

Appeal Statement of Case

Local Planning Authority

Town and Country Planning Act 1990
Section 78 appeal against the refusal of planning permission

Appeal: APP/W0340/W/24/3359935

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

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

Date: March 2025

Council Reference: 23/02094/FULMAJ

Appeal Statement of Case

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1. Introduction

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

Reasons for Refusal

1.2 The application was refused for the following reasons:

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

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

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

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

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

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

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

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

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

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

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

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

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

Scope of Statement of Case

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

2. Appeal Site and Proposal

Appeal Site

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

Relevant Planning History

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

Table 2.1: Planning History

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

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

Appeal Proposal

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

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

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

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

3. Legislation and Planning Policy

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

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

Statutory Development Plan

- 3.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise¹. The development plan is therefore the starting point for decision making. Where a planning application/appeal conflicts with an up-to-date development plan, permission should not usually be granted. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.3 The statutory development plan for West Berkshire is currently made up of a number of different documents². Table 3.1 sets out those development plan documents that are relevant to the appeal proposal, together with a list of the relevant policies.

Table 3.1: Statutory Development Plan

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

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

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

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

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

Material Considerations

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

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

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

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

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

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

Emerging Policies

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

4. Main Issues

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

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

5. Impact on Heritage Assets

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

Bridge Street

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

Bartholomew Street

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

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

Northbrook Street

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

Market Place

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

Cheap Street

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

5.4 The Council will demonstrate that the harm identified is 'less than substantial' in terms of the NPPF. Historic England concur with this assessment.

5.5 The Council will describe the prevailing character of the area with reference to the height of existing buildings. It will also identify important views within the town centre, the majority of which are found along the main historic thoroughfares. Particular reference will be made to a number of viewpoints identified in the Appellant's Verified Views Sept 2023 (CD1.100) and Additional Verified Views October 2024 (CD1.214).

5.6 The Council will acknowledge that the Bartholomew Street, Market Street, and Market Place elevations of the Kennet Centre are not of any architectural merit and do not contribute positively to the conservation area. However, the Council will argue that despite the Kennet Centre's many failings, it does not dominate the experience of the town centre. It is low-lying and sits behind the more sensitive and characterful parts of Newbury, such as Market Place, allowing the special character of these areas to be maintained and understood without attempting to compete or dominate. Indeed, views of the Kennet Centre are limited to those from within the immediate vicinity; it is not visible in key views from Northbrook Street, and only partially visible in key views from Bridge Street.

5.7 The Council will argue that the proposal, because of the excessive scale, massing, and height of the internal blocks would appear overly tall and imposing, dominating key views within the Conservation Area. Additionally, the Council will present evidence showing

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

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

Consideration of public benefits

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

6. Lack of Adequate Parking Provision

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

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

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

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

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

8. Lack of Affordable Housing

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

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

9. Lack of Private Outdoor Amenity Space

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

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

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

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

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

10. The Impact of Noise from The Newbury Public House

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

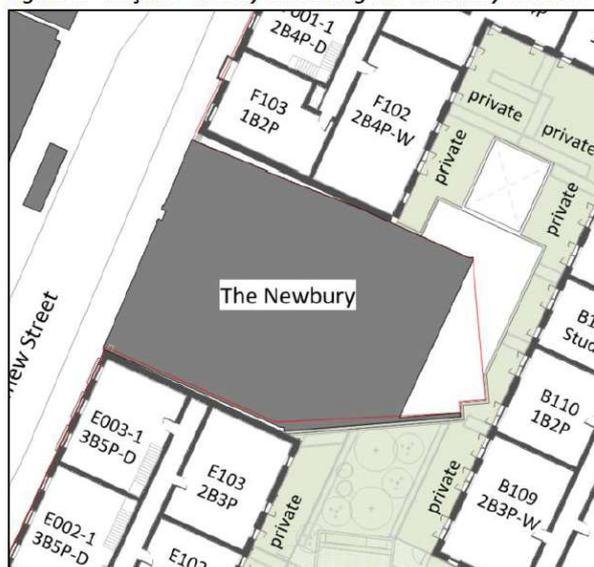
indicated that live music on the terrace at The Newbury PH would result in significant noise levels within the future development which is likely to make the residential development undesirable without appropriate mitigation.

