bartholomew Street, Market Place and Cheap Street, Newbury ('the appeal site'), seeking consent for a mixed use development including 367 Build to Rent residential dwellings, flexible commercial floorspace, and associated ancillary facilities.
- 1.2. The appeal site is located within the administrative area of West Berkshire Council (WBC), and it currently forms one of two purpose-built shopping centres within the town of Newbury. The existing shopping centre has suffered a gradual period of decline as a result of the development of newer retail centres in the town, and changes to the pattern of retail behaviour including an increase in online shopping, particularly after the COVID-19 pandemic. The appeal site is located within the Newbury Town Centre and constitutes brownfield or previously developed land.
- 1.3. An application seeking consent for the following was validated in April 2021:

"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."
(Reference: 21/00379/FULMAJ)
- 1.4. The application was refused in November 2022 with nine reasons for refusal. The first reason for refusal stated: *"The proposed development fails to demonstrate that there are no suitable and available alternative sites at a lower risk of flooding. The methodology of the submitted sequential test is not accepted. As such the proposed development fails the flooding sequential test contrary to policy CS16 of the West Berkshire Core Strategy 2006-2026, the National Planning Policy Framework 2019, and the Planning Practice Guidance."*
- 1.5. According to the Environment Agency's online map for flooding, the site is located in Flood Zones 1 and 2 and is therefore considered to be part in low and part in medium risk of flooding. The National Planning Policy Framework (NPPF), revised in 2021, sets out the relevant requirements in undertaking development in areas identified as potential risk of flooding, and Paragraph 159 states that development should be directed away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Directing development away from areas at highest risk is the crux of the Sequential Test, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test.
- 1.6. As a result, conformity with the Sequential Test and Exceptions Test is required at the site, as the development would result in a net increase in the number of dwellings at the site.
- 1.7. The Sequential Test Report submitted in support of the planning application and the Officer's Report have been used to determine the search parameter for the Sequential Test at the site, and these have guided the search for alternative sites undertaken in support of the planning appeal. Based on the Officer's Report this Sequential Test has only looked at the residential elements of the proposal noting that the proposed

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commercial/main town centre uses are less vulnerable in flood risk terms and therefore it is considered that the flooding sequential test does not need to be applied to this part of the development.

- 1.8. This Sequential Test Report will first set out a brief description of the appeal site and proposals, then it will set out the methodology for the identification of alternative sites, followed by an assessment for the possible identified alternative sites.

2. Site and Proposals

- 2.1. The appeal site is located within Newbury town centre and comprises a purpose built 1970s shopping centre with associated car parking in a multi-storey car park. It is largely triangular in shape, adjoining Market Street to the south, Bartholomew Street to the west, and Market Place and Cheap Street to the east. The northernmost part of the appeal site lies adjacent to other shops and Newbury Town Hall on Mansion House Street.
- 2.2. The site extends to approximately 2.2 hectares (ha) in area. The centre comprises the main shopping mall, which is accessed from both Bartholomew Street and Market Place/ Cheap Street and consists of a number of retail units within a covered walkway. North of the shopping centre are a number of commercial and office units with associated parking and delivery facilities on the roof, accessed from a ramp via Market Street. This part of the site is to be demolished in its entirety.
- 2.3. The south-eastern part of the shopping centre comprises a later addition to the shopping centre which incorporates the Vue cinema at first and second floor with restaurant uses at ground level. This part of the Kennet Centre is accessed via Market Street and Cheap Street and includes a link to the main shopping mall. This part of the building is to be retained.
- 2.4. A multi-storey car park is located in the southwest corner of the appeal site. This is currently operated by West Berkshire Council (WBC) and is to be retained.
- 2.5. The appeal site presents itself as a mass of building, with much of the outer facing facades offering very little by way of quality for the streetscape of Newbury. The site has poor legibility with the only permeability being internal via the main retail mall. This route is only accessible during the opening hours of the mall and as such, the appeal site is entirely impermeable between 6pm and 8am on a daily basis.
- 2.6. The surrounding area is predominantly characterised by retail uses, cafés, pubs, restaurants and other commercial uses.
- 2.7. The Grade I listed St Nicholas Church is to the north west of the appeal site, and further to the north beyond the Kennet and Avon Canal is the Parkway Shopping Centre. West Berkshire District Council offices are sited to the south of the site off Market Street, along with a recently completed residential development of 232 dwellings in six blocks, and Newbury Railway Station directly behind.

The Proposal

- 2.8. The appeal seeks consent for: *“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”* (Reference: 21/00379/FULMAJ).
- 2.9. The objective of the proposal is to redevelop the site to provide residential dwellings within this highly sustainable location, whilst providing flexible town centre commercial uses to enhance the viability and

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vitality of Newbury. Permeability within the site would also be improved, with areas of landscaping and public open space, along with revised access and parking arrangements.

- 2.10. The appeal proposal is for a Build to Rent development, which is a specific type of accommodation, designed solely for renting and typically owned by institutional investors and managed by specialist operators. The NPPF defines Build to Rent as:

"Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control."

- 2.11. The number of Build to Rent, or Private Rented Sector (PRS), developments have increased substantially in recent years, meeting a growing demand within the Country's housing market. The appellant has experience of developing award winning Build to Rent schemes within the region, specifically at Thames Quarter in Reading. The development provides high-quality, fully managed accommodation with several shared communal areas, designed to reinforce a sense of community for residents. These spaces include a lounge with several different 'zones', a business area providing space for home working, dining room, and outdoor terrace/roof garden, and double level gym. The success of this scheme demonstrates not only how the Build to Rent model delivers a sense of community, but also sets out the high demand for this residential typology in the area.
- 2.12. The Build to Rent accommodation proposed within the appeal scheme is a relevant consideration for the Sequential Test as will be discussed throughout this Report.
- 2.13. As stated, based on the Officer's Report, this Sequential Test has only looked at the residential elements of the proposal noting that the proposed commercial/main town centre uses are less vulnerable in flood risk terms, and therefore it is considered that the flooding sequential test does not need to be applied this part of the development.

3. Methodology for the Identification of Alternative Sites

3.1. The National Planning Policy Framework (NPPF), revised in 2021, sets out the relevant requirements with regard to undertaking development in areas identified at potential risk of flooding, such as the site at The Kennet Centre.

3.2. Paragraph 167 states that:

“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

3.3. As set out in the NPPF:

“inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere” (Paragraph 159).

3.4. Directing development away from areas at highest risk of flooding is the crux of the Sequential Approach, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test. The procedure for undertaking the Sequential and Exceptions Test for sites is set out within the Planning Practice Guidance (PPG) which sits alongside the NPPF.

3.5. The site is located in Newbury town centre, constitutes brownfield or previously developed land, and is a highly sustainable location for development. However, it is also partly located within an area of Flood Zone 2, as identified by the Environment Agency’s online map for flooding, and therefore procedurally the appellant needs to demonstrate that the proposals for the site could not be delivered in an area at lower risk of flooding, whilst having the same results and benefits.

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Search Parameters for Alternative Sites

3.6. There are three key aspects that were considered relevant when setting the search parameters for the assessment for alternative residential sites through the Sequential Test process:

- Location/Geographical area over which the test is to be applied
- Flood Risk
- Availability

3.7. The understanding of these factors is set out below.

Location/Geographical Area

3.8. The PPG states that, "*For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies*" (Paragraph 027 Reference ID: 7-027-20220825).

3.9. The Sequential Test submitted in support of the application sought only to search within a town centre, due to the proposed main town centre uses within the development. This included the centres of Newbury, Thatcham and Hungerford, which were considered to be the only centres large enough within the District to support the level of commercial development proposed.

3.10. However, the Officer's Report states that due to the high level of residential floorspace proposed within the development, it is not considered to be primarily a main town centre use development, and in turn the proposed scheme could be disaggregated across a number of different sites.

3.11. The proposed search area for this Sequential Test is therefore the whole area of West Berkshire, and the search also solely focussed on the residential elements of the appeal proposal. The disaggregation of the residential development is discussed later in this Report.

Flood Risk

3.12. For the purposes of the assessment, only sites that are considered to be of lower flood risk should be considered as suitable alternative site.

3.13. The appeal site is located in Flood Zones 1 and 2, and therefore any site which is located in areas of Flood Zones 2 or 3 should be excluded, as these would not be sequentially preferable.

3.14. The PPG states that the Sequential Test ensures that a sequential, "*risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account*" (PPG, Paragraph 024 Reference ID: 7-024-20220825, emphasis added).

3.15. According to the Council's Housing and Economic Land Availability Assessment (HELAA), published in January 2023, the site is not located in an area of groundwater flooding or surface water flooding. Therefore, any site which contains significant areas of groundwater flooding or surface water flooding should be excluded as these would also not be sequentially preferable sites.

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Availability

- 3.16. The PPG was updated in August 2022 and in particular provided updates in relation to what should be considered an available site. It now states: *“Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development”* (Paragraph 028 Reference ID: 7-028-20220825).
- 3.17. In order to ensure a robust assessment, the Sequential Test has considered all sites contained within the 2023 HELAA, all existing allocations within adopted local planning policies and all major sites included within the five year housing land supply calculation. Various factors were assessed within the Sequential Test to determine whether each of the sites was to be considered *‘reasonably available’*. Firstly, it was determined that any site which had commenced development could not be considered available. An assessment was then undertaken, with use of the details contained within the HELAA and Council’s Five Year Housing Land Supply Report (November 2022) to establish whether each site could be considered deliverable and developable, and therefore whether it could be considered available. This is discussed further in later sections of this Report.

4. Initial Assessment of Sites

Major Sites

- 4.1. West Berkshire Council's Five Year Housing Land Supply (5YHLS) Report was published in November 2022, and the HELAA was published in January 2023. These documents were both supported by a list of sites, containing a total of 351 sites (although it was determined that one of the sites within the HELAA was the appeal site, and three others were duplicate sites, reducing the total to 347). This formed the basis of the Sequential Test search.

Geographical Area

- 4.2. All of the sites within the lists were located within the West Berkshire area, and therefore none were discounted due to location or geographical area.

Not Promoted for Residential Use

- 4.3. Within the HELAA there were a mixture of sites promoted for residential use and those promoted for other uses, including commercial and industrial developments. A total of 27 sites were not promoted for residential development within the HELAA and therefore these sites were discounted from the search as they would not provide a net increase in dwellings which could be considered available or suitable alternatives.
- 4.4. One of the sites allocated for residential development within the Housing Site Allocations Plan Document (adopted May 2017) has since gained planning consent for non-residential uses and therefore this site was discounted from the search (Stonehams Farm, Tilehurst). In addition, one of the sites included within the 5YHLS list has since gained planning consent for a school, and there is evidence that this is being progressed through the process of discharge of conditions applications (Bloor Homes Southern, River View House, Newbury Business Park).
- 4.5. This reduced the potential alternative sites from 347 to 318 sites.

Flood Risk

- 4.6. Within the HELAA 20 sites were identified as being within an area at risk of flooding, either comprising Flood Zones 2 or 3 in accordance with the Environment Agency mapping, or groundwater or surface water flooding identified by WBC's online mapping systems. These sites were therefore not sequentially preferable to the appeal site and were discounted from the search.
- 4.7. One of the sites allocated within the Housing Site Allocations Plan Document was identified as being at risk from surface water flooding, and therefore was not sequentially preferable to the appeal site. This site was discounted from the search.
- 4.8. This reduced the potential alternative sites from 318 to 297.

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Availability

- 4.9. In accordance with the National Planning Policy Framework (NPPF), revised in 2021, it must be demonstrated that there are no reasonably available sites for the proposed development in areas with a lower probability of flooding in order to pass the Sequential Test. The following matters were considered in establishing if the potential alternative sites could be considered reasonably available.

Commencement of Development

- 4.10. It is considered that any site which has commenced residential development should not be considered available as an alternative to the appeal site.
- 4.11. Within the HELAA six sites were found to have commenced development and these were discounted from the Sequential Test as they were not considered available.
- 4.12. Within the list of allocated sites 10 sites were found to have commenced development, and within the list of major sites within the 5YHLS list 15 were found to have commenced development. These sites were therefore discounted from the Sequential Test as delivery has already commenced and they were not considered available.
- 4.13. It was also found that one of the allocated sites and seven of the major sites within the 5YHLS list had completed the development prior to the monitoring year 2021/22. These sites were also discounted as they could no longer be considered available.
- 4.14. It is assumed that all other developments contained within the lists have not yet commenced development, although it is noted that not all information regarding commencement was available through the Council's website, so there may be some sites on the list which have commenced but have not been excluded.
- 4.15. This reduced the potential alternative sites from 297 to 258.

Lapsed Consents

- 4.16. As stated, based on the latest evidence, it is assumed that all other sites remaining on the lists have not yet commenced development. Any consent which has therefore not commenced within the period attached via condition to the decision notice will therefore have lapsed.
- 4.17. In order to be considered a suitable alternative, the PPG states that: "*Reasonably available sites are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development*" (Paragraph 028, Reference ID: 7-028-20220825).
- 4.18. A site for which the consent has lapsed therefore should not be considered achievable with a reasonable prospect that housing will be delivered on the site within five years, as per the definitions contained within the NPPF.

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- 4.19. This is not only because there is no extant planning consent to indicate that the site is developable or deliverable, but the fact that a consent has lapsed indicates that there may be unforeseen constraints at the site which have the ability to significantly affect delivery at the site, such as viability.
- 4.20. A total of three sites within the 5YHLS lists were found to have expired consents, and therefore these were discounted from the Sequential Test as they could no longer be considered reasonably available suitable alternatives for the appeal scheme.
- 4.21. This reduced the potential alternative sites from 258 to 255.

Deliverable and Developable

- 4.22. As stated, in order to be considered a suitable alternative the PPG states that: “*Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be **developed at the point in time envisaged for the development***” (Paragraph 028, Reference ID: 7-028-20220825, emphasis added).
- 4.23. This introduces a time element into the definition of deliverable. Given that the appeal site is available for development now, it can be inferred that only sites which are considered developable and deliverable within a five-year period should be considered as ‘reasonably available sites’, as defined by the PPG.
- 4.24. The NPPF Glossary 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.”*
- 4.25. The Council’s 5YHLS Report provides a comprehensive review of the deliverability of sites within the 5YHLS list, and this has been used for the purposes of the Sequential Test. A total of 10 of the sites allocated in the Housing Site Allocations Plan Document were not considered to be deliverable, and showed no homes being provided during the five year period. These sites were discounted from the Sequential Test as they were not considered deliverable alternatives to the appeal scheme.
- 4.26. The HELAA also provides a comprehensive review of the constraints at each site submitted for assessment and concludes on the deliverability and developability of each site. Using this assessment, 186 sites from the HELAA were discounted from the Sequential Test as they were not considered deliverable and developable alternatives to the appeal scheme.

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- 4.27. A further assessment of constraints at each site was undertaken as part of the Sequential Test to confirm if all of the remaining sites could be considered deliverable alternatives.
- 4.28. It was found that 12 of the sites within the HELAA were located in areas which were classified as Best and Most Versatile (BMV) agricultural land.
- 4.29. Chapter 15 of the NPPF seeks to conserve and enhance the natural environment, and states that planning policies and decisions should contribute to and enhance the natural and local environment by *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”* (Paragraph 174(b) emphasis added).
- 4.30. BMV land is therefore widely protected from development, and Natural England’s ‘25 Year Environment Plan’, published in 2018, states that Natural England will maintain and strengthen the position of the NPPF by protecting best agricultural land from development.
- 4.31. Given the stringent protections that exist around BMV land, it is not considered that these sites should be seen as suitable alternatives to the appeal development, or as deliverable and developable. They have therefore been discounted from the Sequential Test.
- 4.32. Finally, the Core Strategy, adopted in 2012, provides a settlement hierarchy which demonstrates where the main focus of development will be across the Plan Period up to 2026. The Area Delivery Plan Policy 1 states that outside of these areas, in the open countryside, only appropriate limited development will be allowed, focused on addressing identified needs and maintaining a strong rural economy. Paragraph 4.17 of the Core Strategy continues by stating outside of the settlements (including rural villages) a more *“restrictive approach”* to development will be taken and provides only a limited number of exceptions such as barn conversion, which may be considered appropriate in the countryside to support the rural economy.
- 4.33. Within the HELAA 27 sites were identified outside of the settlement boundary, and without existing housing allocations or planning applications, there would be a presumption against development in these areas in accordance with the policies contained within the adopted Core Strategy and Housing Site Allocations Development Plan. These sites were therefore discounted from the Sequential Test as they could not be considered as deliverable and developable suitable alternatives to the appeal site.
- 4.34. This reduced the potential alternative sites from 255 to 20.

Sequential Test Remaining Major Sites

- 4.35. In total, 351 sites were found and assessed as part of the Sequential Test search.
- 4.36. 330 sites of the 351 sites from both the 5YHLS list, HELAA and existing housing allocations have been discounted. These have included:
- Duplicate Sites: 3
 - Appeal Site: 1

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- Non residential sites or those which have gained non residential consent after allocation or inclusion on the 5YHLS list: 29
- Sites in an area of the same or worse flood risk: 21
- Sites which had commenced development: 31
- Sites where development had been completed: 8
- Sites with a lapsed planning consent: 3
- Sites considered to be not deliverable or developable: 235

Table 4.1: Sequential Test Discounting Sites

Site Source	Total	Repeats	Not Residential	Flood Risk	Commenced	Completed	Lapsed	Not Deliverable	BMV	Countryside Location	Remaining
HELAA	296	3	27	20	6	0	0	186	12	27	15
5YHLS Major	26	0	1	0	15	7	3	0	0	0	0
Allocations	29	1	1	1	10	1	0	10	0	0	5
TOTAL:	351	4	29	21	31	8	3	196	12	27	20

- 4.37. Therefore, following the initial assessment of sites, 20 identified major sites were found to be potential alternatives based on the location and current planning consents or opportunity. Full details of these sites can be found within Appendices 1 and 2.
- 4.38. The potential for these sites to provide a suitable alternative to the proposed development site will be assessed within the next chapter of this Report.

Minor Sites

- 4.39. In order to ensure a robust assessment was undertaken, the minor sites contained within the 5YHLS document were also assessed as part of the Sequential Test.
- 4.40. There was a total of 315 minor sites included within the 5YHLS list. Of these sites, 271 were discounted for the following reasons.
- 4.41. According to the Council's 5YHLS document a total 190 sites had already commenced or completed development and were discounted as they were no longer available.
- 4.42. The remaining sites are set out in Appendix 3, detailing reasons for discounting, including the following.
- 4.43. A further three sites had expired as no reserved matters applications had been submitted in accordance with the timescales attached to the outline consent via condition.
- 4.44. Of the remaining sites, 62 had also passed the timescale for commencement of development attached to the full consent via condition. This meant the site had either already commenced development and there was no evidence of this on the Council's website, or that the planning permission would have lapsed. Either scenario means the site should be discounted from the Sequential Test as it is either not available having commenced development or cannot be considered deliverable or developable having lapsed consent.

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- 4.45. A total of 11 remaining sites on the list were found to result in no net increase in dwellings and so were discounted from the Sequential Test for this reason.
- 4.46. Three sites had specific restrictions on the proposed development, for example being only ancillary accommodation to an existing residential dwelling or being only for temporary residential use. These were not considered to be suitable alternatives for the appeal scheme due to these restrictions and were discounted for this reason.
- 4.47. Finally it was found that two of the remaining sites were duplicates, with two proposals included within the 5YHLS list when only one could be developed at each site. The list was updated accordingly to remove duplicates.
- 4.48. Overall, 44 minor sites remained as potential alternatives to the proposed development site, and the potential for these to provide a suitable alternative for the appeal scheme will be assessed within the next chapter of this Report.

5. Sequential Test Site Analysis

- 5.1. In order to consider if any of the remaining 20 major sites could be considered as reasonably available alternatives to the proposed development in accordance with the requirements and definitions of the Planning Practice Guidance (PPG), it is important to look at the potential of these sites to deliver the proposed development and their availability.
- 5.2. The following tables set out individual site assessments for the 20 major remaining potential alternative sites.

Site Reference	BRAD4
Site Name and Address	Land at Cock Lane, Bradfield Southend.
Location Plan	
Site Developable Area	0.15 ha.
Site Capacity	Four to five dwellings.
Is the site suitable?	Yes, the site is a suitable size to provide a residential development of four to five dwellings.
Site Status in Local Plan	No existing or proposed allocations.

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Site Reference	BRAD4
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the Area of Outstanding Natural Beauty (AONB), so the surrounding landscape has potential sensitivities.</p> <p>Access could be achieved at the site from either Cock Lane or Southend Road.</p> <p>The pattern of development in this area is characterised by large, detached dwellings in large plots, although some different typologies exist within the wider settlement.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Currently vacant – greenfield.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from either Cock Lane or Southend Road.</p>
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of four to five dwellings.

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Site Reference	BRIG1
Site Name and Address	Isbury, The Village, Brightwalton RG20 7BP.
Location Plan	
Site Developable Area	0.14 ha.
Site Capacity	Up to three dwellings – but HELAA states known constraints exist which may reduce this number.
Is the site suitable?	Yes, the site is a suitable size to provide a residential development of up to three dwellings.
Site Status in Local Plan	No existing or proposed allocations.

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Site Reference	BRIG1
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the AONB, so the surrounding landscape has potential sensitivities.</p> <p>Access could be achieved at the site from Ash Close.</p> <p>There are Tree Preservation Order (TPO) trees on the western site boundary associated with the neighbouring property.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing residential dwelling.
Current Proposals for Site	18/02338/OUTD: Outline permission to demolish existing house and erect three dwellings via existing access along with associated infrastructure. Refused August 2018. Dismissed at Appeal May 2019. (Ref: APP/W0340/W/19/3220087).
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from Ash Close.</p> <p>The existing dwelling Isbury is located within the settlement boundary, but the remainder of the site is outside of the settlement boundary.</p>
Can these be overcome?	No. The appeal decision at the site in May 2019 states: <i>“A breach of this relatively tight southern boundary of the village would in my view be harmful, not only as regards the sustainability principles on which the HAS DPD is based, but also because as presently drawn its preclusion of additional houses allows the open AONB countryside to be an integral part of the character and appearance of Brightwalton”</i> (Paragraph 10) and <i>“Both of these considerations are capable of being outweighed as part of the planning balance in any formal review of the development plan, but at the present time I consider that an effectively ‘ad hoc’ departure from the settlement boundary would be in unacceptable conflict with both the Council’s policies and Government policy in the Framework”</i> (Paragraph 11). Therefore, without an existing or emerging residential allocation at the site, development outside of the settlement boundary would be inappropriate and this could not be overcome.
Is the site deliverable?	No, the site is not deliverable as it would be contrary to local and national planning policy.
Sequential Test Conclusion	The site is not deliverable and therefore is discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	CA4
Site Name and Address	St Gabriel's Convent, The Ridge, Cold Ash.
Location Plan	<p>The location plan map shows the site CA4 (pink hatched area) situated on The Ridge in Cold Ash. The site is bounded by a blue line. To the west is a green hatched area labeled CA5. To the north and east are various residential buildings and roads, including Windmill Hill, Copperfields, Shambles, Oak House, Stoke Houses, High Danson, Stoke House, Windy, and Somerfield House. A path and a chapel (St Gabriel's Chapel) are also visible. The map includes a grid and labels for 'El Sub Sta' and 'LB'.</p>
Site Developable Area	0.61 ha.
Site Capacity	21 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 21 dwellings.
Site Status in Local Plan	No existing or proposed allocations

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	CA4
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is adjacent to the AONB but not within it.</p> <p>Access is afforded to the site via The Ridge.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Currently vacant, buildings at the site previously used as convent and retreat centre.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> ▪ 12/02173/FULMAJ: Demolition of convent, chapel and conference centre (with retention of Gate Lodge) and the erection of eleven detached houses. Permitted June 2013. Permission has lapsed. ▪ 11/02106/FULMAJ: Demolition of convent, chapel and conference centre (with retention of Gate Lodge) and the erection of eleven detached houses. Refused March 2012. ▪ 10/02306/FULEXT: Demolition of Convent, Chapel and Conference Centre (with retention of the Gate Lodge) and erection of 7 detached houses and 9 apartments. Refused March 2011.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Ownership is unknown (unregistered land) however it appears to be in single ownership.</p> <p>The site is located within the settlement of Cold Ash which is identified as a Service Village in the settlement hierarchy and is supported by a number of facilities and amenities which in turn would support a medium scale residential development.</p> <p>The majority of the site is located within the settlement boundary (80-90%).</p>
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 21 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	CHI11
Site Name and Address	The Little House, Chapel Lane, Curridge RG18 9DX.
Location Plan	
Site Developable Area	0.19 ha.
Site Capacity	Two dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of two dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity)	<p>The site is located within the AONB.</p> <p>Access to the site could be obtained from Chapel Lane which is an unadopted/ unmade road.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	CHI11
constraints, townscape, impacts of development etc.)	The HELAA states that development on the land to the rear of The Little House would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.
Can these be overcome?	No, the constraints cannot be overcome. The majority of the site sits behind The Little House, with a small area suitable for an access only provided adjacent to the existing house. The HELAA states that development to the rear of The Little House would be inappropriate due to the existing settlement form, pattern and character of the landscape. This cannot be overcome, and the site cannot be considered developable.
Is the site developable?	No, the site is not developable for residential development due to the context of the settlement form, pattern and character of the landscape.
Existing Use	Currently vacant – greenfield to the rear of an existing dwelling.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from Chapel Lane which is an unadopted/unmade road.</p> <p>The HELAA states that the site is located within the River Lambourne Nutrient Neutrality Zone and therefore residential development will result in additional nutrient load which requires mitigation. As no mitigation is yet secured it is not known whether this constraint to development could be overcome.</p>
Can these be overcome?	It may not be possible to overcome the additional nutrient load that would be caused by residential development.
Is the site deliverable?	The delivery of the site is currently unknown due to the requirement to provide nutrient mitigation.
Sequential Test Conclusion	The site is available but not developable and potentially not deliverable for a residential development of two dwellings. It should therefore be discounted from the Sequential Test as a result.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	GRE8
Site Name and Address	Sandleford Park.
Location Plan	
Site Developable Area	136 ha.
Site Capacity	2,000 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 2,000 dwellings.
Site Status in Local Plan	The site was previously allocated in the Core Strategy (Adopted 2012) for 2,000 dwellings. The allocation is continuing through into the emerging Local Plan review for 1,500 dwellings within the Plan Period to 2039.
Constraints to Developability (e.g., physical or amenity constraints,	<p>Multiple accesses can be achieved at the site including two off Monks Lane, one onto the A339 and one onto Warren Road.</p> <p>The site is located close to but not within the AONB.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	GRE8
townscape, impacts of development etc.)	<p>There are areas of Ancient Woodland within the site which will require appropriate retention and conservation and should be protected through buffers.</p> <p>A small proportion of the site in the south is located in Flood Zones 2 and 3, and some parts of the site are at risk of Groundwater flooding (1-3%).</p> <p>TPO trees are located on the site boundary with Warren Road.</p>
Can these be overcome?	Yes, development can be achieved at the site if the masterplan retains areas of Ancient Woodlands and avoids areas at risk of flooding.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Currently vacant – greenfield.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> 20/01238/OUTMAJ: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq. m, B1a up to 200 sq. m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access. Application refused. Subject to appeal and called in by the Secretary of State. Appeal allowed May 2022. 18/00764/OUTMAJ: Outline planning permission for up to 1,000 new homes; an 80 bed extra care facility as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150sq m, B1a up to 200sq m) and D1 use; the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Pending determination. 18/00828/OUTMAJ: Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Pending determination.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure,	The site is a major strategic development, and therefore will need to provide new community facilities including schools, commercial floorspace and open space to support future residents. Without this, the site would not be considered sustainable for the size of development proposed.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	GRE8
roads and access, existing use etc.)	<p>As the outline application was only approved in May 2022 no reserved matters applications have yet been submitted for the site. The Council's Authority Monitoring Report (AMR), published in January 2023, states that firm progress has been made towards submission of reserved matters, including site assessment works and a planning performance agreement. However, it does note that delivery of the site is likely to be largely in the period post-2026. The five year housing land supply assessment therefore only states that 200 dwellings will come forward at the site within the five year period.</p> <p>The site is single ownership and promoted for residential development.</p> <p>Multiple accesses can be achieved at the site including two off Monks Lane, one onto the A339 and one onto Warren Road.</p> <p>Some surface water flooding through the centre of the site but this only covers a small proportion of the developable area.</p>
Can these be overcome?	Yes, the lack of facilities to support the development can be overcome through the delivery of the infrastructure contained within the outline consent, however it is noted that this will take a number of years to be delivered as planning permission was only granted in 2022 and no reserved matters applications have been submitted to date.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development of 200 dwellings (as set out within the AMR).
Sequential Test Conclusion	The site can be considered available, deliverable and developable as a suitable alternative, but only for 200 dwellings as set out within the Council's published documents.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HUN4
Site Name and Address	15 Chestnut Walk, Hungerford RG17 0DB.
Location Plan	
Site Developable Area	0.14 ha.
Site Capacity	Up to four dwellings, but HELAA states known constraints exist which may reduce this number.
Is the site suitable?	Yes, the site is suitable for a residential development of up to four dwellings.
Site Status in Local Plan	No existing or proposed allocations.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HUN4
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the AONB.</p> <p>Access to the site could be obtained from Chestnut Walk.</p> <p>The site is within the settlement boundary whereby there is a presumption in favour of development subject to conformity with policies of the development plan.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing residential dwellings (five).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from Chestnut Walk.</p>
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to four dwellings. However as there are existing residential dwellings at the site a development of only four units will not provide a net increase, and therefore this site cannot be seen a suitable alternative for the purposes of the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW12
Site Name and Address	Greenham Road Retail Park, Newbury.
Location Plan	
Site Developable Area	0.64 ha
Site Capacity	HELAA suggestion: 22 houses OR 45-58 flats OR 32 dwellings (mix of flats and houses)
Is the site suitable?	Yes, the site is suitable for a residential development of 22-58 dwellings.
Site Status in Local Plan	No existing or proposed allocations.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW12
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Access from the site to Greenham Road currently exists.</p> <p>Surrounding uses around the site comprise a mix of commercial and residential.</p> <p>Noise from A339 and railway to the north could affect future residential amenity.</p> <p>Site is located within the settlement boundary whereby there is a presumption in favour of development.</p>
Can these be overcome?	Yes, there are no significant constraints to development of the site.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Retail park.
Current Proposals for Site	Planning history relates solely to existing use as retail park.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site has single freehold but multiple leasehold titles.</p> <p>Surface water flood risk noted in the centre of the site (approximately 30-40% of site) and HELAA states groundwater levels possibly high in this location.</p> <p>Potential for high levels of contamination in south of site resulting from previous use as timber yard.</p>
Can these be overcome?	Some of these constraints could be overcome, however the current leasehold titles on the site may not be possible to overcome depending on length of lease remaining and current terms.
Is the site deliverable?	The site can be considered potentially deliverable for residential development.
Sequential Test Conclusion	Whilst the site is available, developable and potentially deliverable for residential development, a large proportion of the site is at risk from surface water flooding. This means it cannot be considered sequentially preferable in flood risk terms and should be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW2
Site Name and Address	Land adjoining The Phoenix Centre, Newtown Road, Newbury RG14 7EB.
Location Plan	
Site Developable Area	0.27 ha
Site Capacity	HELAA suggestion: 9 houses OR 19-22 flats OR 15 dwellings (mix of houses and flats). Current proposal seeks consent for 18 units (see below).
Is the site suitable?	Yes, the site is suitable for a residential development of 9-22 dwellings.
Site Status in Local Plan	No existing or proposed allocations
Constraints to Developability (e.g., physical or amenity constraints,	<p>Access to the site could be obtained from existing road leading to Newtown Road.</p> <p>Surrounding uses around the site comprise a mix of commercial and residential.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW2
townscape, impacts of development etc.)	Noise from A339 and existing commercial uses to the north could affect future residential amenity. Site is located within the settlement boundary whereby there is a presumption in favour of development.
Can these be overcome?	Yes, there are no significant constraints to development of the site.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Currently vacant.
Current Proposals for Site	Planning History: <ul style="list-style-type: none"> 21/02145/FULEXT: The construction of 18 no. new homes composed of one and two and bed dwellings, all with associated access, parking, amenity and landscaping. Pending determination.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development. Access to the site could be obtained from existing road leading to Newtown Road.
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 18 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW7
Site Name and Address	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS.
Location Plan	
Site Developable Area	0.14 ha.
Site Capacity	<p>Up to 13 dwellings (flats), but HELAA states known constraints exist which may reduce this number.</p> <p>Current proposals for a development of 28 dwellings.</p>
Is the site suitable?	Yes, the site is suitable for a residential development of up to 28 dwellings.
Site Status in Local Plan	No existing or proposed allocations.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	NEW7
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Access can be achieved at the site from Mill Lane.</p> <p>Surrounding uses around the site comprise a mix of commercial and residential.</p> <p>Site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Adjacent to Site of Special Scientific Interest (SSSI).</p>
Can these be overcome?	Yes, there are no significant constraints to development of the site.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Currently vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> 21/03024/FULEXT: Erection of 28 no. 1 and 2 bedroom apartments, together with car parking, an ecological enhancement zone, landscaping and associated works. Pending determination.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>Access to the site could be obtained from existing access to Mill Lane.</p> <p>Site is located within the settlement boundary whereby there is a presumption in favour of development.</p>
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of 28 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	THA15
Site Name and Address	Hollington Place, Thatcham.
Location Plan	
Site Developable Area	0.04 ha.
Site Capacity	One dwelling with other uses including community or commercial development.
Is the site suitable?	Yes, the site is suitable for a residential development of one dwelling.
Site Status in Local Plan	No existing or proposed allocations.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	THA15
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Site within the settlement of Thatcham which is identified as Urban Area in the settlement hierarchy.</p> <p>Existing access to the site from Green Lane.</p>
Can these be overcome?	Yes, there are no significant constraints to development of the site.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing residential dwellings.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in multiple ownerships associated with the existing dwellings at the site.</p> <p>Existing access is afforded to the site from Green Lane.</p> <p>Site within the settlement of Thatcham which is identified as Urban Area in the settlement hierarchy.</p>
Can these be overcome?	No, it would not be possible to overcome the multiple ownerships at the site.
Is the site deliverable?	No, the site is not deliverable due to multiple ownerships.
Sequential Test Conclusion	The site is not available or deliverable for residential development due to multiple ownerships and existing residential dwellings. The site should therefore be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	THE9
Site Name and Address	Meadow Way, Theal RG7 4AX.
Location Plan	
Site Developable Area	0.04 ha.
Site Capacity	One dwelling
Is the site suitable?	Yes, the site is suitable for a residential development of one dwelling
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints,	<p>The site is located within the settlement of Theale which is identified as a Rural Service Centre in the settlement hierarchy.</p> <p>Existing access is afforded to the site from Meadow Way. The location is currently a parking area.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	THE9
townscape, impacts of development etc.)	Adjacent to Conservation Area and Listed Building.
Can these be overcome?	There is potential for these constraints to be overcome if development design considers the nearby heritage assets. Any displaced parking will require reprovision.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Car parking.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is located within the settlement of Theale which is identified as a Rural Service Centre in the settlement hierarchy. Existing access is afforded to the site from Meadow Way. The location is currently a parking area. The site is in multiple ownerships associated with the existing parking at the site.
Can these be overcome?	No, it would not be possible to overcome the multiple ownerships at the site.
Is the site deliverable?	No, the site is not deliverable due to multiple ownerships.
Sequential Test Conclusion	The site is not available or deliverable for residential development due to multiple ownerships and displacement of existing parking. The site should therefore be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL1
Site Name and Address	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	<p>The location plan map shows the site (TIL1) highlighted in purple with diagonal hatching. It is situated within a settlement boundary. Surrounding areas include TIL2 (blue hatching), TIL3 (yellow hatching), and TIL19 (green hatching). Local features such as Church College, a graveyard, and a church are also visible on the map.</p>
Site Developable Area	0.3 ha.
Site Capacity	10 dwellings
Is the site suitable?	Yes, the site is suitable for a residential development of 10 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity)	The site is located within the settlement boundary whereby there is a presumption in favour of development.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL1
constraints, townscape, impacts of development etc.)	<p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings.</p> <p>Existing access is provided from New Lane Hill.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in multiple ownerships; however, the main title (BK404798) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land. It is understood this covenant also restricts development on the associated land titles.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p>
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.
Is the site deliverable?	No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.
Sequential Test Conclusion	The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL19
Site Name and Address	Calcot Park Golf Club, Calcot, Reading.
Location Plan	
Site Developable Area	3.72 ha.
Site Capacity	70 dwellings
Is the site suitable?	Yes, the site is suitable for a residential development of up to 70 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Existing access is afforded to the site from New Lane Hill.</p> <p>Some surface water flooding through the site but covers minimal site area.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL19
	There is a blanket TPO which covers the site, and the majority of the site is covered by dense and mature trees.
Can these be overcome?	No, the number of TPO trees at the site are considered a significant constraint to development.
Is the site developable?	No site is not developable for residential development to the number of TPO trees across the developable area.
Existing Use	Golf Course.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p> <p>There is a blanket TPO which covers the site, and the majority of the site is covered by dense and mature trees.</p> <p>The development of the site would result in loss of green infrastructure and no re-provision is proposed.</p>
Can these be overcome?	No, there are significant constraints to delivery in relation to the number of TPO trees at the site and the loss of green infrastructure with no re-provision.
Is the site deliverable?	No, the site cannot be considered deliverable for residential development due to the constraints which include loss of green infrastructure and a significant number of TPO trees.
Sequential Test Conclusion	The site is available but cannot be considered developable and deliverable for a residential development. Therefore, the site should be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL2
Site Name and Address	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	
Site Developable Area	0.36 ha.
Site Capacity	12 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of 12 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape,	<p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL2
impacts of development etc.)	Existing access is provided from New Lane Hill.
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in single ownership; however, the title (BK52335) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p>
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.
Is the site deliverable?	No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.
Sequential Test Conclusion	The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL3
Site Name and Address	Westwinds, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	
Site Developable Area	0.63 ha.
Site Capacity	Up to 22 dwellings, but HELAA states known constraints exist which may reduce this number
Is the site suitable?	Yes, the site is suitable for a residential development of up to 22 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of	<p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings.</p> <p>Existing access is provided from New Lane Hill.</p>

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	TIL3
development etc.)	Adjacent to Ancient Woodland which would require buffer.
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character. A buffer would be required in relation to the adjacent Ancient Woodland.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in single ownership; however, the title (BK442082) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p> <p>Some small areas of surface water flooding within the site, but only covering a small percentage of the developable area.</p>
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.
Is the site deliverable?	No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.
Sequential Test Conclusion	The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA2
Site Name and Address	Land at Bath Road, Speen, Newbury.
Location Plan	<p>The map shows a site boundary outlined in red. A black arrow indicates an access point from Bath Road. A blue arrow indicates a walk and cycle link. A green dashed line shows the right of way to be retained. A green stippled area shows allotments to be retained. The map also shows surrounding residential buildings and roads.</p> <p>© Crown copyright and database rights 2022. West Berkshire District Council 0100024151.</p>
Site Developable Area	4.8 ha
Site Capacity	Up to 100 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 100 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA2
Site Status in Local Plan	Existing Housing Site Allocation for 100 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Bath Road and potentially Station Road.</p> <p>Proximity to the A34 may require noise mitigation.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to provide suitable noise mitigation and appropriate areas of landscaping and public open space.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> 17/02092/OUTMAJ: a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reserved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in May 2022 and pending determination. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road permitted 18 February 2020. Reserved matters application for 14 dwellings (23/00373/RESMAJ) was submitted in February 2023 and pending determination.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in three ownership titles.</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Bath Road and potentially Station Road.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone and therefore must demonstrate nutrient neutrality prior to full approval/reserved matters approval at the site.</p>
Can these be overcome?	Currently, it is not known whether nutrient neutrality can be achieved.
Is the site deliverable?	The site can only partly be considered deliverable. A total of 11 dwellings at the site have full planning consent, however the remaining units are subject to reserved

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA2
	matters consent, and it is currently not known whether these will be able to demonstrate nutrient neutrality.
Sequential Test Conclusion	The site is available and developable but only deliverable for a residential development of 11 dwellings due to the remaining units being subject to nutrient neutrality. It should therefore be included within the Sequential Test for only 11 units.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA3
Site Name and Address	Land at Coley Farm, Stoney Lane, Newbury.
Location Plan	<p>The map shows a residential development site outlined in red. A black arrow indicates access from the main road to the site. A blue arrow indicates a walk and cycle link along the road. The surrounding area includes existing residential buildings and green spaces. A legend in the top right corner defines the symbols: a red box for 'Site Boundary', a black arrow for 'Access', and a blue arrow for 'Walk & Cycle Link'. A north arrow is also present. Copyright information at the bottom of the map reads: '© Crown copyright and database rights 2022. West Berkshire District Council 0100024151'.</p>
Site Developable Area	3.3 ha
Site Capacity	Up to 75 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 75 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA3
Site Status in Local Plan	Existing Housing Site Allocation for 75 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Stoney Lane.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> Site has outline planning permission (16/01489/OUTMAJ) that was granted in September 2017. Reserved matters application 20/00604/FULEXT approved June 2021.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is understood to be under option agreement with the developer (Donnington New Homes).</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Stoney Lane.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site deliverable?	Yes, the site is deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 75 dwellings.

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The Kennet Centre, Newbury



Site Reference	HSA5
Site Name and Address	Land at Lower Way, Thatcham.
Location Plan	<p>The location plan map shows a residential development site outlined in red. The site is situated on a road, with a dashed green line indicating the right of way to be retained. A legend in the top right corner identifies the red outline as the 'Site Boundary', the red arrows as 'Potential Access', and the dashed green line as 'Right of way to be retained'. The map also shows surrounding residential buildings and a large body of water (the Kennet) to the south. A north arrow is present in the legend. Copyright information at the bottom of the map reads: '© Crown copyright and database rights 2022 West Berkshire District Council 0100024151'.</p>
Site Developable Area	3 ha
Site Capacity	Up to 91 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 91 dwellings.

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The Kennet Centre, Newbury



Site Reference	HSA5
Site Status in Local Plan	Existing Housing Site Allocation for 85 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Lower Way.</p> <p>There is an area at risk of surface water adjacent but not within the site.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> Full planning application 18/00964/FULEXT for 91 dwellings approved at committee on 26 January 2022.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is understood to be under option agreement with the developer (Persimmon Homes).</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Lower Way.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site deliverable?	Yes, the site is deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 91 dwellings.

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The Kennet Centre, Newbury



Site Reference	HSA11
Site Name and Address	72 Purley Rise, Purley on Thames.
Location Plan	
Site Developable Area	1 ha
Site Capacity	Up to 35 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 35 dwellings.

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



Site Reference	HSA11
Site Status in Local Plan	Existing Housing Site Allocation for 35 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Purley Rise.</p> <p>There is an area at risk of surface water adjacent but not within the site.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in February 2022.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is understood to be under option agreement with the developer (Shanly Homes).</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.,</p> <p>Existing access is provided from Purley Rise.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site deliverable?	Yes, the site is deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 35 dwellings.

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Site Reference	HSA15
Site Name and Address	Land Adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common.
Location Plan	<p>The map shows a site boundary outlined in red. A black arrow indicates access from Clay Hill Road. Two purple arrows indicate potential foot and cycle links. A hatched area represents ancient woodland. The map also shows surrounding residential areas and green spaces.</p> <p>Legend</p> <ul style="list-style-type: none"> Site Boundary Access Potential Foot & Cycle Link Ancient Woodland <p><small>© Crown copyright and database rights 2022. West Berkshire District Council 0100504151. © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2022.</small></p>
Site Developable Area	4.8 ha
Site Capacity	Up to 100 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 100 dwellings.

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The Kennet Centre, Newbury



Site Reference	HSA15
Site Status in Local Plan	Existing Housing Site Allocation for 100 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Clay Hill Road.</p> <p>There is a watercourse adjacent to the site which will require a buffer from development.</p> <p>There are areas of Ancient Woodland close to the site which will require a buffer from development.</p>
Can these be overcome?	Yes, the design of the scheme can be sensitively undertaken to ensure the appropriate buffers are provided.
Is the site developable?	Yes, the site is developable for residential development.
Existing Use	Vacant.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved July 2022.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is understood to be under option agreement with the developer (Croudace Homes).</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Clay Hill Road.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site deliverable?	Yes, the site is deliverable for residential development.
Sequential Test Conclusion	The site is available, developable and deliverable for a residential development of up to 100 dwellings.

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5.3. The site assessments have demonstrated that a further 10 sites should be discounted from the Sequential Test as they are not deliverable or developable for a residential development.