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

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

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

Figure 1 – Façade directly onlooking the Newbury Terrace



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

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

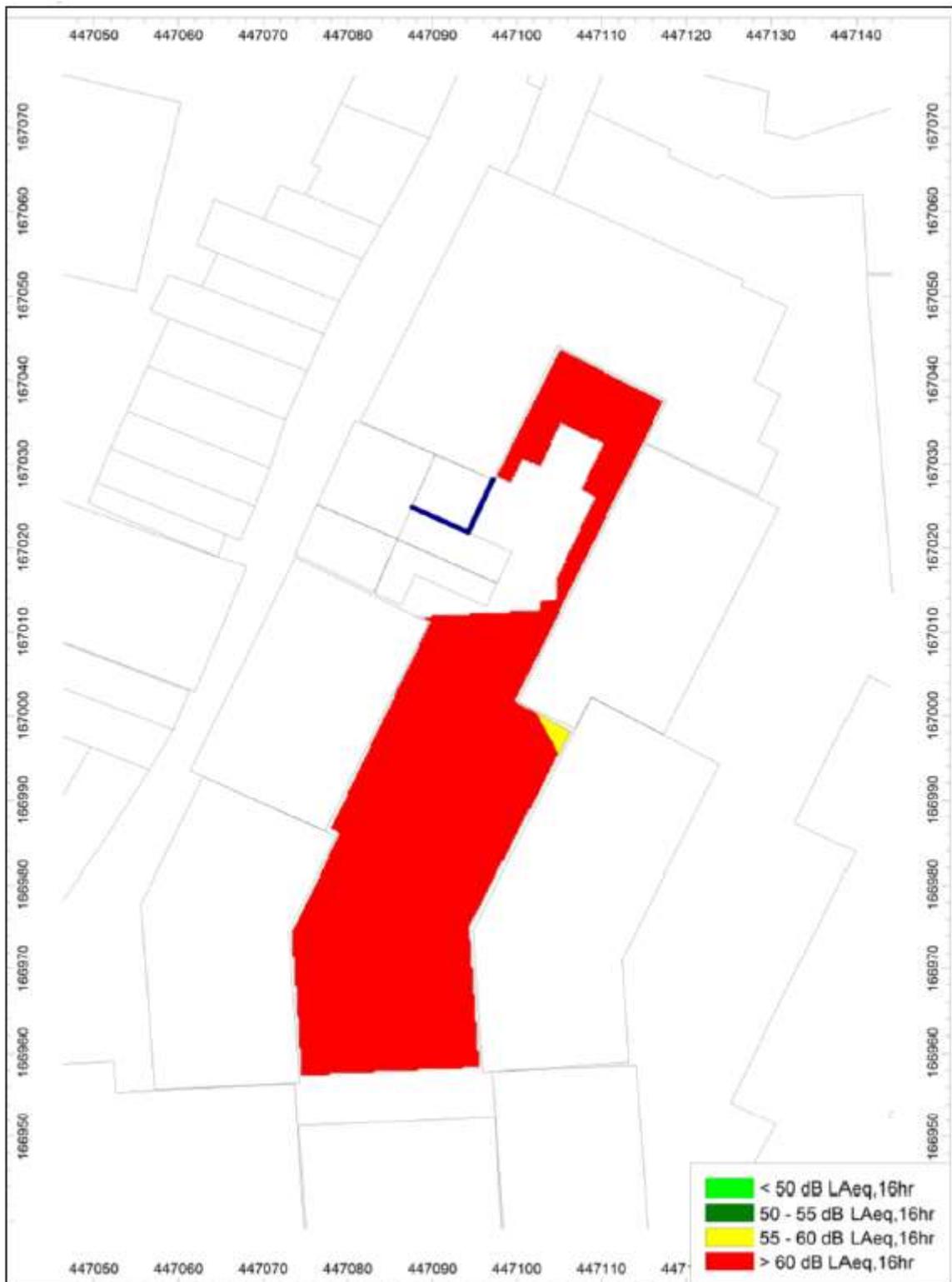


Figure 2. Acoustic model indicating that the predicted entertainment noise levels in the communal gardens surrounded by Blocks B, E and F will exceed the target set out by WHO (55 dB LAeq,T).