5.4. The following sites therefore remain as potential alternatives to the proposed development:

Table 5.1 Remaining Potential Alternative Major Sites

Site Reference	Site Address	Number of Dwellings anticipated in five-year period (net)
BRAD 4	Land at Cock Lane, Bradfield Southend	4
CA4	St. Gabriel's Convent, The Ridge, Cold Ash	21
GRE8	Sandleford Park (including New Warren Farm), south of Warren Road and Monks Lane, Newbury	200
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury, RG14 7EB	24
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	13
HSA2	Land at Bath Road, Speen	11
HSA3	Land at Coley Farm, Stoney Land	75
HSA5	Land at Lower Way, Thatcham	91
HSA11	72 Purley Rise, Purley on Thames	29
HSA15	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	100

Table 5.2 Remaining Potential Alternative Minor Sites

Site Name	Planning Application References	Description of development	Total Net dwellings
The Cedars School Church Road Aldermaston Reading RG7 4LR	21/02294/FULD	Change of use from D1 School to C3 residential to include minor building alterations and external work. Detached carport and store.	1
Land Rear of Alder House Westbrook Newbury	20/02680/FULD	Full planning permission for the erection of a single detached dwelling with garage, together with access and landscaping (Plot 4 Former Knapps Farm).	1
Poltava Stanford Road Bradfield Southend RG7 6HL	17/03286/FULD 20/01431/FUL	Erection of new detached one and half storey dwelling on garden land adjacent to Poltava, demolition of existing outbuilding, erection of	1

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		new detached garage and provision of parking. Sub-division of plot.	
Washoe Lodge Brimpton Lane Brimpton Reading RG7 4TL	20/01825/FULD	Demolition of existing buildings and erection of four detached dwellings and associated access and turning.	4
82-83 Roundfield Upper Bucklebury RG7 6RB	18/02947/FULD 20/02771/FULD	Erection of 2 No. semi-detached dwellings	2
Land Adjacent Down Barn Road known as Dennisford Road East Ilsley Newbury	20/01106/FULD	Conversion of and extension of redundant former cottage building for use as a self-contained residential dwelling (Use Class C3)	1
Barn Fishers Farm Ermin Street Shefford Woodlands Hungerford	20/01770/FUL	The restoration and conversion of an existing timber framed barn to provide 2 residential units with associated car parking and landscaping proposals.	2
Wood View Baydon Road Shefford Woodlands Hungerford RG17 7AD	21/02594/OUTD	Outline application for the construction of a detached two bedroom dwelling. Matters to be considered: Access.	1
Lincoln House Newtown Road Newbury RG14 7HA	20/02005/FULD	Proposed demolition of existing dwelling and outbuildings and the erection of two new dwellings with associated parking and amenity.	1
Garage Service White Hart Cottage Hamstead Marshall Newbury RG20 0HW	21/00047/FULD	Conversion and extension of existing garage to new dwelling	1
White Horse Newbury Road Hermitage Thatcham RG18 9TB	21/00043/FULD	Reconfiguration of the pub grounds (including the rearrangement of the parking and pub garden, and removal of the outdoor store) and erection of 4 new dwellings together with access, parking and landscaping	4
2 and 3 Bridge Street Hungerford RG17 0EH	21/00124/FUL	Change of use from A1 Shop to C3 dwelling houses, form opening in wall for access.	1
20 Prospect Road Hungerford RG17 0JL	21/01131/FULD	Demolish existing house & carport, 2 new semi-detached houses	1
8 Chapel Lane Lambourn Hungerford RG17 8YA	19/02812/FULM AJ 21/01530/FULM AJ	Proposed change of use of the redundant and closed Methodist Chapel into six residential units and the change of use of the redundant and closed School Rooms into 5 residential units with associated demolition, alteration and conversion works.	9
Fognam Farm Upper Lambourn Hungerford	20/01264/FULM AJ	Equine pre-training, rest, rehabilitation and recuperation facility for racehorses, including	1

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		removal of existing building, erection of new three bedroom managers house, garage store building with overnight / temporary accommodation above, conversion of existing building to form 28no. stables, new horse walker, new lunge pen, all weather turn out and canter track and associated parking and landscaping	
Perivale Baydon Road Lambourn Hungerford RG17 8NU	20/02099/FULD	Demolition of garage and new two storey extension to dwelling including entrance porch; demolition of offices and stores, replacement office, stores and garage with 2 x 1 bedroom flats above	2
39 Newbury Street Lambourn Hungerford RG17 8PB	20/02922/FUL	Demolish existing bungalow and redevelopment to provide 4 No. 3 bedroom dwelling houses with associated parking and amenity areas	3
35-36 Mill Lane Lambourn Hungerford RG17 8YP	21/02304/FUL	The proposal includes the conversion of 35 Mill Lane from a single C3 (b) dwelling (small houses in multiple occupation) to two C3 (a) (dwelling house) semidetached three-bedroom dwellings.	1
Arcade House The Arcade Newbury RG14 5AD	16/02312/FULD 21/00234/FUL	Change of use from commercial (office) premises to for 3 residential flats.	3
The Red House 12 Hampton Road Newbury RG14 6DB	20/01509/FULD	Proposed change of use from Public House to 1no. 2 bedroom unit and conversion of existing 3 bedroom maisonette into 1no. 1 bedroom unit and 2 bedroom maisonette.	2
32A Northbrook Street Newbury RG14 1DJ	20/02499/FUL	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat	1
Jacobs Well Wests Street Newbury RG14 1BD	20/03076/FUL	Change of use from E(g) (i) (building currently vacant) to C2 - 6 no. assisted living apartments, internal alterations, new vehicular access and pedestrian access gates, cycle parking and refuse store.	6
2A The Arcade Newbury RG14 5AD	21/00288/FULD	Change of use of the 1st floor from Class E Shop to Class C3 dwelling house. (1 bedroom flat). This is a reversal of the previous application 12/01704/Ful which was from a C3 dwelling to A1 shop.	1
2A Hambridge Road Newbury RG14 5SS	21/00415/FUL	Upward extension of an existing building to create 2no dwellings and associated works.	2

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3 Craven Road Newbury RG14 5NG	21/01010/FULD	Proposed change of use of first floor A1 (existing use) to habitable residential 2 bedroom flat	1
Old Bell 215 Andover Road Newbury RG14 6ND	21/01998/FUL	Renovation of existing building, rear ground floor extension to accommodate a new retail store (Class E) and dog grooming salon (sui generis) and change of use to veterinary practice (Class E) at ground floor; conversion of existing staff residential accommodation at first floor level into a self-contained 2-bedroom residential unit; updated car park layout and associated refuse and cycle storage.	1
34 Culver Road Newbury RG14 7AR	21/02211/FULD	Change of use of the two story side extension approved (04/0168/House) into a new dwelling with associated internal alterations and new parking.	1
19 Henshaw Crescent Newbury RG14 6ES	21/02395/FULD	Division of the property into two dwellings and create a 4 bedroom midterrace and a 3 bedroom end terrace with associated parking spaces. The proposal will insert a new front door, erect a boundary to divide the garden areas	1
152 Bartholomew Street Newbury RG14 5HB	21/02558/FULD	Change of use of first and second floors, to create a two bedroom flat with alterations to the ground floor layout and new entrance	1
Three Cliffs Bere Court Pangbourne Reading RG8 8JY	19/02333/FULD	Retention of existing house, demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and double garage. New double garage outbuilding for the existing house and associated works to the driveway	1
Kiosks Water Pumping Station Tidmarsh Road Pangbourne Reading	21/02191/FULD	Change of Use from Vacant / Sui Generis to Dwelling	1
Oakleigh House Bere Court Road Pangbourne RG8 8JU	20/02508/FULD	Creation of a separate residential dwelling unit through the conversion of an existing redundant ancillary residential building.	1
Mead Bungalow Peasemore Newbury RG20 7JE	20/01835/FULD	The demolition of Mead Bungalow and the construction of two detached dwellings and associated parking	1

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Nalder Hill House Nalder Hill Stockcross Newbury West Berkshire RG20 8EU	21/01166/FUL	Change of use of the stables to residential.	1
Foxhold Farm Crookham Common Thatcham RG19 8EL	19/03188/FULD	Proposed residential conversion to form a pair of semi detached dwellings and detached annex, following demolition of managers office and attached store	2
1 Eliot Close Thatcham RG18 3UG	20/01013/FUL	Proposed new dwelling and associated alterations	1
27 Roman Way Thatcham RG18 3BP	21/00612/FULD	Proposed new dwelling	1
27 Victor Road Thatcham West Berkshire RG19 4LX	21/01509/FULD	Construction of new 2 storey, 2 bedroom dwelling to the side of No.27 Victor Road. Subdivision of plots by timber fencing, extend existing parking area and dropped curb.	1
1 Cloister Mews Theale Reading RG7 5AT	20/01759/FUL	Proposed 3 bed bungalow attached to 1 Cloister Mews	1
49 Church Street Theale Reading RG7 5BX	21/00156/FUL	Change of Use from Office (Class E) to single Dwelling house Class (C3)	1
Pilates Studio 27A High Street Theale Reading RG7 5AH	21/02312/CERT P	Conversion of Pilates studio into 2 no. apartments. Including demolition of existing internal walls and erection of new internal walls.	2
347 The Meadway Tilehurst Reading RG30 4NU	21/02940/FULD	Erection of two detached 5 bedroom houses, along with the relevant landscaping.	2
145 Long Lane Tilehurst Reading West Berkshire RG31 6YW	21/00717/FUL	Erection of 2No. 5 Bed detached dwellings following demolition of existing bungalow and garage	1
28 Barbaras Meadow Tilehurst Reading RG31 6YF	20/02311/FULD	Sub-division (internal works) of existing property to form a new 2 bed dwellinghouse with retention of existing 4 bed dwellinghouse, including minor external alterations to some windows and doors, plus addition of entrance porch canopy to new dwelling.	1

6. Sequential Test Results

- 6.1. In order to consider further whether these remaining sites could be considered as reasonably available alternatives to the proposed development in accordance with the requirements and definitions of the Planning Practice Guidance (PPG), it is important to look at the potential of these sites to deliver the proposed development.
- 6.2. This section of the Report will demonstrate that the Sequential Test is considered passed due to the specifics of the proposed development which require a certain site size for delivery.

Proposed Development and Disaggregation

- 6.3. As stated earlier, the Officer's Report for the refusal set out that the proposal could be disaggregated across a number of sites, and therefore any reasonable alternative did not need to accommodate the full development of 367 dwellings.
- 6.4. Whilst it is agreed that some disaggregation could occur, this still needs to take account of the details of the proposed development, and therefore the proposal could only be divided in accordance with the appeal objectives. Namely the proposal is a for a Build to Rent development.

Build to Rent Sector

- 6.5. Build to Rent is a specific type of accommodation, designed solely for renting and typically owned by institutional investors and managed by specialist operators. The National Planning Policy Framework (NPPF) (2021) defines Built to Rent as:

“Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.”

- 6.6. The number of Build to Rent, or Private Rented Sector (PRS), developments have increased substantially in recent years, meeting a growing demand within the UK's housing market. It was a key objective within the February 2017 Housing White Paper, however the Government has shown significant support for this sector since 2012, when a review of barriers to institutional investment in the private rental sector was undertaken.
- 6.7. There are four key benefits to Build to Rent development. Firstly, these developments have the ability to significantly boost housing supply in comparison with the traditional build to sell model. They are often able to be developed faster, as they can be absorbed into the market more quickly. In addition, the method of utilising high-density housing, economies of scale, and efficient use of space can offer more, high-quality dwellings.

- 6.8. Build to Rent schemes, due to their service-led objectives, can lead to 'place making', bringing forward vibrant communities. It has been seen elsewhere that this is more attractive to future residents, and for the appeal site will assist with the overall viability and vitality of Newbury Town Centre.
- 6.9. Secondly, the quality offered by Build to Rent developments is higher than that seen with most standard 'Buy to Let' properties. Build to Rent developments are purpose built and professionally managed on a scale that typically allows a higher level of support to be offered to the customers. For example, services such as concierge are included. In turn, the main investor is incentivised to maintain not only the apartment itself, but also the buildings and the wider public realm, and because the business model is primarily based on income rather than capital gains, to attract and retain customers by offering a good service. A principal concept for Built to Rent units is to enable customers to feel that the entire building is their home, and not just their individual apartment, thus providing wellbeing advantages and assisting with the growth of communities.
- 6.10. Thirdly, Build to Rent developments can encourage economic growth. Some economic growth can be demonstrated through the ability to develop these proposals faster, however a key sector of growth can be seen in the demographic of the housing market that PRS developments generally appeal to. A research paper from 2017 titled 'Build to Rent – Welcome to the UK's Newest Housing Sector', published jointly by the BPF and Savills, highlighted that 51% of private renters are under 35 years of age and 54% have no dependents. If enough private rent homes are not available to meet this demand, either rents will rise and become unaffordable, or people will be forced to live elsewhere. Given the high percentage of young people who live in private rented properties, this could have a significant impact on the local economy as this young talent decides to move away.
- 6.11. Finally, Build to Rent schemes provide a relatively low-risk and predictable income stream, which is well suited to the needs of investors, such as pension funds seeking to make their inflation-linked pension liabilities.

Size of Build to Rent

- 6.12. Build to Rent proposals, due to their service-led ethos, are characterised by a combination of residential dwellings and amenity services. For example, at the appeal scheme there will be 24-hour concierge services, purpose-built parcel rooms, fully fitted gym, a dining room, meeting rooms, a tenant hub, and outdoor amenity space. The building will be fully serviced, cleaned and secured.
- 6.13. The ability to provide these elements relies on a certain size of proposal. If the development were to fall below a certain threshold, the additional and communal facilities could not be provided.
- 6.14. In addition, if the number of units proposed was too low the service charge placed on future occupiers would be unsustainable and uneconomical.
- 6.15. Therefore, it is widely recognised that a threshold of 200 units is necessary in order to provide the services and communal facilities which are integral to the Built to Rent model. Due to the facilities included in the appeal scheme, CBRE has confirmed that the minimum development size that could achieve these benefits would actually have a higher threshold of 250 units which would be the minimum size necessary at the site.

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Build to Rent and Disaggregation

- 6.16. As set out, the appeal scheme represents a clear Build to Rent model, which could not achieve the benefits of the proposal if provided at a site of 250 units or lower.
- 6.17. In relation to the Sequential Test, therefore, the disaggregation of the proposal is required to take this into account. The PPG states that reasonably available sites “*could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the **proposed development**” (Paragraph 028 Reference ID: 7-028-20220825, emphasis added). The proposed development cannot be achieved on a site smaller than 250 units, therefore this is the minimum disaggregation that could occur for the purposes of the Sequential Test.*
- 6.18. However, disaggregating the proposed 367 dwellings to a site of 250 dwellings would leave a remainder of 117 dwellings, and this is too small to be a standalone Build to Rent development. Therefore, due to the minimum size threshold required for these developments, it is not possible to disaggregate the scheme into a series of smaller sites. Doing so would affect not only the benefits of the Build to Rent model, but also the viability of the proposals.
- 6.19. For the Sequential Test it is therefore necessary to determine if there are any reasonably available sites to accommodate the development of 367 Build to Rent dwellings and associated resident amenity space.

Reasonably Available Sites

- 6.20. As set out in earlier sections of this Report, full analysis of the sites contained within the Housing and Economic Land Availability Assessment, allocations from the adopted Core Strategy and adopted Housing Site Allocations Plan Document, and sites within the Council’s published Five Year Housing Land Supply Document have all been filtered to set out which can be considered reasonably available, deliverable and developable in accordance with the requirements and search parameters of the Sequential Test. This resulted in the identification of 10 major sites and 44 minor sites as potential alternative sites.
- 6.21. Whilst the major sites would provide a combined total of 568 dwellings, the largest individual site, at Sandford Park, would only provide 200 dwellings. This is below the minimum size threshold necessary to achieve the appeal scheme proposed Build to Rent development and therefore none of these sites represent a suitable alternative to the proposed development.
- 6.22. The minor sites would provide a total of 75 dwellings, but by their nature are only delivering developments of under 10 units. These are therefore all below the minimum size threshold for the appeal scheme, and therefore none of these sites represent a suitable alternative to the proposed development.
- 6.23. Overall, although the Sequential Test identified a number of sites within West Berkshire which are due to deliver residential dwellings within the five-year period, none of these meet the minimum size requirement necessary for the proposed Build to Rent development.
- 6.24. For this reason, the Sequential Test is considered to be passed as no suitable alternative site is available for the proposed development.

7. Exceptions Test

- 7.1. A proposal having passed the Sequential Test also needs to pass the Exceptions Test. This is a method to demonstrate that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.
- 7.2. The NPPF in Paragraph 163 states: *“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3”*.
- 7.3. The NPPF then continues in Paragraph 164 to state:
- “To pass the exception test it should be demonstrated that:*
- i. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
 - ii. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.”*
- 7.4. The Environmental Agency’s Flood Risk Mapping has indicated that the site is located partially in Flood Zone 2, and the proposals fall within the ‘More Vulnerable’ category of the Classification set out in national guidance, therefore the Exceptions Test will be required for the site.
- 7.5. The proposals will bring a number of wider sustainability benefits.

Brownfield Land

- 7.6. The site is currently brownfield or previously developed land. Since the revision to the NPPF in 2021 there has been a particular drive to make the most efficient use of land, and Paragraph 199 states that policies should *“make as much use as possible of previously developed or ‘brownfield’ land”*. The NPPF continues by stating that planning policies and decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”* (Paragraph 120(c)).
- 7.7. The ability for the appeal development to come forward on a brownfield site will ensure the aims of the NPPF are met, with previously developed land in a sustainable location being re-used to provide much-needed rental accommodation in Newbury.

Build to Rent

- 7.8. As set out, there are a number of specific benefits from Build to Rent development including:
- Increasing the overall supply and accelerate the construction of new homes

- Support greater choice for tenants in the rental market
- Provide greater tenancy security and flexibility for tenants in the size of unit (i.e., allowing tenants to move between different units depending on their needs) than in the traditional rental market
- Delivering a better quality of rental product that is professionally managed with associated communal facilities

7.9. The appellant has experience of developing a Build to Rent site at Thames Quarter, Reading, which is an award-winning development. The development provides high-quality, fully managed accommodation with several shared communal areas, designed to reinforce a sense of community for residents. These spaces include a lounge with several different 'zones', a business area providing space for home working, dining room, and outdoor terrace/ roof garden, and double level gym. The success of this scheme demonstrates not only how the Build to Rent model delivers a sense of community, but also sets out the high demand for this residential typology in the area.

Sustainable Location

7.10. The site is located in the centre of Newbury, within only a short walk of many facilities and services contained within the town. This ensures that retail, education, employment, leisure, religious and community facilities are available for all future residents of the scheme and will benefit from additional patronage.

7.11. Whilst car parking will be provided as part of the proposals, the proximity to the Town Centre will allow for the majority of journeys to be undertaken on foot, by public transport, or by bike or (electric) scooter. Chapter 9 of the NPPF seeks to promote sustainable modes of transport and reduce the reliance on private car. It states that "*development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes*" (Paragraph 105).

7.12. Therefore, the location of the development within the centre of Newbury will support the aims and objectives of both national and local adopted planning policy in respect of promoting sustainable development.

Vitality and Viability of Town Centre

7.13. Whilst the Sequential Test has focussed solely on the residential elements of the proposal, the overall appeal scheme includes a wide array of flexible commercial town centre uses.

7.14. Paragraph 86 of the NPPF requires planning decisions to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies are required to promote the long-term vitality and viability of town centres by allowing them to grow and diversity in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.

7.15. Policy CS11 'Hierarchy of Centres' of the adopted Core Strategy states that the vitality and viability of the District's town centres will be protected and enhanced. Existing town centres will form the focal point for uses, services and facilities serving the surrounding population. Newbury Town Centre is identified as the only major centre in the District.

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- 7.16. Supporting text to the policy in Paragraph 5.67 advises that the key aim of the policy is to promote a network of dynamic and successful town centres across the District.
- 7.17. As set out within the documents submitted in support of the Planning Application at the appeal site, the Kennet Shopping Centre has suffered from an ongoing period of decline over the past 15 years due to a number of locally-specific factors such as competition from the Parkway Centre and Newbury Retail Park, and the relocation of Vodafone, one of the town's largest employers, out of the town centre. More recently, the significant growth in online retailing has further contributed to the decline of the Kennet Centre. This was exacerbated as a result of the COVID-19 pandemic, which harmed the vitality and viability of the town centre.
- 7.18. The appeal proposals involve the demolition of the majority of the Kennet Centre and its redevelopment to provide a mixed-use development with replacement retail units and new commercial floorspace, alongside the residential uses.
- 7.19. Key details of the scheme include:
- 367 residential units and associated facilities including:
 - Reception and concierge, with associated back of house facilities
 - Residents' lounge
 - Residents' gym, including squash court
 - Private dining room
 - Workspace
 - A variety of rooftop gardens and terraces
 - Cycle and car parking
 - Back of house facilities for on site management and maintenance including post rooms, and parcel delivery lockers etc
 - 11,109.55 sqm of Use Class E (a, b, c, d, e, f and g) floorspace comprising:
 - A new Headquarters office building which would only be built on a pre-let basis with a single occupier
 - New office floorspace including floorspace suitable for start-up and small/medium enterprises and more traditional office uses
 - New GP surgery
 - Ground floor retail, café, leisure, workshop, restaurant/ bar units fronting the new pedestrianised street and targeted at small, local and/ or artisan businesses. These start at 37 sqm in size and can be combined/ split as required
 - Craft carts, market stalls, pop up stands and other similar 'retail incubator' commercial opportunities within the new pedestrian street
 - A 'Library of Things' and Co-wheels
 - Sustainable energy installations including ground source heat pumps and solar panels, reducing carbon emissions on site by circa 90% when compared to the existing situation
 - A new pedestrianised street linking the railway station and Market Place development to the town centre
 - Improvements to the Kennet Centre Multi-Storey Car Park including additional Electric Vehicle Charging Points (EVCP)
 - Improvements to the existing Vue Cinema wing including a new pedestrian link into the development
 - Associated works including sustainable drainage and a new pedestrian crossing onto Market Street

- 7.20. The proposal will be a high-quality development in the heart of Newbury, and it will serve to not only replace a shopping centre currently in decline but will provide new and exciting retail and commercial spaces to reinvigorate the town centre. The proposals have been sensitively designed to take account of the appeal site's context within the historic Newbury town centre and Conservation Area, and in close proximity to a number of Listed Buildings. The appeal scheme will open up the site, increasing its legibility, with new pedestrian routes to link the railway station and new development to the south with the remainder of the town centre.
- 7.21. Finally, the introduction of 367 residential units will increase footfall in the town centre, increasing existing trade and the vitality of the town.

Summary of Benefits

- 7.22. Overall, the development will provide a variety of benefits to the local community and wider communities of the Newbury and West Berkshire area. These benefits will follow the three pillars of sustainable development, including:
- **Social**
 - New rental homes for both new and existing residents to the area
 - A variety of communal spaces to provide a sense of place and build a community
 - Innovative retail and commercial spaces to support the current and future retail market
 - Fulfilling a market gap for high-quality rental properties in Newbury and the wider West Berkshire area
 - **Economic**
 - Direct, indirect and induced jobs created by the development
 - Increased expenditure in the local area
 - Supporting the vitality and viability of the town centre
 - **Environmental**
 - Highly sustainable location close to the facilities of Newbury town centre
 - Reduced reliance on the private car, with many journeys undertaken on foot, by bike or scooter, or by public transport
 - Increase legibility through the site, providing new connections between the town centre and railway station
 - Re-use of brownfield land in a sensitive location
 - High-quality design of new buildings to make a positive contribution to Newbury and its many heritage assets
- 7.23. **These multi-faceted benefits have demonstrated that Part i of the Exceptions Test is passed.**

Flooding

- 7.24. In support of the Planning Application, Robert Bird Group provided a site-specific Flood Risk Assessment (FRA). This details that the development will be safe from flooding for its lifetime, taking account of the vulnerability of future residents, and it will not increase flood risk elsewhere in accordance with Part ii of the Exceptions Test.