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

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

11. Planning Balance and Conclusions

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

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

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

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

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

12. Witness Topics

12.1 These are anticipated as follows

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

13. Documents/Core Documents

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

From: richard.peats@HistoricEngland.org.uk
Sent: 20 March 2024 17:36
To: Planapps
Subject: Historic England advice on Application no(s) 23/02094/FULMAJ
Attachments: 2302094FULMAJ_HERef_P01566254_L446619.doc

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

Dear Mr Shepherd,

Please find attached our advice on the following site -

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

Thanks for consulting us on this latest iteration.

Yours sincerely,

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

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

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Historic England

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

Direct Dial: 0207 973 3632

Our ref: P01566254

20 March 2024

Dear Mr Shepherd

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

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

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

Historic England Advice

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

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

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

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

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



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side in an otherwise traditional building less obvious.

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

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

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

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

Recommendation

Historic England has concerns regarding the application on heritage grounds.

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

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



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Historic England

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

Yours sincerely

Richard Peats

Team Leader

E-mail: richard.peats@HistoricEngland.org.uk



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Housing Land Supply at February 2025

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Housing Land Supply at February 2025

1 Introduction

Introduction

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

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

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

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

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

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

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

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

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

Policy Background

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

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

Housing Land Supply at February 2025

2 The Housing Requirement

Housing Need

2.1 The first stage in the assessment of the housing land supply is the identification of the level of housing provision required.

2.2 Paragraph 78 of the NPPF states that the five year housing land supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need (LHN) where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to need updating).

2.3 The West Berkshire Core Strategy DPD was adopted in 2012 and it forms part of the Local Plan, and the housing requirement is being reviewed through the LPR. The housing requirement for the five year period is therefore based on the LHN calculated by the standard method. The Council's decision to assess the housing land supply position against LHN does not indicate that the strategic policies established by the Core Strategy DPD are out of date. It simply reflects that the outcome of the standard method is higher than the adopted housing requirement in the Core Strategy DPD.

2.4 The Government first introduced the standard method for calculating the LHN alongside the publication of the revised NPPF in July 2018. In December 2024, the Government introduced a revised standard method for assessing housing need as part of the updated NPPF. This new method shifts the focus from previous household projections to a baseline tied to existing housing stock in each local authority area. An affordability adjustment is then applied, using a five-year average, to address housing needs in less affordable regions.

2.5 The LHN is derived in two steps, firstly setting the baseline using 0.8% of existing housing stock for the area. Secondly an adjustment is made based on the affordability of the area, using the most recent median workplace-based affordability ratios. Under the standard methodology it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the government's Planning Practice Guidance (PPG) - Housing and economic needs assessment, which states:

"The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." (PPG, Paragraph 011, Reference ID: 2a-011-20241212).

2.6 The LHN for West Berkshire calculates as 1,070 dwellings per year as set out below.

Table 2.1 Calculation of Local Housing Need for West Berkshire

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

The Housing Land Supply Period

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

Housing Land Supply at February 2025

Buffer

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

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

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

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

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

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

Table 2.2 Housing Delivery Test 2023

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

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

Housing Land Supply at February 2025

3 Sources of Housing Supply

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

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

The meaning of deliverable

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

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

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

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

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

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

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

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

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

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

Housing Land Supply at February 2025

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

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

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

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

Allocated Sites

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

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

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

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

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

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

Large and Medium unallocated sites with planning permissions

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

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

Housing Land Supply at February 2025

Prior Approvals

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

Sites within River Lambourn SAC Catchment Area

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

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

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

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

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

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

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

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

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

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

Housing Land Supply at February 2025

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

Engagement with developers/agents

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

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

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

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

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

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

Small Sites

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

Communal Accommodation

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

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

Housing Land Supply at February 2025

Windfall Allowance

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

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

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

Housing Land Supply at February 2025

Table 3.1 Net windfall completions over the plan period

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

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

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

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

Housing Land Supply at February 2025

Table 3.2 Windfall allowance (April 2024 to March 2029)