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- 7.25. Based on the assessment of flooding sources, the FRA confirms that the site is of low probability of flooding from groundwater, sewers and artificial sources (e.g., reservoir breaches), and is of medium probability of flooding from tidal/fluviat (Flood Zone 2) with some areas of surface water flooding.
- 7.26. The following was included within the proposed site layout and design to mitigate flood risk at the appeal site:
- Safe access and egress from the development during the 1 in 100 year storm event from any source of flooding
 - Finished floor levels (FFLs) raised above the 1 in 100 year fluvial storm events (76.62 AOD)
 - No use of basements within the proposal
 - On site ponding of water in extreme storm events is to be kept away from buildings
 - Proposed drainage network to prevent above ground flooding for the 1 in 30 year storm event and prevent flooding from affecting buildings for the 1 in 100 year storm event factored for climate change
- 7.27. In conclusion, the proposed mitigation measures demonstrate the development will be safe, and the proposals will not increase flood risk to third parties.
- 7.28. **As a result, it has been demonstrated that Part ii of the Exceptions Test has also been passed.**

8. Conclusion

- 8.1. This Sequential Test has been prepared in support of a detail planning appeal for the development of the Kennet Centre in Newbury (the appeal site).
- 8.2. The appeal site is located within the administrative area of West Berkshire Council (WBC), and it currently forms one of two purpose-built shopping centres within the town of Newbury. The existing shopping centre has suffered a gradual period of decline, as a result of the development of newer retail centres in the town, and changes to the pattern of retail behaviour including an increase in online shopping, particularly after the COVID-19 pandemic. The appeal site is located within the Newbury Town Centre and constitutes brownfield or previously developed land.
- 8.3. An application seeking consent for the following was validated in April 2021:
- “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. (Reference: 21/00379/FULMAJ)”*
- 8.4. The application was refused in November 2022 with nine reasons for refusal. The first reason for refusal stated: *“The proposed development fails to demonstrate that there are no suitable and available alternative sites at a lower risk of flooding. The methodology of the submitted sequential test is not accepted. As such the proposed development fails the flooding sequential test contrary to policy CS16 of the West Berkshire Core Strategy 2006-2026, the National Planning Policy Framework 2019, and the Planning Practice Guidance.”*
- 8.5. According to the Environment Agency's online map for flooding the site is located in Flood Zones 1 and 2 and is therefore considered to be part in low and part in medium risk of flooding. The National Planning Policy Framework (NPPF), revised in 2021, sets out the relevant requirements in undertaking development in areas identified as potential risk of flooding, and Paragraph 159 states that development should be directed away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF, Paragraph 159). Directing development away from areas at highest risk is the crux of the Sequential Test, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test.
- 8.6. As a result, conformity with the Sequential Test and Exceptions Test is required at the site, as the development would result in a new increase in the number of dwellings at the site. The Officer's Report for the refused scheme was used to determine the search parameters for the Sequential Test.
- 8.7. The Council's list of sites including the Housing and Economic Land Availability Assessment (January 2023), the housing allocations within the adopted Core Strategy and Housing Site Allocations Development Plan Document, and the sites within the Five Year Housing Land Supply Report (November 2022) were used for the purposes of the search.

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- 8.8. A total of 351 major sites were identified from these lists, although it was recognised that three were repeat sites and one was the appeal site. From the remaining 347 sites 327 were discounted from the search for the following reasons:
- Sites that were not promoted for residential uses: 29
 - Sites that were located in the same or worse areas of flood risk from all sources of flooding: 21
 - Sites that had commenced development: 31
 - Sites that had completed development: 8
 - Sites where the residential consent had lapsed: 3
 - Sites that were not considered deliverable: 235
- 8.9. The minor sites contained within the 5YHLS list were also assessed. There was a total of 315 minor sites included within the 5YHLS list. Of these sites 271 were discounted for the following reasons:
- Sites that had commenced or completed development: 190
 - Sites that had expired due to no Reserved Matters Application: 3
 - Sites which had either commenced development or expired in accordance with the conditions attached to the original consent: 62
 - Sites that provided no net increase in dwellings: 11
 - Sites that had specific restrictions on the proposed development: 3
 - Repeated sites which were on the list twice: 2
- 8.10. Overall, 44 minor sites and 20 major remained as potential alternatives. A further assessment of the major sites discounted 10 sites, meaning overall 54 sites of both minor and major scale were identified as potential alternative sites for the purposes of the Sequential Test.
- 8.11. To establish whether any of these sites could be considered suitable alternatives for the proposed development, the Sequential Test Report next looked at the specifics of the appeal scheme. The proposals include 367 Build to Rent residential dwellings.
- 8.12. Build to Rent is a specific model of development which looks to provide a high-quality, service-led development specifically for rental, which is usually owned by an investment company and managed by an operator. The proposals include a number of communal elements such as a gym, concierge service, meeting rooms, dining room, recreational facilities, outdoor spaces, and business areas to support home working.
- 8.13. Due to the high level of communal facilities and the operational demands of Build to Rent development there is a minimum size threshold. As set out, CBRE has advised that this should be a minimum size of 250 dwellings.
- 8.14. From the 54 potential alternative sites identified by the Sequential Test, the largest site would provide a total of 200 dwellings within the five year period, and therefore none were of a suitable size to support the proposed development. As a result, the Sequential Test was passed.
- 8.15. Moving to the Exceptions Test, the Report demonstrated a high number of multi-faceted benefits of the scheme, including social, environmental and economic benefits. The Report also demonstrated that the

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application documents, particularly the Flood Risk Assessment (FRA) confirmed that the development would be safe for its lifetime without increasing flood risk elsewhere. As a result, the Exceptions Test was passed.

- 8.16. Overall, this Report has demonstrated that both the Sequential and Exceptions Tests have been passed for the site.

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Appendix 1

List of Sites from the Housing and Economic Land Availability Assessment assessed within the Sequential Test

HELAA REF	SITE	HELAA DELIVERABILITY COMMENTS	HELAA DELIVERABILITY ASSESSMENT	Reason for Discounting
ALD1	Aldermaston Park, Aldermaston, RG7 4HP	The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, it forms part of a Registered Park and Garden, and the scale of development would be inappropriate in pattern and scale to the village of Aldermaston.	Not developable within the next 15 years	Not developable and/or deliverable
ALD10	*NEW SITE* Strawberry Farm, Burghfield Road, Tadley	The site is available (in single ownership with no disclosed legal issues), although achievability is unknown as achievability criteria was not specified/disclosed. Further information required on some matters including ecology and highways, along with LVIA and Arboricultural Impact Assessment. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.	Potentially developable	Not promoted for Residential development
ALD2	The Paddock, Baughurst Road, Aldermaston, RG7 4PJ	The site is potentially available (there is more than one landowner) and potentially achievable due to there being a covenant that restricts building heights. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, part of the site is within a Historic Park and Garden, and development would be inappropriate in the context of the existing settlement form, pattern and character.	Not developable within the next 15 years	Not developable and/or deliverable
ALD3	Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. High groundwater levels will limit the use of infiltration Sustainable Drainage Systems and surface level measures will be required which will limit the developable area. In addition, part of the site has planning permission for employment uses. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD4	Land at Forsters Farm, Wasing Lane, Aldermaston	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, access to the site is not supported by the Council's Highways Team, and a more intensive development in this location would be out of character with the existing settlement form	Not developable within the next 15 years	Not developable and/or deliverable
ALD5	Basingstoke Road/Fallows Road, Aldermaston Wharf	The site is available (in single ownership with no disclosed legal issues), and achievable. The southern half of the site is within the functional floodplain, and residential development in such a location is unsuitable. There are a number of factors which would need to be investigated further to confirm that the site is developable - further assessment required to see if development on part of the site would be appropriate in the context of the existing settlement form and character of the landscape. Further information required on a number of matters, including highways, flood risk and ecology, before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
ALD6	Land off Benyon Road, Easter Park, Tadley	The site is available (in single ownership with no disclosed legal issues), and the owner is likely to develop the site), and achievable. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD7	Padworth Sawmills Industrial Estate, Rag Hill, Padworth, RG7 4NU	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is unsuitable on highway grounds (the Council's Highways Team does not support development on the site), and the site is not within or adjacent to a settlement boundary so development is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
ALD8	*REVISED SITE AREA* Land south of Youngs Industrial Estate, Paices Hill, Aldermaston	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD9	*NEW SITE* Land North of Silchester Road, Tadley	The site is potentially available (in single ownership with no disclosed legal issues), although the timeframe for when the site could come forward is unknown), and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
BAS1	Land off Reading Road, Lower Basildon	The site is available (in single ownership with the owner being a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the existing settlement form and pattern. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the AONB and further assessment is required to determine if development would result in harm. Further information is also required on ecology.	Potentially developable in part	Best and Most Versatile Agricultural Land
BAS2	Land adjacent Reading Road, Lower Basildon	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the AONB and further assessment is required to determine if development would result in harm. Further information is also required on ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Best and Most Versatile Agricultural Land
BAS3	Land west of Blandy's Lane, Upper Basildon	Availability and achievability is unknown due to part of the site being subject to a covenant which relates to the an agricultural use and density of future development There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site	Not developable within the next 15 years	Not developable and/or deliverable
BAS4	Land south of Ashampstead Road, Upper Basildon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BAS5	Knapps Wood Farm, Pangbourne Road, Upper Basildon, RG8 8LN	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site. Development of the site would be inappropriate in the context of the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
BAS6	Garlands Farm, Gardeners Lane, Upper Basildon, Reading, RG8 8NP	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BAS7	Land behind Little Orchard, Gardeners Lane, Upper Basildon, RG8 8NL	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support development on the site. Development of the site would be inappropriate in the context of the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
BEED1	Britwell Farm, Oxford Road, World End, Chieveley, RG20 8RU	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The area is not within or adjacent to a settlement boundary and is within open countryside and so development is not encouraged. However the site has permission in principle for a maximum of 4 dwellings. Low risk surface water pooling occurs in north section of site, and development would need to be avoided on this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.	Potentially developable	Development Commenced
BEED2	Land at World's End, Beedon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would fail to respect the existing compact, nucleated form of the existing hamlet.	Not developable within the next 15 years	Not developable and/or deliverable

BEED3	Land rear of The Coach Public House, World's End, Beedon	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
BEED4	The Old Brickworks, Beedon Hill, Beedon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN1	Land fronting Bath Road, Aldermaston Wharf, Reading - Site B	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development on the whole of the site would be of a scale that is inappropriate to the existing settlement of Aldermaston Wharf. Surface water flood risk on part of the site and development would need to be avoided on this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
BEEN10	"NEW SITE" Northway Porsche, Grange Lane, Beenham RG7 5PT	The site is available (it is in single ownership and owned by a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Surface water flood risk on the southern site boundary and development would need to be avoided in this location. Poor drainage on the site may also mean that areas of storage are required which will reduce the developable area. Further information required on some matters, including highways, heritage, trees and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
BEEN11	"NEW SITE" Land adjacent Beenham Industrial Estate, Beenham RG7 5PP	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Sensitivity and Capacity Assessments for the site have concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN2	Amour, Beedon Hill, Beedon	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the existing settlement form and pattern. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved and the Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN3	Beenham Landfill & Compost Area, Grange Lane, Beenham, RG7 5PY	The site is available in part (in single ownership). Following the assessment of suitability the promoter advised that the existing waste facility on site was to remain operational and therefore only part of the site is available (southern part of site). Achievability is unknown due to the high risk of contamination which could result in cost factors. Two cases of high risk pooling on the site and development would need to be avoided on these areas. Further information is required on some matters including highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable (in part)	Not promoted for Residential development
BEEN4	Beenham Landfill, Grange Lane, Grange Lane, Beenham, RG7 5PY	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN5	Beenham Landfill, Pips Lane, Pipe Way, Beenham, RG7 5QT	The site is available (in single ownership) and achievability is unknown due to the high risk of contamination which could result in cost factors. Following the assessment of suitability to the site promoter confirmed that the planning permission on the southern part of the site has been implemented but the northern part remains available. Further information is required on some matters including highways, ecology, and groundwater levels. Site includes a number of landfill gas extraction equipment, which will need to be considered by appropriate groundworks as part of any development. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Not promoted for Residential development
BEEN6	Beenham Landfill, A4 Road Frontage, Beenham, RG7 5HY	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN7	Land at Back Lane, Beenham	The site is potentially available (there is more than one owner although an option agreement with a developer is being entered into) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be of a scale that would be inappropriate to the existing settlement of Beenham and would result in harm to the natural beauty and special qualities of the AONB. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN8	Land north of Back Lane, Beenham, RG7 5NN	The site is available (it is in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is part of the wider rural landscape and development here would extend built development into the countryside.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN9	Land at Beenham Stocks, Beenham Hill, Beenham	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site. Development would not be appropriate in the context of the existing settlement form and character.	Not developable within the next 15 years	Not developable and/or deliverable
BH1	Clappers Farm, Cross Lane, Beech Hill, Grazeley	The site is potentially available and potentially achievable as whilst the site is in single ownership, the site is currently let on a Farm Business Tenancy which is due to expire in 2023. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, it forms part of a Registered Park and Garden, and the scale of development would be inappropriate in pattern and scale to the village of Aldermaston.	Not developable within the next 15 years	Not developable and/or deliverable
BH2	Field beside Wood Lane, Beech Hill, Reading, RG7 2BE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. There are also access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
BOX1	"NEW SITE" Land to the south of the Recreation Ground, Bofford	The site is available (in single ownership), and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form and pattern. Development would also fail to conserve and enhance the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
BRAD1	Oleivale Nurseries, Hungerford Lane, Bradfield Southend, RG7 6JH	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and there are no footways in the area. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BRAD2	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend, RG7 6HW	Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding. Part of the site is located within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRAD3	Land south of Crack Willow House & south of Troiman Cottages, Heath Road, Bradfield Southend	Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding. In addition the site is landlocked and access would need to come through an adjacent site (BRAD2) which is in the same ownership. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development will harm the AONB, and further landscape assessment required. The Council's Highways Team have raised concerns that this site added to further proposed sites will result in Cock Lane reaching capacity. Further information required on ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

BRAD4	Land at Cock Lane, Bradfield Southend	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is located within the settlement boundary whereby the principle of development is acceptable.	Deliverable	
BRAD5	Land north of South End Road, Bradfield Southend	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A high risk of flooding from existing watercourse runs along the north border of the site and development would need to be avoided on this area. A 2014 Landscape Capacity Assessment advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty and special qualities of the AONB. There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRAD6	Land to the rear Ash Grove, Bradfield Southend	Availability and achievability are unknown as there are historic covenants on the land. A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm. There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology and highways. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRAD7	'REVISED SITE AREA' Land at Southend Road, Bradfield Southend	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB. Development would also extend the settlement down the slope towards the Bourne Valley, and would also fail to respect the traditional linear pattern of development in much of the village	Not developable within the next 15 years	Not developable and/or deliverable
BRIG1	Isbury, The Village, Brightwalton, RG20 7BP	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site is located within the settlement boundary where there is a presumption in favour of development. Development on the remainder of the site would be dependent upon a review of the settlement boundary of Brightwalton in the Local Plan Review. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. In addition, further information required on landscape, and ecology before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Refer to Site Assessment Report
BRIM1	Manor Farm, east of Brompton Road, Brompton RG7 4SQ	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the settlement pattern and form but the potential for some frontage development on part of the site would need to be subject to further landscape assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape, highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRIM2	Manor Farm, west of Brompton Road, Brompton RG7 4SQ	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the settlement pattern and form but the potential for some frontage development on part of the site would need to be subject to further landscape assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape, highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRIM3	'CHANGE TO USE PROMOTED' Larwhistle Farm, Brompton Road, Brompton Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Concerns over access and highway capacity. Further information is required on some matters including highways, ecology, and heritage before a robust decision can be made.	Potentially developable	Not promoted for Residential development
BUCK1	Orchard Gate, Little Lane, Upper Bucklebury, RG7 6QX	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
BUCK2	Land south of Broad Lane, Upper Bucklebury	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - there is the potential for harm to the natural beauty and special qualities of the AONB. Further assessment in conjunction with the AONB and Natural England would be required In addition, further information required on ecology before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
BUR1	Land at Brookhouse Farm, Suharnstead Road, Burghfield	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR10	East Clayhill Road and south Pondhouse Farm (land adjoining HSA15), Burghfield Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR11	Land between Gully Copse and Reading Road, Burghfield Common	There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR12	Land at Green Park, Kinton's Farm Road, Reading	The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the potential for development to impact on a Major Hazard Pipeline. Majority of the site lies within an area at risk of fluvial flooding and records show that part of the site has previously been subject to flooding. Office developments are considered a 'less vulnerable' use and is therefore an appropriate use within Flood Zones 2 and 3, subject to the application of the sequential test. Further information required on a number of matters, including LVIA, Arboricultural Impact Assessment, flood risk, and ecology before a robust decision can be made. Highway access arrangements to be consulted with Reading Borough Council. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Depending on the exact location of the development there may be an impact in relation to a Major Hazard Pipeline.	Potentially developable in part	Not promoted for Residential development
BUR13	Land west Green Park Station, off Cottage Lane	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site at risk from flooding, and a residential use is being proposed which in flood risk vulnerability terms is 'more vulnerable'. A Local Wildlife Site designation included on part of site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. There are access issues with the private road to site not included within site boundary. The Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable

BUR14	Hérons Nest, Station Road, Theale	<p>The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>Northern half of site designated a Local Wildlife Site, parts of site at risk of flooding and there are local highway network concerns. Therefore further information is required on a number of matters including highways, ecology and flooding before a robust decision can be made.</p> <p>Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.</p>	Potentially developable in part	Not promoted for Residential development
BUR15	The Guide Dogs for the Blind Association, Hillfields, Reading Road, Burghfield Common, RG7 3YG	<p>Availability and achievability is unknown due to there being uncertainty whether there are any market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. Tree Preservation Orders cover the whole site. Impact on local highway network.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR16	*NEW SITE* Land at Kiron's Farm Road, Reading RG30 3UW	<p>Site automatically excluded as development of this site would affect a high pressure gas pipe.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR2	Greenfields, Church Lane, Burghfield, RG30 3TG	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Southern part of site at risk of surface water flooding.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. Access issues as site appears landlocked.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR3	Land off Pingewood Road North, Burghfield Bridge, RG30 3XN	<p>The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, it forms part of a Registered Park and Garden, and the scale of development would be inappropriate in pattern and scale to the village of Aldermaston.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR4	Land to the south east of Greenfields, Church Lane, Burghfield	<p>The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. Access issues as site appears landlocked. The majority of the site is at risk of surface water flooding.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR5	Field Farm, Mill Road, Burghfield	<p>The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. There are access issues with a lack of footways to the north, and land ownership along the road is unlikely to be able to provide a footway. The Council's Highways Team do not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR6	Burghfield Park, Hangar Lane, Burghfield, RG7 4AP	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Parts of the site are at risk of flooding.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is a designated Local Wildlife Site. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR8	Former MOD base (HMS Dauntless), Clayhill Road, Burghfield	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of the site comprises of a Local Wildlife Site</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is a designated Local Wildlife Site. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. There are access issues as a single point of access would be unsuitable and it appears additional access points could not be achieved. The Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
BUR9	Land south of Mans Hill, Burghfield Common	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>High risk of surface water flooding on the entire southern section of the site.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site does not relate well to the existing settlement and would extend development into the open countryside.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA1	*REVISED SITE AREA* Ashmore Green Farm, Stoney Lane, Ashmore Green	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form and pattern.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA10	Sims Metal Management & J. Passey & Son Butchers, Turnpike Road, Newbury	<p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>There is a surface water flood flow route from north to south through centre of site, and development would need to avoid this area.</p> <p>An unnamed ordinary watercourse which passes through the site enters a culvert to the north of the site, at Waller Drive. Due to the topography of the site, blockage of this culvert may cause flows to back up and flood onto Waller Drive, and may overtop into the site. The impact of this blockage on the residual risk to the site should be assessed in detail within a site specific Flood Risk Assessment.</p>	Potentially developable	Flood Risk
CA11	Land adjacent Little Coppse, Off Lawrences Lane, Thatcham	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA12	Land at Herwick Park, Bowling Green Road, Thatcham, RG18 3BY	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required.</p> <p>A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
CA13	Land at Elmhurst Farm, Ashmore Green Road, Thatcham	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Highways concerns about the level of traffic increases on Ashmore Green Road.</p> <p>High risk of surface water flooding on the west side of site. Second surface water flood flow route passes diagonally through centre. Attenuation may be possible but site is adjacent to Thatcham Tull Way Flood Alleviation Scheme and therefore may adversely affect this structure. A full engineering assessment will be required to determine the effect.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are no footways within the vicinity and the Council's Highways Team does not support the site. Development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA14	Land East of Long Lane, Cold Ash RG18 9LY	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site. In addition the site projects into open countryside and development would fail to conserve the elements that mark the transition between Curridge and the countryside.</p>	Not developable within the next 15 years	Not developable and/or deliverable

CA15	Land at Long Lane, North of Highwood Close and Shaw Cemetery, Long Lane, Newbury	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer). Achievability is unknown because the Council's Highways Team have identified that a route is required from the B400 to the A339. They will only support the site if this is delivered.</p> <p>Site at risk of surface water flooding, and the attenuation measures suggested by the site promoter could be incorporated into the development, according to the Council's Principal Engineer.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.</p> <p>In addition, further information required on a number of matters, including highways, ecology, and landscape before a robust decision can be made.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
CA16	The Creek, Heath Lane, Thatcham	<p>The site is available (in single ownership, and a developer has an option agreement) and achievability is unknown because the site is landlocked and access would need to come through an adjoining site (CA12).</p> <p>The site is detached from any settlement boundary. However, a site (CA12) which surrounds CA16 has been promoted and this adjoins the settlement boundary of Thatcham. Potentially both sites could be considered as part of a comprehensive development subject to further assessment.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, ecology, and landscape.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
CA17	Regency Park Hotel, Bowling Green Road, Thatcham, RG18 3RP	<p>The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - a series of mitigation measures to conserve and enhance the AONB; and to maintain the character of the land north of Thatcham. Further information also required on ecology before a robust decision can be made.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
CA18	The Field, Ashmore Green Road, Ashmore Green	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA19	Land at Woodland Leaves, Cold Ash Hill, Cold Ash, RG18 9PS	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA2	Land south of Pound Cottage, Cold Ash Hill, Cold Ash, RG18 9PA	<p>The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would have an urbanising effect which would erode the open undeveloped character of the area. Development would also harm the setting of the AONB.</p> <p>Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA20	"NEW SITE" Land east of Stoney Lane, Newbury	<p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would result in the loss in the transition between Newbury and countryside, and would result in increased suburbanisation of the area. In addition, development would extend beyond the line of existing built development in North Newbury.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA3	New Farm, The Ridge, Cold Ash, RG18 9JA	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - a 2014 Landscape Capacity Assessment concluded that development (as part of a wider site) would result in significant harm to the natural beauty and special qualities of the AONB</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA4	St. Gabriel's Convent, The Ridge, Cold Ash	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The majority of the site is located within the settlement boundary whereby the principle of development is acceptable.</p>	Deliverable (Years 1-5)	
CA5	Land adjacent St. Gabriel's Convent, The Ridge, Cold Ash	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would not be appropriate in the context of the existing settlement form, pattern and landscape character.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA6	Old Sand Pit, Land north of Red Shute Hill, Hermitage	<p>The site is available (in single ownership).</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Council's Highways Team have raised objections in relation to access and impact upon the local highway network.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA7	Chivers Pits, Long Lane, Hermitage	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the existing settlement form, pattern and character.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA8	Land off Stoney Lane, Stone Copse, Newbury	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact on the Local Highway Network. The Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the existing settlement form, pattern and character.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CA9	Land north of Waller Drive (west of Yate's Copse), Newbury	<p>The site is available (in single ownership, and a developer has an option agreement) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site is narrow, and is located adjacent to ancient woodland. There is also a surface water flow route through the site, and the site will require sizable attenuation measures such as a system of ponds to overcome surface water flows which will limit the developable area. Both of these factors may reduce the developable area of the site.</p> <p>The southern half of the site is within the settlement boundary of Newbury whereby there is a presumption in favour of development.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
CH1	The Colt House, Green Lane, Cheveley, RG20 8XB	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact upon the Local Highway Network and the Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CH10	Land north of KIn Drive, Copyhold Farm, Curridge, RG18 9EG	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape. Development would also impact on local highway capacity, and the Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CH11	The Little House, Chapel Lane, Curridge, RG18 9DX	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The eastern part of the site is within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Development on the land to the rear of The Little House would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.</p>	Potentially developable in part	Refer to Site Assessment Report
CH12	School Field, Land to north of Hermitage Primary School, Hampstead Norreys Road, Hermitage, RG18 9SA	<p>The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
CH13	Ian's Field, West of Hermitage Farms, Oare, Hermitage, RG18 9SD	<p>The site is potentially available (there are several landowners). However, there are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team do not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable

CHI14	Land opposite St Bartholomew's Church, Old Street, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI15	Hermitage Farms, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) However, there are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Further intensification of development would have an urbanising effect and would erode the undeveloped rural character of the area. The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.	Not developable within the next 15 years	Not developable and/or deliverable
CHI16	Land north of Manor Lane, Oare, Hermitage, RG18 9SB	There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.	Not developable within the next 15 years	Not developable and/or deliverable
CHI17	Shandy's Paddock, Manor Lane, Oare	There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI18	Manor Corner, Manor Lane, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are highway concerns and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI19	Red Gate Stables, Graces Lane, Chieveley, RG20 8XB	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI2	Land at Tudor Avenue, Chieveley, RG20 8RW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI20	Land adjacent to Oxford Road, Chieveley, Newbury, RG20 8UY	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape. There are access issues and the Council's Highways Team does not support the site. The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.	Not developable within the next 15 years	Not developable and/or deliverable
CHI21	Kiln Estate, Oare, Hermitage	There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact on the local highway network. The Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.	Not developable within the next 15 years	Not developable and/or deliverable
CHI22	Kiln Fields, Oare, Hermitage	There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI23	"CHANGE TO PROPOSED USE" Land at Chieveley Glebe, Chieveley	The site is potentially available and potentially achievable - the site is in single ownership, however the site is currently let on a Farm Business Tenancy set to expire in 2023. Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site along East Lane only could be accommodated without resulting in harm. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. In addition, Heritage Impact Assessment and ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Best and Most Versatile Agricultural Land
CHI24	Land south east of M4 Junction 13, Chieveley	The site is available (in single ownership). However, there are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessment for the site concludes that development on the site would harm the AONB and recommends that the site is not suitable for development. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns regarding highways impacts.	Not developable within the next 15 years	Not developable and/or deliverable
CHI25	Bluebell Stables, Curridge Road, Curridge, Thatcham, RG18 9DL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. It is not being actively promoted at this time therefore availability and achievability is unknown.	Not developable within the next 15 years	Not developable and/or deliverable
CHI26	"NEW SITE" Land at Newbury Showground, Priors Court Road, Hermitage	Access onto the strategic road network would be unsuitable. There is a surface water flow path that runs through the site and attenuation needs to be along the line of the flow path. Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site could be accommodated without resulting in harm subject to mitigation measures set out in the 2022 Landscape Sensitivity and Capacity Assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - transport Assessment required to determine the impact of the proposal on the local road network and capacity of the SRN. Heritage Impact Assessment required to determine impact upon setting of Grade II* Priors Court School. In addition, up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site. Availability is unknown because it is not known if there are any legal issues, timeframe for development.	Potentially developable in part	Not promoted for Residential development
CHI27	"NEW SITE" Land north of Newbury Showground	There are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessment for the site concludes that development on the site would harm the AONB and recommends that the site is not suitable for development. Concerns regarding highways impacts.	Not developable within the next 15 years	Not developable and/or deliverable
CHI3	Land at Chieveley Junction, off A34	The site is available (in single ownership) but there are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessments for the site conclude that development on the site would harm the AONB and recommends that the site is not suitable for development. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns regarding highways impact.	Not developable within the next 15 years	Not developable and/or deliverable
CHI4	Land off Morphetts Lane, Down End, Chieveley, RG20 8TN	The site is located within the settlement boundary whereby there is a presumption in favour of development. The site has grant of planning permission for one dwelling however it has been lapsed in January 2021. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.	Potentially developable	Development Commenced
CHI5	The Old Stables, Green Lane, Chieveley, RG20 8XB	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on local highway capacity and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
CHI6	Land at School Lane, Chieveley, RG20 8TY	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in significant harm to the AONB. Development would also be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI7	Land at Graces Lane, Chieveley	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI8	Land south of Graces Lane, Chieveley	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would be inappropriate in the context of the existing settlement form and pattern. The Council's Highways Team has raised concerns about the lack of pedestrian route into Chieveley, and difficulties in providing one.	Not developable within the next 15 years	Not developable and/or deliverable
CHI9	The Old Nursery, Bradley Court Lane, Chieveley, RG18 9XZ	The site is potentially available (there are several landowners) and is achievable. Concerns regarding potential landscape impact on AONB and in rural location mean further information would be required on a number of matters, including ecology and landscape before a robust decision can be made.	Potentially developable	Best and Most Versatile Agricultural Land
COM1	Land east of Downs Road, Compton RG20 6RE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Adoptable access is unachievable, and development would impact upon local highway capacity. The Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable

COM2	Land north of Hill Top House, Churn Road, Compton, RG20 6PP	<p>The site is available (in single ownership) and achievability is unknown due to access concerns the high risk of contamination which could result in cost factors.</p> <p>Parts of the site are unsuitable for development - only southern part of the site is suitable in landscape terms. In addition, groundwater emergence modelling indicates that groundwater emergence is predicted to impact the south east corner of the site during a 1 in 30 year flood event, and extend to cover the south of the site during a 1 in 100 year event.</p> <p>The Council's Highways Team has raised concerns over suitable access - access road through COM5 and COM4 will need to be made available to enable pedestrian routes.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - highways, ecology, and landscape.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Best and Most Versatile Agricultural Land
COM3	Land to east of Mayfield Cottages, Cheseridge Road, Compton, RG20 7PL	<p>The site is potentially available and potentially achievable because the existing building on the site is currently under lease agreement as a scout hut. The length of lease and break clause details are unknown.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.</p>	Not developable within the next 15 years	Not developable and/or deliverable
COM4	Land to north east of Isley Road, between Elm View House and Lansdowne Cottages, Isley Road, Compton, RG20	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Capacity Assessment (2015) concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement pattern.</p> <p>Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.</p>	Not developable within the next 15 years	Not developable and/or deliverable
COM5	Land north east of Isley Road & west of Churn Road, Compton RG20	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Capacity Assessment (2015) concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement pattern.</p>	Not developable within the next 15 years	Not developable and/or deliverable
EG1	Land adjacent Dingle Dock, East Garston, RG17 7HN	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.</p>	Not developable within the next 15 years	Not developable and/or deliverable
E11	Land north of Whitehall Cottages, Abingdon Lane, East Isley	<p>The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year flood event.</p>	Not developable within the next 15 years	Not developable and/or deliverable
E12	Land south of Fidler's Lane, East Isley	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of the site is unsuitable for development - the Council's Drainage officer commented that the site is only partially suitable. Surface water flow path and high ground water level will need to be managed and proposed density may have to be reduced to allow for adequate Sustainable Drainage Systems.</p> <p>In addition, groundwater emergence modelling indicates that groundwater emergence is predicted to impact the far eastern part of the site during a 1 in 30 year flood event, and the eastern half of the site during a 1 in 100 year flood event.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape assessment and ecological surveys.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Best and Most Versatile Agricultural Land
ENB1	Enborne Meadows, Newbury, RG20 0LX	<p>The site is potentially available (there are several landowners, however an initial stage agreement is in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the Council's Highways Team does not support the site. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
ENB2	Circus Headquarters, Longcopse Farm, Enborne, Newbury, RG20 0LD	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site is an allocated Travelling Showpersons yard for 24 plots in Policy TS2 in Housing Site Allocations DPD (site reference: GTTS2). This policy requires development to provide a minimum of a 15m landscaped buffer to Long Copse Wood, a 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site, which may reduce the developable area of the site.</p> <p>The eastern part of the site is ancient woodland (Long Copse Wood) and development here would be inappropriate. There would need to be a buffer between any development and the ancient woodland.</p> <p>There are surface water flow paths within the site. Areas where surface water flows would be undevelopable, requiring a swale or ditch.</p>	Deliverable in part (Years 1-5)	Not promoted for Residential development
ENG1	Englefield Estate Yard, The Street, Englefield, RG7 5E8	<p>The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>High ground water levels will limit the use of deep infiltration Sustainable Drainage Systems and therefore other methods will be required depending on the development proposals, in which may reduce the developable area.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - highways, ecology and landscape</p>	Potentially developable	Not promoted for Residential development
ENG2	Englefield Estate Office, Englefield Road, Theale, RG7 5DU	<p>The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and lack of footway, and the Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
ENG3	Englefield Equestrian Centre, The Street, Englefield,	<p>The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Southern half of the site is located within a historic park and garden.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and lack of footway, and the Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE 3	Land south Newbury Racecourse, Newbury	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment concludes that the site has a low capacity for development due to the site being constrained by in a number of ways where any development would affect views and characteristics which would cause harm to the landscape. The Assessment therefore recommends that the site is not developed for housing.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE1	Land south of Pinchington Lane, Greenham, Newbury, RG19 8SR	<p>The site is potentially available (it is in multiple ownership and is to be marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandfield Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE10	*REVISED SITE AREA* Land east of Pigeons Farm Road, Greenham, Newbury	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site does not relate well to the existing settlement and would extend development into the open countryside. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required.</p> <p>Further ecological surveys required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
GRE11	Newbury and Cookham Golf Club, Bury's Bank Road, Newbury	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE12	Land west of Newtown Road, Sandfield, Newtown, Newbury, RG20 9AY	<p>The site is available (in single ownership and a promotion agreement is in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team. The entire site forms part of a registered park and garden (Sandfield Priory (Grade III)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE13	*NEW SITE* Land south of Deadman's Lane, Greenham, Newbury	<p>The site is potentially available (there is more than one landowner although one of the landowners is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site can only be accessed via the A339, as there is limited width to provide an access onto Deadman's Lane. The Council's Highways Team would resist any access proposals onto the busy A339. A footway would be required that would provide good links to nearby facilities, but this does not appear possible to achieve. The entire site forms part of a registered park and garden (Sandfield Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.</p>	Not developable within the next 15 years	Not developable and/or deliverable
GRE2	Land south Sandfield Park, Newbury, RG14 5EN	<p>The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable

GRE4	Land at Abbotwood, Newtown Road, Newbury, RG20 5NY	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. The entire site forms part of a registered park and garden (Sandfield Priory (Grade II) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.	Not developable within the next 15 years	Not developable and/or deliverable
GRE5	Land south Capability Way, east of Sandfield Mobile Home Park, Newbury	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandfield Priory (Grade II) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development. There is a blanket Tree Preservation Order on the site.	Not developable within the next 15 years	Not developable and/or deliverable
GRE6	Land adjoining New Road, Newbury	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Standing advice in relation to ancient woodland has changed in 2022. There is significant pressure from all sides on the adjacent wood which would be close to residential areas within the site. The buffer zone required would be greater than 15 metres. The loss of green infrastructure cannot be enhanced. Following the NPPF which states at paragraph 190 c) that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists', and further to the refused planning application for four dwellings, it is considered that the impact on the ancient woodland would be so great that the site is not suitable for development.	Not developable within the next 15 years	Not developable and/or deliverable
GRE7	Sandfield Lodge Park, Greenham, Newbury, RG20 9BB	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandfield Priory (Grade II) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development. Adoptable access cannot be achieved, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
GRE8	Sandfield Park (including New Warren Farm), south Warren Road and Monks Lane, Newbury	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is an allocated within the Core Strategy. The developable area of the site is located within the existing settlement boundary. Part of the site now has outline planning permission. According to Core Strategy Policy CS 3, development is to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandfield Priory. The site contains areas of ancient woodlands and it would be inappropriate to develop on those areas. Policy CS 3 also requires to conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland	Developable in part (Years 6-10, 11-15)	
GRE9	Sandfield Park, South of Monks Lane, Newbury	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is an allocated within the Core Strategy. The developable area of the site is located within the existing settlement boundary. Part of the site now has outline planning permission. According to Core Strategy Policy CS 3, development is to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandfield Priory. The site contains areas of ancient woodlands and it would be inappropriate to develop on those areas. Policy CS 3 also requires to conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland	Developable in part (Years 6-10, 11-15)	Repeated Site
GS1	Land west of Spring Meadows, Allensdale Farm, Great Shefford	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Parts of the site are unsuitable for development - groundwater emergence modelling that was prepared following the Winter 2013/14 flood event indicates that groundwater emergence is predicted to impact the north east corner of the site during a 1 in 30 year and 1 in 100 year flood event. In addition, there is a surface water flow path in the north east site corner. Development would need to be avoided in this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further ecological surveys are also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Best and Most Versatile Agricultural Land
GS2	Land adjacent to Three Gables, Great Shefford	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is flood risk across the site. Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the site during a 1 in 30 year and 1 in 100 year flood event. Groundwater emergence mapping indicates that the site was subject to groundwater flooding in 2014. A large area of the site was affected by flooding in 2007. Development would harm the rural setting of The Swan (Grade II listed), and the rural character of the historic village.	Not developable within the next 15 years	Not developable and/or deliverable
HER1	Land west of Slanting Hill, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are no footway links and no scope to provide this and as a result the site is not supported by the Council's Highways Team. Development would encroach into open countryside, impact upon the rural setting of Hermitage.	Not developable within the next 15 years	Not developable and/or deliverable
HER2	Land at Hempstead Norreys Road, Hermitage, RG18 9SD	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues, and the site is not supported by the Council's Highways Team. Development of the site could adversely impact on the existing settlement pattern, causing harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HER3	Land east of B4009, Hermitage, RG18 9XU	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues, and the site is not supported by the Council's Highways Team. Development of the site could adversely impact on the existing settlement pattern, causing harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HER4	*REVISED SITE AREA* Land adjacent to Station Road, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development would be unsuitable on parts of the site - Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Development would need to be avoided in these areas. In addition, development across the whole site would have a significant impact on key landscape characteristic and valued features of this area of the AONB and would not be appropriate. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Concerns about impact upon the B4009 / Priors Court Road / Station Road junction. Further assessment required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
HER5	Land at Kiln Farm, west of B4009, Hermitage, RG18 9SA	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there is some potential (subject to mitigation measures) for development on the eastern part of the site. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further information also required on highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
HER6	Land at Windmill Hill, off Yattendon Road, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues. Development would result in the loss of gradation between settlement and countryside, and result in harm to the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HM1	*NEW SITE* Land to the north of sewage treatment works, previously part of Elm Farm, Hamstead Marshall	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - required sight lines cannot be provided to the site. Development would not relate well to the existing linear development and would extend the built form into the countryside.	Not developable within the next 15 years	Not developable and/or deliverable
HN1	Land at Shepherds Cottage, Wyld Court Hill, Hampstead Norreys, RG18 0TN	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
HN2	Red Cottage & adjoining land, Hampstead Norreys	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable

HUN3	Land at Five Ways, Off Compton Road, Hampstead Norreys, Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are unsustainable footway links, and the Council's Highways Team does not support the site. The site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
HUN10	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 4)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required. Further ecological surveys required. Flooding concerns - sequential test required. As site is proposed for public open space, it is dependent on other sites being allocated for development.	Potentially developable in part	Not promoted for Residential development
HUN12	Land west of Salisbury Road, Hungerford	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A 2011 Landscape Sensitivity Assessment concluded that development on part of the site could be accommodated There are a number of factors which would need to be investigated further to confirm that the site is developable - further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Further ecological surveys also required. Allocation on part of the site only would be dependent on a review of the settlement boundary for Hungerford in the Local Plan Review and the outcome of further landscape capacity work. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
HUN14	Land east of Salisbury Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - a landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Further ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Best and Most Versatile Agricultural Land
HUN15	Follydog Field, Bath Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and potentially achievable as an oil pipeline that runs across the southern part of the site. It is understood that this requires a development exclusion zone but the extent of this would need to be confirmed. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. A small part of the site may be able to mitigate the potential visual and landscape harm to the AONB. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological assessment required due to proximity of the site to two SSSIs and a SAC. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
HUN16	King Field, Eddington Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB. Development would impact on local highway capacity. The Council's Highways Team has significant concerns about the site.	Not developable within the next 15 years	Not developable and/or deliverable
HUN17	King Field, Eddington Road, Hungerford (Smaller Site Area)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HUN18	'NEW SITE' The Paddock, Marsh Lane, Hungerford	Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
HUN19	'NEW SITE' Land at Stronggrove Hill, Hungerford	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the settlement boundary and poorly related to the settlement of Hungerford.	Not developable within the next 15 years	Not developable and/or deliverable
HUN3	Former Oakes Brothers Site, Station Road, Hungerford, RG17 0EA	The site is available (in single ownership and owned by a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Despite having an extant permission for 30 flats, the site lies within a Protected Employment Area and so allocation would be dependent on the re-allocation of protected employment land through the Local Plan Review.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
HUN4	15 Chestnut Walk, Hungerford, RG17 0DB	The site is available (in single ownership) and potentially achievable as the land is owned by West Berkshire Council and is available subject to Council resolution. Small part of site at risk surface water flooding, and development would need to be avoided in this area. The site is located within the settlement boundary whereby there is a presumption in favour of development. Further ecological studies required.	Potentially developable in part	Refer to Site Assessment Report
HUN5	Land at Priory Road, Hungerford	The site is available (in single ownership) and potentially achievable as the land was previously in Educational use it will need to no longer be used as such for 7 years before it can be considered for development. In addition the land is owned by West Berkshire Council and is available subject to Council resolution. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. The Council's Highways Team does not consider that a safe access could be provided.	Not developable within the next 15 years	Not developable and/or deliverable
HUN6	Hungerford Trading Estate	The site is potentially available (multiple ownership) and potentially achievable as there is a lease on one of the units on the site. Part of the site is within the functional floodplain and Flood Zone 2. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on ecology needed and significant flooding concerns would also need resolving. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Flood Risk
HUN7	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 1)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of site within the functional floodplain and Flood Zone 2. Surface water flood risk along entire eastern boundary of site. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on highways and ecology needed, and significant flooding concerns would also need resolving. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
HUN8	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 2)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is being promoted as potential permanent allotment land in lieu of existing temporary allotments on HUN9 (site 3), but only if site 3 is allocated for residential development. A landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Not promoted for Residential development
HUN9	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 3)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on local highway capacity, and the Council's Highways Team does not support the site. Site does not relate well to the existing settlement and would extend development into the open countryside	Not developable within the next 15 years	Not developable and/or deliverable
KIN3	'REVISED SITE AREA' Land east KIn Farm, Kintbury, RG17 9XD	The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A very small part of the site only may be suitable but further work needs to be undertaken to assess whether it is acceptable in landscape and highway terms. Further ecological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
KIN4	Land north of KIn House, Laylands Green, Kintbury, RG17 9UD	The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Concern that more intensive development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Heritage Impact Assessment also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