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

Housing Land Supply at February 2025

4 The Housing Land Supply

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

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

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

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

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

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

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

Appendix 1

Schedule of Sites

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

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

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

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

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

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

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

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

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

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

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

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2024	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024	Assessment of deliverability	2023/24 Completion	2024/25	2025/26	2026/27	2027/28	2028/29	Total 01/04/2024-31/03/2029	Post 31/03/2029		
Burghfield	Land to the rear of The Hollies, Burghfield Common	HSA 16	To be removed	Full permission	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	T A Fisher & Sons	GF	60	28	0	32	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD. Achievability: Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved in August 2019. Phase 1 of the development completed in 2021/22.</p> <p>Phase 2 for 32 units - Full planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/312261) on 18 November 2024. Developer has confirmed that no challenge was lodged against the decision following the end of the Judicial Review period.</p> <p>The site is under an option agreement from a developer. Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer.</p>	0	0	0	20	12	0	32	0		
Lambourn	Land adjoining Lynch Lane, Lambourn	HSA 19	RSA 14	No permission	None	Hygrove Homes Ltd	GF	Allocated for 60 dwellings	0	0	60	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: The site is owned by a developer. Pre-application discussion has taken place (24/01168/PREAI/P) in October 2024. Developer anticipates that planning application is likely to be submitted in early 2025.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone.</p>	0	0	0	0	0	0	0	60		
Lambourn	Land at Newbury Road, Lambourn	HSA 20	RSA 15	Full permission pending determination	22/00277/FULMAJ (pending determination)	Palady Homes	GF	5 (pending determination)	0	0	5	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 20/00972/FULMAJ for 8 dwellings approved September 2021, however the permission has lapsed. This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022.</p> <p>The site is under offer by a developer.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the East Sheffield WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p> <p>On-site mitigation measures have been identified. Landowner also owns farmland within the catchment area that can be used as off-site nutrient neutrality mitigation. However, the planning agent has indicated that they explored various mitigation options but none that are able to be progressed.</p> <p>At the current time the Council is in the process of working on strategic mitigation solutions for achieving nutrient neutrality i.e. mitigation credits, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period. Although the proposed development is small in scale, once more progress has been made on strategic mitigation solutions, delivery within the five year period is likely.</p>	0	0	0	0	0	0	0	0	5	
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 22	To be removed	Completed	17/03411/OUTMAJ 20/02410/RESMAJ	Westbuild Homes	GF	11	11	0	0	<p>Site fully built out in 2023/24.</p>	4	0	0	0	0	0	0	0	0	