KIN5	*REVISED NUMBER OF DWELLINGS PROMOTED: Land north Holt Road, Kintbury	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development on the site would result in significant harm to the natural beauty of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
KIN6	Land adjoining The Haven, Kintbury, RG17 9AU	The site is available (in multiple ownership, although a developer has an option to purchase the site conditional on planning) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys required. Transport Statement required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
LAM1	Land between Folly Road, Rockfai Road/Bridleways & Stork House Drive, Lambourn	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Although the southern part of the site could be considered potentially suitable, further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the northern part of the site along Folly Road may result in significant harm to the natural beauty and special qualities of the AONB could be overcome. The southern portion of the site is predicted to be affected by groundwater emergence during a 1 in 30-year and 1 in 100 year event. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys also required. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Best and Most Versatile Agricultural Land
LAM10	*NEW SITE* Land to the south of Trinity Green, Ramsbury Road, Membury	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Sensitivity and Capacity Assessment concludes that development across the whole site would be unsuitable in landscape terms. Development within the central core of the site could be accommodated. Further ecological surveys required. Concerns around the sustainability of the site. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Not promoted for Residential development
LAM2	Land at Wantage Road & North Fields, Lambourn	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity Assessment (2011) concluded that development would result in harm to the natural beauty of the AONB and would extend settlement further into the downland landscape.	Not developable within the next 15 years	Not developable and/or deliverable
LAM3	Land south of Old Station Yard, Off Codrington Gardens, Lambourn	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - access concerns and impact on Public Right of Way. Currently the site is unacceptable to Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
LAM4	Land off Bockhampton Road, Lambourn	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Concern regarding potential impact on Special Area of Conservation. There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity Assessment (2011) concluded that development on the site would result in harm to the natural beauty of the AONB. Concern that suitable vehicular and pedestrian access could not be achieved, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
LAM5	Windsor House Stables, Large Paddock, Crowle Road, Lambourn	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year flood event and 1 in 100 year flood event.	Not developable within the next 15 years	Not developable and/or deliverable
LAM6	Land west of Ramsbury Road, Walker Logistics Holding Ltd, Membury, Lambourn Woodlands	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Sensitivity and Capacity Assessment concludes that development across the whole site would be unsuitable in landscape terms. Development on two parcels of land within the eastern part of the site would be acceptable subject to mitigation measures. Concerns around the sustainability of the site. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas. Outline planning permission has been granted on part of the site (Area A of LCA).	Deliverable in part (Years 1-5)	Not promoted for Residential development
LAM7	Land at Fairview, Greenways, Lambourn, Hungerford, RG17 7LD	The site is available (in single ownership and there is a promotional agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Groundwater emergence modelling indicates that the western part of the site was affected by flooding in 2014, and will be affected during a 1 in 100 year flood event. Development would be acceptable in landscape terms subject to mitigation measures. Access required from Greenways, however the road would need to be widened. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Ecological and desk-based archaeological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Best and Most Versatile Agricultural Land
LAM8	Lambourn Business Park, Lambourn Woodlands, Hungerford, RG17 7RY	The site is available (in single ownership and is being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Assessment recommends that only part of the site is suitable. Development would be acceptable in landscape term subject to the mitigation measures outlined in a Landscape Sensitivity and Capacity Assessment. Further ecological surveys required. Unsustainable location - additional traffic would be resisted by the Council's Highways Team. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Not promoted for Residential development
LAM9	*NEW SITE* Land at Fairview, Greenways, Lambourn (Smaller Site)	The site is available (in single ownership and there is a promotional agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Groundwater emergence modelling indicates that the western part of the site was affected by flooding in 2014, and will be affected during a 1 in 100 year flood event. Development would be acceptable in landscape terms subject to mitigation measures. Access required from Greenways, however the road would need to be widened. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Ecological and desk-based archaeological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Repeated Site
LECK1	Land at Egypt Hill, Leckhampstead	The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further landscape and ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Best and Most Versatile Agricultural Land
MID1	Paddock at Wisteria Cottage, Bath Road, Midgham, RG7 5UJ	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
MID2	Land to the west of Woolhampton	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is predominantly within the functional flood plain.	Not developable within the next 15 years	Not developable and/or deliverable

MID3	Land adjoining A4 western end Woolhampton, RG7 5RE	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p> <p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p>	Not developable within the next 15 years	Not developable and/or deliverable
MID4	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton	<p>An ancient woodland (Great Mouners Copse) is immediately adjacent to site, suitability of site depends on appropriate avoidance and mitigation measures. A buffer will be required between the ancient woodland and development.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required, and high risk of adverse nature conservation impacts and further ecological studies required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p> <p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
MID5	Land east of Colthrop Industrial Estate, south of Bath Road, Thatcham	<p>Site is adjacent to an existing Protected Employment Area and so allocation would be dependent on a review of the District's Protected Employment Areas through the Local Plan Review.</p> <p>Further information would be required on some matters including landscape impact, flood risk and ecology.</p> <p>The site has an extant outline planning permission for employment development.</p>	Deliverable (Years 1-5)	Not promoted for Residential development
NEW1	London Road Industrial Estate, Newbury	<p>Availability and achievability are unknown - high risk of contamination on site and this could result in potential cost factors. There are existing businesses on the site and details of the length of these are break clauses are unknown.</p> <p>A significant part of the site is within Flood Zones 3a, 3b (Functional Flood Plain) and 2.</p> <p>Development would result in the loss of a football ground (an ACV), and the replacement for this has yet to be fully determined.</p> <p>Site is within settlement boundary and partly within a PEA.</p> <p>High risk of adverse nature conservation impacts.</p> <p>There are a number of factors which would need to be investigated further including flood risk, heritage, highways and ecology/nature conservation.</p>	Potentially developable in part	Not promoted for Residential development
NEW10	Land adjacent to Oxford Road, Newbury	<p>The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of the site is designated as a Local Wildlife Site.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form and character. There is a risk of flooding on across much of the site. Modelling indicates that 70% of the site will lie within Flood Zone 3a when climate change is taken account of. A residential use is a more vulnerable use.</p>	Not developable within the next 15 years	Not developable and/or deliverable
NEW11	*NEW SITE* The Chase, Wash Water	<p>Availability and achievability are unknown - the site is in multiple ownership and was subject to a land banking scheme. The exact number of landowners is unknown. The site promoter has advised that they would develop the part of the site that they own.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development in this location would extend development down the valley side and would not respect the role the landscape plays as a setting to both the character of Newbury and Enborne Row.</p>	Not developable within the next 15 years	Not developable and/or deliverable
NEW12	*NEW SITE* Greenham Road Retail Park, Newbury	<p>Availability and achievability are unknown - it is unknown if there are any legal issues. There are existing businesses on the site and the details of the lengths of the leases and any break clauses are unknown. There is a high risk of contamination on the southern half of the site as timber yard previously located here, and this could result in cost factors.</p> <p>Surface water flood risk on part of the site.</p> <p>Further ecological surveys required.</p>	Potentially developable	Refer to Site Assessment Report
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury, RG14 7EB	<p>The site is available (in single ownership) and potentially achievable as the land is owned By West Berkshire Council and is available subject to Council resolution.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Site suitable subject to outcome of appropriate ecological surveys.</p>	Potentially developable in part	
NEW3	Kennet Shopping Centre, Newbury, RG14 5EN	<p>The site is potentially available and potentially achievable - there are a number of existing retail and leisure units which are currently leased out. It is unknown if the displaced uses would be reprovided for.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>60% of the site lies within Flood Zone 2 and modelling indicates that 59% of the site will lie within Flood Zone 3a when climate change is taken account of (this is the area that is currently within Flood Zone 2).</p> <p>Further ecological surveys required.</p> <p>Consideration of the historic environment will be required due to the location of the site within a Conservation Area and adjacent to Grade II Listed Buildings.</p>	Potentially developable in part	Application Site
NEW5	Land off Andover Road, Newbury	<p>The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
NEW6	Land east of Hill Road, Speen, Newbury, RG14 1RT	<p>The site is potentially available (it is in multiple ownership) and potentially achievable as Thames Water require a development exclusion zone to safeguard water source adjacent to the water treatment works.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - sight lines onto Speen Lane are substandard and the gradient of Hill is probably too steep for an acceptable adoptable access road. The Council's Highways Team does not support the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	<p>The site is available (in single ownership) and potentially achievable as the site promoter has advised that a preliminary geo-environmental and geo-technical risk assessments have been undertaken. These recommend that ground investigation is undertaken, and this would inform suitable mitigation / remediation measures. Mitigation and remediation measures could result in additional costs.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Potential for impact upon nature conservation designations - further ecological studies required.</p>	Potentially developable	
NEW8	*REVISED SITE AREA* Sandford Park South, Newbury	<p>The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Local Wildlife Sites within site.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - Site would be inappropriate in context of the settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
NEW9	Land at West Berkshire Hospital, London Road, Berham Hill, Thatcham	<p>The site is available (in single ownership) and achievable due to there being a covenant on the land which restricts the use to a general hospital and ancillary health related purposes.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - Development here would be out of context with the existing settlement form and pattern and character of the landscape and therefore considered inappropriate.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAD1	Land fronting Bath Road, Aldermaston Wharf, Reading (Site A)	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site has outline planning permission for employment development.</p> <p>High risk of surface and ground water flooding on eastern half of site. Large flood prevention schemes may be required.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further information required on a number of matters, including landscape, flood risk, heritage, highways and ecology/nature conservation.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Not promoted for Residential development
PAD2	The Round Oak, Reading Road, Padworth Common, RG7 4QG	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAD3	Land at Padworth Lane, Lower Padworth, Padworth	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site has outline planning permission for employment development.</p> <p>Part of site at risk of flooding.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development may not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Not promoted for Residential development

PAD4	Land adjacent Padworth WMF, Padworth Lane, Lower Padworth	<p>The site is available (in single ownership), although achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>High groundwater levels and surface water course flows along northern boundary, and there is a small area of surface water flood risk on southern boundary.</p> <p>Further information required on some matters including highways, flood risk, landscape and ecology.</p> <p>The site is previously developed land.</p>	Potentially developable	Not promoted for Residential development
PAN1	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS (and agricultural paddock used as garden since 2000)	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would result in harm to the natural beauty and special qualities of the AONB. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAN3	Centenary Field, Bare Court Road, Pangbourne	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the natural beauty and special qualities of the AONB. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAN4	Bowden Playing Fields, Yattendon Road, Pangbourne	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns that development would cause harm to the natural beauty and special qualities of the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAN5	Pangbourne College Boat House, 16 Shooters Hill, Pangbourne, RG8 7DX	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of the site is within settlement boundary whereby there is a presumption in favour of development, however a significant part of the whole site area is at risk of flooding.</p> <p>Risk of flooding across much of the site would need to be overcome – exception and sequential tests required.</p> <p>Development on the remainder of the site would be subject to further landscape assessment.</p>	Potentially developable in part	Flood Risk
PAN6	Paddock between South Lodge & Wilco Poultry Farm, Tidmarsh Lane, Pangbourne, RG8 8HT	<p>The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAN7	Land east of Wakemans, Upper Basildon	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - unsuitable on Highway grounds due to lack of footway. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
PAN8	Land north of Pangbourne Hill, Pangbourne	<p>The site is available (in single ownership and owner will facilitate development) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact upon local highway network. Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape. Concerns that development will result in harm to the natural beauty and special qualities of the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
SCD1	Old Railway Line, Long Lane, Shaw	<p>The site is potentially available (more than one landowner), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
SCD2	Land west of Wantage Road, Shaw, Newbury	<p>Availability and achievability is unknown. Solicitors acting on behalf of a client have advised the Council that there are a number of restrictive covenants on the site, and that these will be enforced by the client if necessary.</p> <p>Development across the whole site would be inappropriate to the form and pattern of Donnington.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.</p> <p>Further information also required on a number of matters, including landscape, flood risk, heritage, highways and ecology/nature conservation.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
SCD4	Land to the north of Newbury, Newbury	<p>The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Development would impact on the character and identity of Donnington. Further landscape assessment required.</p> <p>Highways concerns, particularly if the access for the eastern land parcel via The Connection is not upgraded from a private road to adoptable standards, and a route through CA15 to the B4009 is not provided.</p> <p>Surface water flow paths within the site. Flooding was reported in the eastern land parcel during the July 2007 flood event.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. High risk of adverse nature conservation impacts. Additional ecology surveys required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
SCD5	Land adjacent North Cottage, Oxford Road, Donnington, Newbury	<p>The site is potentially available (in multiple ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There is planning permission for 2 dwellings on the site.</p> <p>Part of the site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.</p>	Potentially developable	Development Commenced
SCD6	Pipers, Long Lane, Shaw, Newbury, RG14 2TH	<p>The site is available (in single ownership), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
SCD7	Donnington Valley Golf Course, Snelmore Common, Newbury	<p>Availability and achievability are unknown as there are covenants on part of the site.</p> <p>Concerns that development will result in harm to the AONB. Further assessment needed to see if small scale development on part of the site only would be appropriate.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Best and Most Versatile Agricultural Land
SCD8	"NEW SITE" Land east of Shaw Road, Newbury	<p>Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is no suitable access to the site.</p>	Not developable within the next 15 years	Not developable and/or deliverable
SM1	College Piece, Mortimer, Reading, RG7 3EX	<p>Availability and achievability is unknown as there is no access to the site, and this is still to be negotiated.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is no access, the site is covered by a blanket Tree Preservation Order, and the site is poorly related to the settlement due to the mature trees which separate the site from existing development.</p>	Not developable within the next 15 years	Not developable and/or deliverable
SM2	Land at West End Road, Mortimer	<p>The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecology surveys required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SM3	Land south of The Street, Mortimer	<p>The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The 2017 Landscape Capacity Assessment recommended that the northern half of the site was suitable for development, subject to measures to conserve and enhance the character and visual qualities of the settlement pattern and landscape</p> <p>Site has planning permission for up to 110 dwellings, and development has commenced.</p>	Deliverable in part (Years 1-5)	Development Commenced

SM4	Land rear of Spring Lane and 25 and 27 Windmill Road	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the southern part of the site is designated as a Local Green Space in the adopted Stratford Mortimer Neighbourhood Plan, and such designations restrict against development. A Landscape Capacity Assessment (2017) carried out on the northern half of the site recommended that the site would be unsuitable for development. Highways concerns about provision of access.	Not developable within the next 15 years	Not developable and/or deliverable
SM5	Land adjoining Monkton Copse, Stratford Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SM6	Land to north west of Mortimer Station, Stratford Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Over half of the site is within the functional floodplain. Modelling indicates that 57% of the site will lie within Flood Zone 3a when climate change is taken into account. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the existing settlement at Mortimer and does not relate well to the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
SM7	Land off Kilm Lane, Mortimer, Reading	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SM8	*NEW SITE* Perrins Farm, Beech Hill, Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is in an unsustainable location, detached from the existing settlements however the promotion of the site seeks conversion of existing buildings which may not necessarily impact on landscape character. Commercial development likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.	Potentially developable	Not promoted for Residential development
SPE1	Land at A34/A4, Speen	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the existing settlement at Newbury and does not relate well to the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
SPE2	Land west Hill Road and north Moor Lane, Speen, Newbury, RG14 1RT	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Council's Highways Team has concerns over safe access to the site due to gradient and sight lines and does not support development.	Not developable within the next 15 years	Not developable and/or deliverable
SPE3	Land north of 38 to 47 Ermin Street, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further information required on a number of matters, including landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SPE4	Allotments west of Glebe Lane, Stockcross, Newbury, RG20 8LL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - access issues and development would impact on local highway capacity. The site is not supported by the Council's Highways Team. Concerns about loss of allotments, and no indication has been provided if these would be reprovided elsewhere.	Not developable within the next 15 years	Not developable and/or deliverable
SPE5	Land east of Glebe Lane, Stockcross, Newbury, RG20 8LL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Concerns about access and local highway capacity. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SPE6	Land north of Ermin Street, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
SPE7	Deanwood Park Golf Course, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - unsuitable on highway grounds, inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR1	Land east of Wallingford Road, Stratley	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. In addition, development would cause harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
STR2	Land north of The Coombe, Stratley, RG8 9QT	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team. Development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR3	Stratley Village South, south of High Street, east of Reading Road, Stratley	The site is potentially available (it is in multiple ownership, although there is an option agreement in place with a developer). It is unknown if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR4	*NEW SITE* Land at Waterford House, Stratley	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site does not relate well to the existing settlement and would extend development into the open countryside. Development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SUL1	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS	The site is potentially available (there is more than one landowner, although there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
SUL2	Filrands Farm, Hollybush Lane, Burghfield Common, RG7 3JN	The site is potentially available (there is more than one landowner, although there is an option agreement in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The whole site is covered by a Tree Preservation Order. The development of the site is not supported by the Council's Highways Team due to access issues and impact on local highway capacity.	Not developable within the next 15 years	Not developable and/or deliverable
SUL3	Land at Hollybush Lane, East of Clayhill Road and south Poundhouse Farm, Burghfield Common	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is of a scale that would be inappropriate to the scale and function of Burghfield Common. The development of the site is not supported by the Council's Highways Team due to access issues and impact on local capacity.	Not developable within the next 15 years	Not developable and/or deliverable
SUL4	Land at Holly Tree Farm, Holly Tree House, Shorthearth Lane, Sulhamstead, RG7 4EG	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SUL5	Land adjoining Milehouse Farm, south of Bath Road (A4), Thesle	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the majority of the site is within the functional flood plain (98.3% of the site) whereby development is unsuitable. Development would not respect the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SUL6	The Bolt Hole & land adjacent, Hollybush Lane, Sulhamstead Abbots, Burghfield Common, RG7 3JS	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Site not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable

THA1	Rainsford Farm & Former Paper Mill, Crookham Hill, Thatcham, RG19 4NU	<p>The site is potentially available (the site is owned by a consortium, and it is unknown how many people this comprises of. One of the consortium members includes a developer), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>Significant parts of the site located within Flood Zones 2 and 3 and this will limit the developable area.</p> <p>The presence of high voltage lines above the site and high risk of site contamination from former use further limit the developable area.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - this site is not supported by the Council's Highways Team who consider that the impact of this development will be overwhelming and unacceptable on the level crossing, Thatcham and Crookham Hill.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA10	Land at Siege Cross Farm, Thatcham	<p>The site is potentially available (in multiple ownership, although there is an option agreement with a developer). Achievability is unknown because site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham.</p> <p>Only parts of the site are suitable due to there being ancient woodland adjoining part of site boundary and buffers will be required. Also, two oil pipelines run parallel with the A4 Bath Road on the southern part of the site at 3m deep and this may reduce the developable area. The promoter has commented that mitigation measures will ensure that the delivery of development is not prejudiced.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed.</p> <p>High risk of adverse nature conservation impacts, and further ecological studies will be required.</p> <p>Further information required on a number of matters, including highways, heritage and ecology/nature conservation.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THA11	Land between Benham Hill and Turnpike Road, Thatcham (Area A)	<p>The site is available (in single ownership).</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development would not be appropriate in the context of the existing settlement form and pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA12	Wyevale Garden Centre, Bath Road, Thatcham, RG18 3AN	<p>Availability and achievability are unknown. The site was promoted by the leaseholder who has since left the site, and there is a business operating on the site. The views of the landowner are unknown.</p> <p>The site is within the settlement boundary where there is a presumption in favour of development.</p>	Potentially developable	Flood Risk
THA13	*REVISED SITE AREA & USES PROMOTED* Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would impact on the local highway capacity, and it is unlikely that suitable mitigation can be provided for a development of this size. The development of the site is not supported by the Council's Highways Team. Development would have an adverse impact on the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA14	Colthrop Manor, Land to the north and south of Bath Road (A4), Thatcham	<p>The site is potentially available (in multiple ownership, although there is an option agreement with a developer). Achievability is unknown because site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed.</p> <p>Further information required on a number of matters, including highways, and ecology.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
THA15	Hollington Place, Thatcham	<p>Availability and achievability are unknown as the site is in multiple ownership and it is unknown if all the owners support the development of the site. Access is under control of one of the property owners. It is this landowner(s) supports the promotion of the site.</p> <p>The site is located within the settlement boundary whereby the principle of development is acceptable.</p> <p>Concerns that it may not be possible to achieve required sight lines.</p> <p>Any development would need to be at a low density due to need for surface level Sustainable Drainage Systems as infiltration not suitable.</p>	Potentially developable	Refer to Site Assessment Report
THA16	Land south of Harts Hill Road (Site B), Thatcham	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would not follow any surrounding development pattern, and is disconnected from both Thatcham and Upper Bucklebury. Potential for impact upon the AONB. Development will have adverse ecological impacts incapable of avoidance or mitigation measures</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA17	Land north of Harts Hill Road (Harts Hill Quarry), Thatcham, RG18 4NU	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA18	Land at Henwick Manor, Tull Way, Newbury	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site has a distinctive open character, contributing greatly to the open countryside between Newbury and Thatcham. Site relatively flat but Tull Way increases in height away from the A4. Development would have an adverse impact on the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA19	Land between Benham Hill and Turnpike Road (Area 2)	<p>The site is available (in single ownership).</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development would not be appropriate in the context of the existing settlement form and pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA2	Land east of Tull Way, Thatcham	<p>This site benefits from planning permission (outline and reserved matters). Development of the site is now complete.</p>	Deliverable (Years 1-5)	Development Commenced
THA20	North East Thatcham	<p>The site is potentially available (in multiple ownership, although there is an option agreement with a developer on parts of the site). Achievability is unknown because infrastructure delivery needs consideration.</p> <p>Two oil pipelines run parallel with the A4 Bath Road on the southern part of the site at 3m deep. They have commented that mitigation measures will ensure that the delivery of development is not prejudiced. The pipelines may reduce the developable area.</p> <p>The developable area may also be reduced due to there being limited potential for infiltration on parts of site due to high ground water on the northern part of site.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed.</p> <p>Further transport modelling required.</p> <p>High risk of adverse nature conservation impacts. There are areas of ancient woodland and Local Wildlife Sites adjacent to the site - development will be subject to ecological survey and implementation of appropriate mitigation where practical.</p> <p>Surface water flood flow route through parts of site. Attenuation measures necessary.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THA21	*NEW SITE* Newbury Leisure Park, Lower Way, Thatcham	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site is previously developed, and currently comprises of a vacant tenpin bowling club, soft play area, residential property.</p> <p>Significant parts of the site lies within Flood Zone 2 and this will limit development.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern over pollution of surrounding watercourses and lakes arising from construction work, and further ecological assessment required</p> <p>Risk that any intensification of development on the site may harm the character and settlement pattern of the area. Further assessment required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THA22	*NEW SITE* Land to the north east of Floral Way, Thatcham	<p>The site has been promoted for use as woodland amenity. The site currently comprises of woodland.</p>	Potentially developable	Not promoted for Residential development

THA23	*NEW SITE* Land at Lower Herwick Farm, Thatcham	<p>The site is available (in single ownership).</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA24	*NEW SITE* Land at Lower Way Farm, Thatcham	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site is in close proximity to the settlement of Thatcham with good links to sustainable transport.</p> <p>There is already an employment base on site.</p> <p>However, there is concern over the intensification of development on site and how this would impact on the character and settlement pattern. The site forms part of a parcel of land between Thatcham and Newbury which would be safeguarded from development that could visually or physically reduce the perceived and actual distance between the two settlements.</p>	Potentially developable	Not promoted for Residential development
THA3	Land off Colthrop Lane, Thatcham, RG19 4NT (Site A)	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - highway capacity and access concerns. The site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
THA4	Land off Colthrop Lane, Thatcham, RG19 4NT (Site B)	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - highway capacity and access concerns. The site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
THA5	4 & 5 Colthrop Cottages & land adjacent, Colthrop Lane, Thatcham	<p>The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The Council's Highways and Drainage Teams do not support development on the site due to access issues and the high risk of surface water flooding and the majority of the site being within the functional flood plain. However, the site has extant planning permission for 2 dwellings. The existing 2 dwellings on the site have been demolished and a new access driveway and turning circle implemented.</p> <p>Proposals for a larger scale of development would be unsuitable.</p>	Potentially developable in part	Flood Risk
THA6	Land at Harts Hill Farm (Site A)	<p>The site is available (in single ownership) and achievability is unknown because access will be required via THA10 and THA8. These sites are in a different land ownership.</p> <p>The site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham.</p> <p>Access required via THA10 and THA8. Links should be provided through the site to THA8 and THA10.</p> <p>Improvements along Thatcham Northern Distributor Road required including improvements to junctions at both ends where it meets the A4.</p> <p>Surface water flood flow route through parts of site. Attenuation measures necessary.</p> <p>Limited potential for infiltration due to high ground water on the northern part of site. This may reduce develop</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concerns development will impact upon the AONB. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required. Transport Assessment also required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
THA7	Land off Hebdon Close, Keighley Close & Glaisdale, Thatcham	<p>Availability and achievability is unknown as the owner does not own the land between the site and the adopted highway. Agreement would need to be obtained to enable access.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - adverse impact on nature conservation as the entire site is covered by a Local Wildlife Site designation. There is no access to the site. Marshy nature of ground (ground is peaty), and despite being in Flood Zone 1 with negligible risk of groundwater flooding, the land is susceptible to seasonal flooding.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THA8	Harts Hill Farm, Floral Way, Thatcham, RG18 4NW	<p>The site is available (in single ownership) and achievability is unknown because the site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham.</p> <p>Only parts of the site are suitable due to substantial attenuation measures required to deal with surface water flood flows. In addition ancient woodland adjoins part of site boundary and buffers will be required.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concerns that development will impact upon the setting of the AONB. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required.</p> <p>Transport Assessment would be required with area wide traffic modelling included.</p> <p>High risk of adverse nature conservation impacts, and further ecological studies required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THA9	Land at Lower Way Farm, Thatcham, RG19 3TL	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of site at risk of flooding (within Flood Zone 3a) and this will limit the developable area.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required.</p> <p>High risk of adverse nature conservation impacts. Further ecological studies required.</p> <p>Odours from the sewage works could impact upon the quality of life for future residents.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
THE1	*CHANGE IN USES PROMOTED* Whitehart Meadow, High Street, Theale	<p>The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Not all of the site is suitable for development - the site is adjacent to the AONB, and Landscape Sensitivity and Capacity Assessment concludes that development could only be accommodated on the north western part of the site. In addition a small part of the site is within Flood Zone 2.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.</p> <p>A Transport Assessment will be required with nearby junctions modelled to determine impact and capacity.</p> <p>Further ecological surveys will also be required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THE10	Land at Wigmore Lane, Theale	Site automatically excluded due to location within the functional flood zone (Flood Zone 3b).	Not developable within the next 15 years	Not developable and/or deliverable
THE11	*NEW SITE* Whitehart Meadow, High Street, Theale	<p>The site is available (in single ownership, and the owner is a developer) however, there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that the site is not suitable for the development of office or other large-scale industrial buildings for employment uses. Development over the whole site would create coalescence of Theale with Calcat, and erode their separate identities. Large scale buildings would negatively impact on its semi-rural settlement character. This would also impact on the AONB.</p> <p>Further information required on a number of matters, including ecology, flooding, and highways.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THE2	Theale Primary School, Church Street, Theale	<p>The site is available (in single ownership) and potentially achievable as the land is owned by West Berkshire Council and is available subject to Council resolution.</p> <p>The site is located within the settlement boundary of Theale whereby there is a presumption in favour of development.</p> <p>Further information required on a number of matters, including heritage and ecology, before a robust decision can be made.</p>	Potentially developable	Development Commenced

THE3	Station Plaza, Station Road, Theale, RG7 4AQ	<p>The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>The majority of the site lies within Flood Zone 3a. The site has been promoted for a mix of uses, including residential. A residential use would be unsuitable within Flood Zone 3a.</p> <p>Site is in an existing Protected Employment Area (PEA), and residential development on the site would be contrary to the spatial strategy and existing settlement form and pattern. Allocation would result in the loss of employment land and would be dependent on a review of the PEAs through the Local Plan Review.</p> <p>Further information required on a number of matters, including flood risk and ecology, before a robust decision can be made.</p>	Potentially developable in part	Flood Risk
THE4	Kuehne & Nagel Distribution Centre, Brunel Road, Theale, RG7 4XE	<p>The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>The majority of the site lies within Flood Zone 3a.</p> <p>Site is in an existing Protected Employment Area for B1c/B2/B8 uses. The site is therefore not being considered further for mixed use development, but for industrial use only as per existing permission.</p>	Potentially developable	Not promoted for Residential development
THE5	Theale Marina, West of Station Road, Theale	<p>The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - 97% of the site falls within the functional flood plain.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THE6	Theale Rail Depot, south of Bath Road (A4) and north railway line, Theale	<p>The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - 94% of the site falls within the functional flood plain. Access issues and development would impact upon local highway capacity.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5SB	<p>The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>Only parts of the site are suitable - a Landscape Sensitivity and Capacity Assessment prepared in September 2021 concluded that development across the western part of the site could be considered further subject to mitigation measures. In addition part of the site falls within Flood Zone 2 and this area has shown to have flooded in the past. Residential development should be avoided in this area.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.</p> <p>Further information required on a number of matters, including highways and ecology, before a robust decision can be made.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THE8	*CHANGE TO USE PROMOTED* Land adjacent J12 of M4, Theale	<p>The site is available (in single ownership, however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that if the site was developed, either in whole or in part, it would compromise the setting of Theale and its separate identity and character from Calcot. It is therefore recommended the site is not developed for employment uses.</p>	Not developable within the next 15 years	Not developable and/or deliverable
THE9	Meadow Way, Theale, RG7 4AX	<p>Availability and achievability are unknown - the site is in multiple ownership and it is unknown if all the owners support the development of the site. There is a high risk of contamination which could result in cost factors.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Further information required on a number of matters, including ecology, flooding, heritage assets, and provision of parking, before a robust decision can be made.</p>	Potentially developable	Refer to Site Assessment Report
TID1	Land to the west of Tidmarsh Road, Tidmarsh, Pangbourne	<p>The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the whole site is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	<p>Availability and achievability are unknown as there is a covenant on the site which may restrict against development.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings</p>	Potentially developable	Refer to Site Assessment Report
TIL13	Land at Pincents Lane, Tilehurst	<p>The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>The site is located adjacent to the settlement boundary. Development of the whole site would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern, and character.</p> <p>Allocation would be dependent on the outcome of further landscape capacity work.</p> <p>High risk of adverse nature conservation impacts. Further ecological surveys required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	<p>The site is potentially available and potentially achievable - the site is in single ownership and to a development management company. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Council's Highways Team has raised concerns regarding access and the impact that development would have on local highway capacity, and they do not support the site. The area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Potential for impact upon the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL15	Land east of Sulham Hill between Baneflots Copse & Cornwell Copse, Sulham Hill, Tilehurst	<p>The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Concern would cause harm to the natural beauty and special qualities of the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	<p>The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is an easement granting access, however the promoter has advised that this can be accommodated with the design of a proposed development.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edge. Concern that development would cause harm to the natural beauty and special qualities of the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is a blanket Tree Preservation Order which covers the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Development would result in harm to the AONB.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL19	*NEW SITE* Calcot Park Golf Club, Calcot, Reading	<p>Availability and achievability are unknown as the promoter has not disclosed whether there are any legal issues.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>There is a blanket Tree Preservation Order across the site, and trees covers much of the site apart from a small area to the south west of the site.</p> <p>Development would result in the loss of green infrastructure and no details have been provided of any re-provision.</p>	Potentially developable in part	Refer to Site Assessment Report
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	<p>Availability and achievability are unknown as there is a covenant on the site which may restrict against development.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings</p>	Potentially developable	Refer to Site Assessment Report
TIL3	Westwinds, New Lane Hill, Tilehurst, RG30 4JN	<p>Availability and achievability are unknown as there is a covenant on the site which may restrict against development.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings</p>	Potentially developable in part	Refer to Site Assessment Report
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	<p>The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB. It would also be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	<p>The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.</p>	Not developable within the next 15 years	Not developable and/or deliverable

TIL7	Land west of Little Heath Road, Tilehurst (Area 2)	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would also be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
WEL1	Land Opposite Fairbank Between Cedar House, The Lythe and Rectory Cottages, Wickham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
WOK1	Bloomfield Hatch Farm, Bloomfield Hatch, Mortimer, RG7 3AD	The site is potentially available (the site is owned by West Berkshire Council and it's availability is subject to Council resolution) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK2	Pierces Farm, Goodboys Lane, Mortimer, RG7 3AH	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK3	East Lodge, Goodboys Lane, Wakefield Park, Mortimer, RG7 3AE	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK4	Land at Grazeley	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WW1	Land to the east of 1 Westfields Cottage, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary. Development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW2	Land west of 6 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team. The area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW3	Land west of 7 Westfields Cottage, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW4	Land between 2 & 3 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW5	Land west of 4 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable

Appendix 2

List of Sites from Five Year Housing Land Supply Document
and Adopted or Emerging Local Plan Allocations assessed
within the Sequential Test

HSA DPD Policy Reference	Site Name	Planning Application References	Council's Assessment of deliverability	Total allocation	Dwellings in 5YHLS	Sequential Test Reason for Discounting
HSA1	Land North of Newbury College, Monks Lane	19/00669/OUTMAJ 20/00346/RESMAJ	Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Site granted outline permission (19/00669/OUTMAJ) in August 2019. Reserved Matters application (20/00346/RESMAJ) approved January 2021. Site owned by a developer. Developer reports delay to commence development due to revised scheme incorporating additional land and increased number of dwellings. As such, the site is not currently considered deliverable within the five year period.	16	0	Not deliverable
HSA10	Stonehams Farm, Tilehurst	16/01223/OUTMAJ 19/00718/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 66 units (16/01223/OUTMAJ) approved in Dec 2016. Reserved matters application (19/00718/RESMAJ) approved in June 2019. The site is owned by a developer. Work commenced on site in 2021 with completions anticipated in 2022/23. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.	60	50	Under Construction
HSA11	72 Purley Rise, Purley on Thames	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in 4 February 2022. Developer indicated that due to current high build costs they intended to delay the start date on site until in 2023 and phasing used is that anticipated by developer.	35	29	
HSA12	Land adjacent to Junction 12	19/01544/FULEXT	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 19/01544/FULEXT for 199 dwellings approved February 2020. Development commenced in August/September 2020 and phasing used is that anticipated by developer. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.	150-200	97	Under Construction
HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	No Planning Permission	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for restaurant/pub and 28 residential units (17/02904/OUTMAJ) refused in June 2018. Appeal dismissed in Mar 2019. Full planning permission (22/01836/FULEXT) for a 70-bed care home pending determination. Outline planning permission (22/01829/OUTD) for up to 9 residential dwellings pending determination. At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.	35	0	Not deliverable
HSA14	Field between A340 & The Green, Theale	19/01172/OUTMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 104 units (19/01172/OUTMAJ) approved in December 2020. Agent anticipates that application for reserved matters likely to be submitted in 2023 following appointment of a developer. The site is due to be marketed shortly. Subject to reserved matters consent, agent anticipates that development could commence in 2023/24 with build out by 2026/27. As progression towards reserve matters application is uncertain and depends on the appointment of a developer, there is currently insufficient confidence as to the timing of this. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should application be progressed.	100	0	Not deliverable
HSA15	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	18/02485/OUTMAJ 22/00325/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved July 2022. Developer anticipates development could commence in 2022/23 and phasing used is that anticipated by developer.	100	100	
HSA16	Land opposite 44 Lamden Way	16/01685/OUTMAJ 19/00772/RESMAJ	Available: Yes Suitable: No. Site allocated in Housing Site Allocations DPD. At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPIR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised. The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety. The Council's Emergency Planning Team and the AWE object to the development. Achievability: Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved August 2019. Phase 1 for 28 dwellings is completed in 2021/22. Phase 2 - As there is no planning permission on this part of the site, the remainder of 32 units will be excluded from the five year supply. The allocation is proposed to be removed from the Local Plan Review.	60	0	Not deliverable

HSA17	Land to the north of A4, Woolhampton	16/01760/OUTMAJ 18/00997/RESMAJ 19/00772/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 16/01760/OUTMAJ for up to 35 dwellings approved March 2017. Reserved matters application 18/00997/RESMAJ approved Aug 2018 and 19/00053/RESMAJ approved March 2019. Work commenced on site in summer 2019 with completions anticipated in 2022/23. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.	30	2	Under Construction
HSA18	Land East of Salisbury Road, Hungerford	16/03061/OUTMAJ 19/01406/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 16/03061/OUTMAJ for 100 units approved Nov 2017. Reserved matters application 19/01406/RESMAJ approved February 2020. Work commenced on site in 2021 with completions anticipated in 2022/23. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction	100	66	Under Construction
HSA19	Land adjoining Lynch Land, Lambourn	No Planning Permission	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: The site is owned by a developer, agent anticipates that planning application is likely to be submitted in 2022. At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period. The site is located within the River Lambourn Nutrient Neutrality Zone.	60	0	Not deliverable
HSA2	Land at Bath Road, Speen	17/02092/OUTMAJ 17/02093/OUTMAJ 22/01235/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reseved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in 17 May 2022 and pending determination. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road permitted 18 February 2020. The site is located within the River Lambourn Nutrient Neutrality Zone and subject to reserved matters approval. Unlikely site will be deliverable unless full nutrient mitigation can be demonstrated. At such the site is not currently considered deliverable within the five year period, other than the 11 dwellings where there is a full planning permission.	100	11	
HSA20	Land at Newbury Road, Lambourn	20/00972/FULMAJ 22/00277/FULMAJ (pending determination)	Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/00825/FULD refused due to lack of S106. Full application 20/00972/FULMAJ for 8 dwellings approved September 2021. This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in Feb 2022. Agent reports that the site is under offer by a developer. The site is located within the River Lambourn Nutrient Neutrality Zone. The site is also subject to a subsequent planning application for 5 dwellings. Unlikely site will be deliverable unless full nutrient mitigation can be demonstrated. At such the site is not currently considered deliverable within the five year period.	5	0	Not deliverable
HSA22	Land off Stretton Close, Bradfield Southend	17/03411/OUTMAJ 20/02410/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 17/03411/OUTMAJ recommended for approval by officers but refused at committee due to encroachment into landscape buffer. Appeal allowed in February 2019. Reserved matters application 20/02410/RESMAJ approved January 2021. Site owned by a developer. Work commenced on site in autumn 2021 with completions anticipated in 2022/23 and 2023/24. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.	10	11	Under Construction
HSA23	Pirbright Institute Site, High Street, Compton	20/01336/OUTMAJ (approved subject to s106)	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in planning committee in Feb 2022, subject to s106 agreement. Homes England anticipates that a development partner will be selected in 2022/23. Reserved matters application will then submitted by developer following demolition works which is being carried out by Homes England. Homes England anticipates development could commence in 2024/25. As progression towards reserve matters application is uncertain and depends on the appointment of a developer, there is currently insufficient confidence as to the timing of this. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should application be progressed.	140	0	Not deliverable
HSA24	Land off Charlotte Close, Hermitage	20/00912/FULEXT	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Full plating application 17/01144/FULEXT for 40 dwellings refused October 2017. Dismissed at appeal December 2018. Full application 20/00912/FULEXT for 16 dwellings approved in October 2021. Site owned by a developer. Developer anticipates delivery of residential units in 2023/24 .	15	16	Surface Water Flood Risk
HSA25	Land to the south east of the Old Farmhouse	17/03290/OUTMAJ 21/02923/RESMAJ (pending determination)	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (17/03290/OUTMAJ) for up to 21 approved in Nov 2018. Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and pending determination. Site owned by a developer. Developer anticipates development could commence in 2024/25, subject to reserved matters approval. The site is located within the River Lambourn Nutrient Neutrality Zone and subject to reserved matters approval. Unlikely site will be deliverable unless full nutrient mitigation can be demonstrated. At such the site is not currently considered deliverable within the five year period.	10	0	Not deliverable
HSA26	Land East of Layland's Green Kintbury	16/02191/OUTMAJ 17/03336/FULEXT	Site fully built out	10	0	Complete

HSA3	Land at Coley Farm, Stoney Lane	16/01489/OUTMAJ 20/00604/FULEXT	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. Reserved matters application 20/00604/FULEXT approved June 2021. The site is part owned and part under option by a developer. Developer did not respond to the Council's request for information. Given that the site has full planning permission it is realistic that all dwellings will be delivered within the 5 year period.	75	75	
HSA4	Land West of New Road, North Pyle Hill	18/00529/FULEXT	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 18/00529/FULEXT for 36 dwellings approved November 2018. Site owned by a developer.	36	25	Under Construction
HSA4	Land to the North of Pinchington Lane, Greenham, Newbury	17/01096/OUTMAJ 20/02546/RESMAJ	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021. Site owned by a developer.	157	157	Under Construction
HSA5	Land at Lower Way, Thatcham	18/00964/FULEXT	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 18/00964/FULEXT for 91 dwellings approved in committee in 26 January 2022, subject to resolving a highways matter with officers by attaching a condition. Developer has an option agreement on the site. Developer suggest build out between 2023/24 and 2025/26.	85	91	
HSA6	Land at Poplar Farm	No Planning Permission	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period. The site does not have planning permission and no planning applications have ever been submitted. In light of this, the fact that no one landowner has overall control of the site, and the issues around financial viability, it is considered that it is not possible to demonstrate that the site is still deliverable. The allocation is proposed to be removed from the Local Plan Review.	10-20	0	Not deliverable
HSA7	St Gabriel's Farm, The Ridge, Cold Ash	16/02529/OUTD 19/00832/REM 21/01203/REM 22/00928/REM	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 16/02529/OUTD for 5 dwellings approved October 2017. Reserved matters 19/00832/REM refused May 2020 and allowed on appeal January 2021. Reserved matters 21/01203/REM refused Jul 2021 and allowed on appeal January 2022. Site was under construction in 2022. Developer suggest build out between 2022/23 and 2023/24.	5	5	Under Construction
HSA9	Stonehams Farm, Tilehurst	19/00344/COMIND 21/01216/COMIND	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021. The site is owned by a developer who intends to commence development in early 2022. Site now included in table for communal accommodation.	0	0	Not residential
Stratfield Mortimer Neighbourhood Development Plan	Land to the south of St John's School, The Street, Mortimer	17/03004/OUTMAJ 19/01715/RESMAJ 21/02347/RESMAJ 22/01422/RESMAJ	Available: Yes Suitable: Yes. Site allocated in adopted neighbourhood plan. Achievability: Outline Planning Application 17/03004/OUTMAJ approved in February 2019. Reserved matters application 19/01715/RESMAJ for phase 1 of 28 dwellings approved in October 2019. Reserved matters 21/02347/RESMAJ for Phase 2a for 16 dwellings approved in Feb 2022. Phase 3 to be submitted later in 2022. Developer reports that Phase 1 (28 units) completed in 2021/22. Phase 2a (16 units) under construction in 2021/22. Phase 2b (14 units) to be commence in late 2022. Phasing used is that anticipated by developer.	110	84	Under Construction
	Sandleford Park West	18/00828/OUTMAJ	Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total. Outline planning permission (18/00828/OUTMAJ) for 500 units awaiting decision. At the current time planning application has not been approved. As such, the site is not currently considered deliverable within the five year period	500	0	Not deliverable
	Newbury Racecourse	14/03109/OUTMAJ 14/03377/RESMAJ	Available: Yes. Development under construction Suitable: Allocated site in adopted Core Strategy Achievable: Western and central parcels complete. Final phase (eastern parcel) under construction. Phasing based on latest information available from David Wilson Homes.	465	465	Under Construction
	Sandleford Park East	Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission granted subject to conditions. Applications refused: 15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ	Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total. Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) refused in Oct 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions. 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 drafting of a planning performance agreement, there is clear evidence that housing completions will begin on site within 5 years.	1080	200	

Appendix 3

List of Minor Sites Assessed within the Sequential Test (not including those already marked as commenced or completed by the Council)

Site Name	Planning Application References	Description of development	Total Net dwellings	Sequential Test Reason for Discounting
Peasmore Manor, Newbury RG20 7JF	20/02261/FUL	Demolition of existing outbuildings and construction of a new 3 bedroom dormer bungalow to provide ancillary accommodation to the main house	1	Ancillary to the main house not standalone dwelling
The Priory, Church Lane, Tatcham RG19 3JL	21/01959/FULD	The temporary siting (ten-year period) of two prefabricated, modular, micro-homes to be temporarily sited within the grounds and curtilage of the existing detached C3 Dwelling-house, to provide accommodation for two residents, with utility connections coming from the existing building, at the end of the ten-year period the modular buildings will be removed. And for the Retention of the modular building currently situated on the site (ref: 17/00962/FUL) for a further 5-year period as they continue to be fit for purpose, use by care workers for office space and storage.	2	Temporary Homes (10 year period)
Land at Pebble Lane, Winterbourne, Newbury	19/02178/FULMAJ	Siting of a temporary agricultural worker's dwelling and mobile field shelters and feed store.	1	Temporary dwelling
Denford House, Denford Park Hungerford RG17 0PG	20/01620/FULD	Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.	1	Commenced
Drake House, Bishops Green, Newbury RG20 4HT	15/02479/FULD	Demolition of existing bungalow, annexe, garage and outbuildings. Construction of a replacement dwelling with integral garage.	0	No Net increase in dwellings
45 High Street Kintbury Hungerford RG17 9TL	20/02827/FUL	This planning application submission seeks permission for the demolition of the existing single storey detached house, and the construction of a new single storey residential dwelling in its place.	0	No Net increase in dwellings
Woodside Wantage Road, Leckhampstead Newbury RG20 8QT	21/01708/FUL	Application for the erection of a replacement dwelling	0	No Net increase in dwellings
Shaw Farm Shaw Farm Road RG14 2HY	20/02853/FUL	Conversion of existing building to dwelling.	0	No Net increase in dwellings
42 Langley Hill Calcot Reading RG31 4QU	21/01644/FUL	Demolition of existing house and formation of new dwelling on the plot.	0	No Net increase in dwellings
Three Acres Farm Ufton Lane, Ufton Nervet, Reading RG7 4HG	19/00094/FULD	Erection of a replacement dwellinghouse	0	No Net increase in dwellings
Doctors Surgery, Cock Lane, Bradfield Southend RG7 6HN	20/00644/OUT	Outline application for demolition of existing surgery and erection of two detached dwellings with associated parking spaces. Matters to be considered: Access and Layout	2	Expired (no RMA submitted)
Benhams Farm, Hollybush Lane, Burghfield Common RG7 3JS	18/03096/OUTD	Outline permission for conversion of existing residential barns and garages into 3 separate dwellings with associated parking. Matters to be considered: Access, Layout and Scale.	3	Expired (no RMA submitted)
Land to the Rear of 64-68 Roman Way Thatcham	16/03548/OUTD 19/02738/OUTD	Outline permission for 3 No. two storey dwellings with associated access drive and external works. Matters to be considered: Access.	3	Expired (no RMA submitted)
The Nursery, Newtown Upper Basildon Reading	18/01032/FULMAJ	Demolition of existing glasshouses and one house, and construction of three detached houses. Provision of structural landscaping. Retention of the existing point of access.	2	Commenced or Expired
Garlands Pangbourne Road Upper Basildon Reading RG8 8LN	18/02224/FULD	Construct 4-bed detached house in front garden of Garlands with access to Pangbourne Rd	1	Commenced or Expired
3 and 4 Stanmore Beedon Newbury RG20 8SR	14/02775/FULD	Demolition of existing residential building and replacement with 2 semi-detached dwellings with associated parking.	1	Commenced or Expired
Kintarn Clay Hill Beenham RG7 5PG	19/02952/FULD	New detached 4 bedroom house to replace existing 4 bedroom bungalow	0	No Net increase in dwellings
Hewins Wood House Bradfield RG7 6DH	19/00829/FULMAJ	Change of use and conversion of redundant commercial buildings to create four new dwellings.	4	Commenced or Expired
Land at The Osiers Brimpton Road Brimpton RG7 4SL	19/01948/FULD	Erection of a new detached 3 bedroom house	1	Commenced or Expired
Red Kite House Reading Road Burghfield Common RG7 3BH	18/00501/FULD	Change of use from guest house to dwelling	1	Commenced or Expired
The Old Manor White House Green Sulhamstead Reading RG7 4EA	19/00895/FULD	Conversion of the former stable block into a single dwelling and associated works.	1	Commenced or Expired
Chaddleworth Rectory Main Street Chaddleworth Newbury RG20 7EW	19/01701/FUL	Conversion of Coach House to 2 dwellings	2	Commenced or Expired
Snelsmore Farm Snelsmore Newbury RG14 3BU	19/02092/FULD	Conversion of agricultural barn into a four bedroom dwelling with associated parking, turning, private amenity space and access.	1	Commenced or Expired
Straight Elms Farm Stoney Lane Ashmore Green Thatcham RG18 9HF	16/03531/FULD	Removal of existing manege and the conversion, extension and alterations to existing buildings to create 1 no. two bedroom detached dwelling (C3) with associated parking, turning, landscaping and private amenity space.	1	Commenced or Expired
Geoffrey Deacon Training Hamilton Stables Hockham Road Compton Newbury RG20 6QJ	18/02326/FULD	Conversion of existing barn and two stable boxes to two flats for staff accommodation, office and race horse owners reception area.	2	Commenced or Expired
North Farm Stud North Farm North Fawley Wantage OX12 9NJ	18/02737/FULD	Siting of two log cabins for use as staff and student accommodation, including associated external works.	2	Commenced or Expired
Frilsham Lime Quarry Thatcham RG18 9UY	18/00035/FULMAJ	Proposed new house of exceptional quality and design, landscape enhancements and associated works.	1	Commenced or Expired
Garden House Burys Bank Road Greenham Thatcham RG19 8DB	16/00645/FUL	Demolition of detached property and construction of replacement property.	0	No Net increase in dwellings
Clairewood Hampstead Norreys Road Hermitage Thatcham RG18 9RZ	18/03268/FULD	Demolish existing single storey dwelling and garage and replace with two semi-detached dwellings, and also lift and thin the crown of a TPO within the garden.	1	Commenced or Expired
Higclose Farm Bath Road RG17 0SP	15/02312/COMIND	Construction of 120 berth marina with associated facilities building incorporating marina offices, recreational area, cafe/restaurant, residential flats, toilets/showers, separate toilet block, separate storage building and car parking along with placement of spoil from marina basin construction on adjacent and nearby land.	3	Commenced or Expired

100 High Street Hungerford RG17 0NB	19/02160/FULD	Construction of a new dwellings	1	Commenced or Expired
Francomes Field Lambourne West Berkshire	03/02206	Six new semi-detached houses	6	Commenced or Expired
Delamere House Baydon Road Lambourne Hungerford RG17 8NT	16/00971/OUTD 17/00733/FULD 17/03562/FULD	Demolition of the existing dwelling and erection of three dwellings.	2	Commenced or Expired
Upshire House Greenways Lambourne RG17 7LE	17/02170/OUTD 21/00374/REM	Outline Planning Permission for a 3 bedroom dwelling to accommodate a racehorse trainer. Matters to be considered: Access; Appearance; Layout; Scale.	1	Commenced or Expired
9 Hungerford Hill Hungerford RG17 8NP	18/01446/FULD	Construction of two-bedroom dwelling utilising existing parking and access. Creation of new access and parking to serve the existing cottage.	1	Commenced or Expired
Land North of Whitcombe House Stables Upper Lambourne Hungerford	19/02596/FULD	Formation of racing stable complex.	1	Commenced or Expired
Broadway House 2 The Broadway Lambourne Hungerford RG17 8XY	20/00425/FULD	Demolition of prefabricated 1960s garage and construction of a new two bedroom house with associated parking	1	Commenced or Expired
Land Adjacent to 58 Conifer Crest Newbury RG14 6RT	05/02416/FULD	1no detached dwelling	1	Commenced or Expired
30 Rowan Drive Newbury RG14 1LY	11/00668/FULD	Semi Detached House	1	Commenced or Expired
Land Adjacent to Sundial House Carnegie Road Newbury	15/00486/FULD	Erection of three-storey building to accommodate 3 no. two-bedroomed apartments and associated car parking spaces.	3	Commenced or Expired
3-5 Porchester Road Newbury RG14 7QJ	16/03469/FULD	Erection of a third floor to Nos. 3 - 5 Porchester Road to provide four 1 bed flats, including alterations to parking and landscaping arrangements.	4	Commenced or Expired
39 Oxford Street Newbury RG14 1JG	17/00162/FULD 17/02166/FULD	Change of use of existing building from B1 office use to C3 residential use (single residential dwelling).	1	Commenced or Expired
6 Cheap Street Newbury RG14 5DD	17/00243/FULD	Change of use of existing building in office use to two 2 bed apartments and two 1 bed apartments with associated shared amenity space.	4	Commenced or Expired
108 Bartholomew Street and Land to the Rear of Newbury Berkshire RG14 5DT	17/00517/OUTD 18/01620/FULD	Outline application for the development of residential apartments. Matters to be considered: Access; Appearance; Layout; Scale.	8	Commenced or Expired
13 Rockingham Road Newbury RG14 5PD	17/00705/FULD	Replace a single detached residential dwelling and garage with two semi detached townhouses with integral car ports.	1	Commenced or Expired
10 Hampton Road Newbury RG14 6DB	17/01208/FULD	Refurbishment of the old Methodist Chapel/Mission Hall to be used as an art gallery/workshop, community orientated art hub and addition of first floor flat. Change of use from storage.	1	Commenced or Expired
48 Bartholomew Street Newbury RG14 5QA	17/02087/FULD	Extend kitchen area to provide additional rooms and demolish previous extension. Alter entrance to the cellar via concrete stairs and introduce new concrete stairs to replace it. At the front of the shop, the service and seating would increase due to our proposal of the removal of the timber staircase. Change of use for first floor from bar with seating area, into one bed flat, a second one bed flat to be proposed partially on the first floor and occupies the entire second floor. Dormer roof construction.	2	Commenced or Expired
4 Cheap Street Newbury RG14 5DD	17/02551/FULD	The conversion of 4 Cheap Street to 3 flats and a roof extension on the second floor to the rear with a balcony and a 2nd floor window to the front elevation.	3	Commenced or Expired
43 Bartholomew Street Newbury RG14 5QA	18/00581/FULD	Convert existing first and second floor office/flat to create two 1 bed flats.	2	Commenced or Expired
Prezzo 58 Cheap Street Newbury RG14 5DH	18/01069/FULD 19/01050/FULD	Change of use of the first floor from Class A3 to Class C3 use, together with the conversion of the roof space in order to form a total of three residential flats (1 x 1 bed and 2 x 2 bed), and associated external alterations.	3	Commenced or Expired
Battery End Hall Battery End Newbury	19/00995/FULD	One 4 bed two storey dwelling with parking, cycle and refuse storage.	1	Commenced or Expired
1 Gilroy Close Newbury RG14 6TA	19/02630/FULD	New 2 storey 2-bed dwelling with minor internal alterations to 1 Gilroy Close, Newbury and associated external works.	1	Commenced or Expired
Bartholomew House 38 London Road Newbury RG14 1JX	19/02840/FUL	Change of use from Office B1a to Residential dwelling C3	1	Commenced or Expired
67a Reading Road Pangbourne Reading RG8 7JD	15/02935/FULD 18/01218/FUL	4 no. new-build flats as an extension to existing apartments that are to be refurbished, and works to improve an existing office to provide 4 no.apartments together with associated works including laying out of parking, gardens and amenities.	4	Commenced or Expired
Clifton House 17 Reading Road Pangbourne RG8 7LU	19/02460/FULD	Planning application for block of nine flats and reconfigured car park.	9	Commenced or Expired
1095 Oxford Road Tilehurst Reading RG31 6YE	20/00103/FUL	Proposed 1.5 storey detached house on an existing site and demolition of a garage	1	Commenced or Expired
Craven Farm Long Land Shaw Newbury RG14 2TH	19/01259/FULD	Conversion of a redundant stable building to a single dwelling, together with associated works.	1	Commenced or Expired
Pique Furze Hill Stockcross Newbury RG20 8ET	15/02978/REM 13/02229/OUT	Replacement 2 storey dwelling by demolition of existing dwelling and outbuildings; existing garage retained - Matters seeking consent Access, Layout and Scale.	0	No Net increase in dwellings
Rookwood Farm Stockcross Newbury RG20 8JX	20/01151/FULD	Conversion of stable building to two-bedroom dwelling; with associated internal/external alterations, access, parking, turning, landscaping and private amenity space.	1	Commenced or Expired
Willowbrae Mortimer Lane Mortimer Reading RG7 3PP	15/02186/FUL	Demolition of existing dwelling and erection of new detached dwelling.	0	No Net increase in dwellings
Land Adjacent to 1A King Street Mortimer Common Reading	19/01038/FULD	Erection of 2 x 1 bed and 2 x 2 bed apartments with associated parking and infrastructure following reconfiguration of existing retail car park (accessed from King Street) and creation of new loading bay with associated alterations to shop frontage (accessed from Victoria Road).	4	Commenced or Expired
Land South of Jordans Lane Burghfield Common Reading	18/01013/FULD	Erection of two new dwellings - 1 x 3 bed house and 1 x 2 bed two storey bungalow	2	Commenced or Expired
Shortheath House Shorthead Lane Sulhamstead Reading RG7 4EF	20/00413/FULD	Conversion of existing outbuilding to form a single dwelling, including provision of off street parking	1	Commenced or Expired

4 Colthrop Cottages Colthrop Lane Thatcham RG19 4NT	10/01485/FUL	Replacement of existing two storey semi detached dwellings with 2 no. 3 bedroom semi detached dwellings.	1	Commenced or Expired
30 Westfield Crescent Thatcham RG18 3EH	13/02701/FULD	Part demolition and construction of a new 2-bed dwelling to the side of 30 Westfield Crescent. Provision of new drop kerbs to create access to new dwelling and existing dwelling	1	Commenced or Expired
Land Adjacent to 9 London Road Thatcham	16/01094/FULD 19/02329/FULD	New 2 bedroom, 2 storey house with garden, car parking and its own drive	1	Commenced or Expired
Wimbles Barn The Wimbles Harts Hill Road Thatcham	17/02859/FULD	Change of use and conversion of existing barns to a residential dwelling, ancillary store together with residential amenity space, landscaping, parking and associated works	1	Commenced or Expired
52 Bath Road Thatcham RG18 3TA	18/02280/FULD	Change of use from single dwelling to 3 flats with internal alterations and minor reconstructions to existing property.	2	Commenced or Expired
54-55 and 55a The Broadway Thatcham RG19 3HP	19/02236/FUL	Change of use at part ground and first floor from ancillary retail (A1) and part single-storey roof extension, to provide for 4 residential dwellings (C3) (3no. net additional dwellings), along with associated cycle and refuse storage.	3	Commenced or Expired
42 Masefield Road Thatcham RG18 3AF	19/02348/FULD	Subdivision of property and construction of new semi-detached dwelling to the side and single storey extension to the rear, involving the demolition of conservatory to the rear and garage to the side. Extension of existing dropped kerb and erection of new fencing.	1	Commenced or Expired
5 Winston Way Thatcham RG19 3TY	20/00859/FULD	Erection of two storey side extension to create a new two bedroom dwellinghouse, together with the erection of new boundary fences, formation of a new vehicular access off Pegasus Way and provision of parking and landscaping	1	Commenced or Expired
Unit 2 Brewery Court, Theale RG7 5AJ	17/00913/FULD	Change of use from B1 (office) to C3 (residential) creating 4no. Flats	4	Commenced or Expired
Stuart House High Street Theale RG7 5AR	18/02791/FULD	Redevelopment of site to provide 9 apartments.	9	Commenced or Expired
Unit 7 Brewery Court Theale RG7 5AJ	19/01792/FUL	Change of use from B1 office to C3 2x 1 bed dwellings, including external alterations to include windows and doors	2	Commenced or Expired
Forge House Tidmarsh Reading RG8 8ER	10/01999/REM	Approval of reserved matters following Outline Permission 07/02557/OUTD (Renewal of Planning application 05/00195/OUTD. Erection of detached house and garage within site of Forge House). Matters seeking consent appearance, landscaping, layout and scale.	1	Commenced or Expired
Land North of 17 Hugh Fraser Drive Tilehurst	18/02681/FULD	Construction of a two storey detached dwelling	1	Commenced or Expired
7 Bradwell Road Tilehurst RG31 6SD	20/00659/FUL	Erection of a new two-storey 3 bed dwelling after demolition of rear and side single storey extension and garage of the existing semi detached house.	1	Commenced or Expired
1-6 Easton Hill Easton Newbury RG20 8ED	12/01469/FULD 11/02677/XFUL	Erection of 6 replacement houses	0	No Net increase in dwellings
Huntsman Cottage Goring Lane Mortimer Reading RG7 3BA	19/02215/FULD	Conversion of redundant kennels building to a residential dwelling	1	Commenced or Expired
The Cedars School Church Road Aldermaston Reading RG7 4LR	21/02294/FULD	Change of use from D1 School to C3 residential to include minor building alterations and external work. Detached carport and store.	1	
Land Rear of Alder House Westbrook Newbury	20/02680/FULD	Full planning permission for the erection of a single detached dwelling with garage, together with access and landscaping (Plot 4 Former Knapps Farm).	1	
Poltava Stanford Road Bradfield Southend RG7 6HL	17/03286/FULD 20/01431/FUL	Erection of new detached one and half storey dwelling on garden land adjacent to Poltava, demolition of existing outbuilding, erection of new detached garage and provision of parking. Sub-division of plot.	1	
Washoe Lodge Brimpton Lane Brimpton Reading RG7 4TL	20/01825/FULD	Demolition of existing buildings and erection of four detached dwellings and associated access and turning.	4	
82-83 Roundfield Upper Bucklebury RG7 6RB	18/02947/FULD 20/02771/FULD	Erection of 2 No. semi-detached dwellings	2	
Land Adjacent Down Barn Road known as Dennisford Road East Ilsley Newbury	20/01106/FULD	Conversion of and extension of redundant former cottage building for use as a self-contained residential dwelling (Use Class C3)	1	
Barn Fishers Farm Ermin Street Shefford Woodlands Hungerford	20/01770/FUL	The restoration and conversion of an existing timber framed barn to provide 2 residential units with associated car parking and landscaping proposals.	2	
Wood View Baydon Road Shefford Woodlands Hungerford RG17 7AD	21/02594/OUTD	Outline application for the construction of a detached two bedroom dwelling. Matters to be considered: Access.	1	
Lincoln House Newtown Road Newbury RG14 7HA	20/02005/FULD	Proposed demolition of existing dwelling and outbuildings and the erection of two new dwellings with associated parking and amenity.	1	
Garage Service White Hart Cottage Hamstead Marshall Newbury RG20 0HW	21/00047/FULD	Conversion and extension of existing garage to new dwelling	1	
White Horse Newbury Road Hermitage Thatcham RG18 9TB	21/00043/FULD	Reconfiguration of the pub grounds (including the rearrangement of the parking and pub garden, and removal of the outdoor store) and erection of 4 new dwellings together with access, parking and landscaping	4	
2 and 3 Bridge Street Hungerford RG17 0EH	21/00124/FUL	Change of use from A1 Shop to C3 dwelling houses, form opening in wall for access.	1	
20 Prospect Road Hungerford RG17 0JL	21/01131/FULD	Demolish existing house & carport, 2 new semi-detached houses	1	
8 Chapel Lane Lambourn Hungerford RG17 8YA	19/02812/FULMAJ 21/01530/FULMAJ	roposed change of use of the redundant and closed Methodist Chapel into six residential units and the change of use of the redundant and closed School Rooms into 5 residential units with associated demolition, alteration and conversion works.	9	
fognam Farm Upper Lambourn Hungerford	20/01264/FULMAJ	Equine pre-training, rest, rehabilitation and recuperation facility for racehorses, including removal of existing building, erection of new three bedroom managers house, garage store building with overnight / temporary accommodation above, conversion of existing building to form 28no. stables, new horse walker, new lunge pen, all weather turn out and canter track and associated parking and landscaping	1	
Perivale Baydon Road Lambourn Hungerford RG17 8NU	20/02099/FULD	Demolition of garage and new two storey extension to dwelling including entrance porch; demolition of offices and stores, replacement office, stores and garage with 2 x 1 bedroom flats above	2	
39 Newbury Street Lambourn Hungerford RG17 8PB	20/02922/FUL	Demolish existing bungalow and redevelopment to provide 4 No. 3 bedroom dwelling houses with associated parking and amenity areas	3	

35-36 Mill Lane Lambourn Hungerford RG17 8YP	21/02304/FUL	The proposal includes the conversion of 35 Mill Lane from a single C3 (b) dwelling (small houses in multiple occupation) to two C3 (a) (dwelling house) semidetached three-bedroom dwellings.	1	
Arcade House The Arcade Newbury RG14 5AD	16/02312/FULD 21/00234/FUL	Change of use from commercial (office) premises to for 3 residential flats.	3	
The Red House 12 Hampton Road Newbury RG14 6DB	20/01509/FULD	Proposed change of use from Public House to 1no. 2 bedroom unit and conversion of existing 3 bedroom maisonette into 1no. 1 bedroom unit and 2 bedroom maisonette.	2	
32A Northbrook Street Newbury RG14 1DJ	20/02499/FUL	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat	1	
Jacobs Well Wests Street Newbury RG14 1BD	20/03076/FUL	Change of use from E(g) (i) (building currently vacant) to C2 - 6 no. assisted living apartments, internal alterations, new vehicular access and pedestrian access gates, cycle parking and refuse store.	6	
Arcade House The Arcade Newbury RG14 5AD	21/00234/FUL	Change of use from office space to three residential flats.	3	Duplicate Site/Application
2A The Arcade Newbury RG14 5AD	21/00288/FULD	Change of use of the 1st floor from Class E Shop to Class C3 dwelling house. (1 bedroom flat). This is a reversal of the previous application 12/01704/Ful which was from a C3 dwelling to A1 shop.	1	
2A Hambridge Road Newbury RG14 5SS	21/00415/FUL	Upward extension of an existing building to create 2no dwellings and associated works.	2	
3 Craven Road Newbury RG14 5NG	21/01010/FULD	Proposed change of use of first floor A1 (existing use) to habitable residential 2 bedroom flat	1	
Old Bell 215 Andover Road Newbury RG14 6ND	21/01998/FUL	Renovation of existing building, rear ground floor extension to accommodate a new retail store (Class E) and dog grooming salon (sui generis) and change of use to veterinary practice (Class E) at ground floor; conversion of existing staff residential accommodation at first floor level into a self-contained 2-bedroom residential unit; updated car park layout and associated refuse and cycle storage.	1	
34 Culver Road Newbury RG14 7AR	21/02211/FULD	Change of use of the two story side extension approved (04/0168/House) into a new dwelling with associated internal alterations and new parking.	1	
19 Henshaw Crescent Newbury RG14 6ES	21/02395/FULD	Division of the property into two dwellings and create a 4 bedroom midterrace and a 3 bedroom end terrace with associated parking spaces. The proposal will insert a new front door, erect a boundary to divide the garden areas	1	
152 Bartholomew Street Newbury RG14 5HB	21/02558/FULD	Change of use of first and second floors, to create a two bedroom flat with alterations to the ground floor layout and new entrance	1	
Three Cliffs Bere Court Pangbourne Reading RG8 8JY	19/02333/FULD	Retention of existing house, demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and double garage. New double garage outbuilding for the existing house and associated works to the driveway	1	
Kiosks Water Pumping Station Tidmarsh Road Pangbourne Reading	21/02191/FULD	Change of Use from Vacant / Sui Generis to Dwelling	1	
Oakleigh House Bere Court Road Pangbourne RG8 8JU	20/02508/FULD	Creation of a separate residential dwelling unit through the conversion of an existing redundant ancillary residential building.	1	
Mead Bungalow Peasemore Newbury RG20 7JE	20/01835/FULD	The demolition of Mead Bungalow and the construction of two detached dwellings and associated parking	1	
Nalder Hill House Nalder Hill Stockcross Newbury West Berkshire RG20 8EU	21/01166/FUL	Change of use of the stables to residential.	1	
Foxhold Farm Crookham Common Thatcham RG19 8EL	19/03188/FULD	Proposed residential conversion to form a pair of semi detached dwellings and detached annex, following demolition of managers office and attached store	2	
1 Eliot Close Thatcham RG18 3UG	20/01013/FUL	Proposed new dwelling and associated alterations	1	
27 Roman Way Thatcham RG18 3BP	21/00612/FULD	Proposed new dwelling	1	
27 Victor Road Thatcham West Berkshire RG19 4LX	21/01509/FULD	Construction of new 2 storey, 2 bedroom dwelling to the side of No.27 Victor Road. Subdivision of plots by timber fencing, extend existing parking area and dropped curb.	1	
1 Cloister Mews Theale Reading RG7 5AT	20/01759/FUL	Proposed 3 bed bungalow attached to 1 Cloister Mews	1	
49 Church Street Theale Reading RG7 5BX	21/00156/FUL	Change of Use from Office (Class E) to single Dwelling house Class (C3)	1	
Pilates Studio 27A High Street Theale Reading RG7 5AH	21/02312/CERTP	Conversion of pilates studio into 2 no. apartments. Including demolition of existing internal walls and erection of new internal walls.	2	
347 The Meadow Tilehurst Reading Reading RG30 4NU	21/02940/FULD	Erection of two detached 5 bedroom houses, along with the relevant landscaping.	2	
145 Long Lane Tilehurst Reading West Berkshire RG31 6YW	21/00717/FUL	Erection of 2No. 5 Bed detached dwellings following demolition of existing bungalow and garage	1	
145 Long Lane Tilehurst Reading RG31 6YW	20/02509/FULD	Extension/ alteration of existing bungalow to provide 2No. 2 storey 4 bed dwellings including raising ridge height and demolition of existing garage	1	Duplicate Site/Application
28 Barbaras Meadow Tilehurst Reading RG31 6YF	20/02311/FULD	Sub-division (internal works) of existing property to form a new 2 bed dwellinghouse with retention of existing 4 bed dwellinghouse, including minor external alterations to some windows and doors, plus addition of entrance porch canopy to new dwelling.	1	

Flood Risk Sequential Test Report

The Kennet Centre, Newbury



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