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

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2024	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024	Assessment of deliverability	2023/24 Completion	2024/25	2025/26	2026/27	2027/28	2028/29	Total 01/04/2024-31/03/2029	Post 31/03/2029
Compton	Pirbright Institute Site, High Street, Compton	HSA 23	RSA 18	Outline permission	20/01336/OUTMAJ	Homes England	PDL	160	0	0	160	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in 14 Mar 2023.</p> <p>Homes England indicated that the demolition and remediation works were completed in December 2024. Following this, the site will be disposed of to a development partner.</p> <p>The disposal process is underway with marketing to commence late January / early February 2025, with a forecast to enter into a conditional sale contact by July 2025. The preferred development partner will be obligated to secure Reserved Matters consent by March 2026, which is when the hybrid permission expires. Soft market testing had indicated that this disposal timeframe is achievable. Start on site is anticipated in 2026/27.</p> <p>Once Reserved Matters consent has been obtained, the site will need to be delivered at pace on an accelerated delivery rates as per the purchasing conditions from Homes England.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including demolition and remediation works, there is clear evidence that housing completions will begin on site within 5 years. Phasing used is that anticipated by Homes England.</p>	0	0	0	0	30	30	60	100
Hermitage	Land off Charlotte Close, Hermitage	HSA 24	RSA 20	Full permission	20/00912/FULEXT 24/01393/NONMAT	Deanfield Homes Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Full planning application 17/01144/FULEXT for 40 dwellings refused in October 2017. Dismissed at appeal in December 2018. Full permission 20/00912/FULEXT for 16 dwellings granted in October 2021.</p> <p>Non-Material Amendment to approved application (24/01393/NONMAT) to allow planning permission 20/00912/FULEXT to be phased was approved in October 2024. Commencement of Phase 1, comprising the access road has been commenced in order to ensure that the permission does not expire. Some pre-commencement conditions have been discharged in October 2024.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WWTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 2025.</p> <p>The site is owned by a developer. The developer has highlighted the requirement to discharge conditions in relation to Nutrient Neutrality and an application is pending. Developer-led mitigation measures have been identified and the developer is in the process of securing off-site nutrient neutrality units to discharge the condition.</p> <p>The developer has indicated that they are in the early stages of securing off-site nutrient neutrality units to discharge the condition. Given this uncertainty, the Council adopts a cautious approach and considers the site not deliverable within the five-year period. However, as the proposed development is small in scale, its delivery within this timeframe is likely once further progress is made.</p>	0	0	0	0	0	0	0	16

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024
Brimpton	23/00961/FUL	1 The Osiers, Brimpton Road, Brimpton RG7 4SL	1	0	1
Brimpton	23/00015/FUL	2 Church Lane Brimpton RG7 4TJ	0	0	0
Bucklebury	21/03191/FULD	Broad View Farm, The Ridge, Cold Ash, RG18 9HX	1	1	1
Bucklebury	23/01184/FUL	49 Roundfield Upper Bucklebury Reading Berkshire RG7 6RB	1	0	1
Bucklebury	23/01072/FUL	Mount Mist Harts Hill Road Thatcham RG18 4AD	0	0	1
Bucklebury	21/01815/FULMAJ	5 - 10 Paradise Way Chapel Row Reading West Berkshire	4	0	4
Bucklebury	22/00279/FULD	Wenden Long Grove Upper Bucklebury Reading West Berkshire RG7 6QS	0	0	0
Burghfield	19/03054/FULD	The White Cottage, Holybrook Farm, Burghfield Bridge RG30 3RA	0	1	1
Burghfield	21/01937/FUL 22/03127/FUL	Willowbank Berrys Lane Burghfield Reading West Berkshire RG30 3XD	0	1	1
Burghfield	23/00183/FUL	Kennet House Burghfield Bridge Burghfield Reading RG30 3RA	0	0	0
Chaddleworth	15/03199/FULD	Barn 80m South East Of Manor Farm, RG20 7EG	2	1	2
Chieveley	21/01829/FUL	The Bungalow, Long Lane, Cold Ash RG18 9LU	0	0	0
Cold Ash	19/01102/FULD	Westrop Farm, The Ridge, Cold Ash RG18 9JA	2	2	2
Cold Ash	23/00416/FUL	The Old Farmhouse Stoney Lane Ashmore Green Thatcham RG18 9HE	1	0	1
Cold Ash	22/00810/FULMAJ	Cleardene Farm, Ashmore Green Road RG18 9ES	2	0	2
Compton	17/02914/FULD 20/02293/FUL 23/02320/FUL	Nielia Downs Road Compton Newbury Berkshire RG20 6RE	0	0	0
Compton	18/02326/FULD	Hamilton Stables, Hockham Road	2	2	2
Compton	21/02271/FULD	Land North Of 31 Horn Street Compton Newbury West Berkshire	1	0	1
East Ilsley	20/01106/FULD	Land Adjacent Down Barn Road Known As Dennisford Road, East Ilsley, Newbury	1	1	1
Enborne	23/01190/FUL	Hill Farm, Boames Lane, Enborne RG20 0JT	3	0	3
Enborne	23/00252/FUL	Vanners Farm, Vanners Lane, Enborne Newbury RG20 0LB	1	0	1
Farnborough	20/02589/FUL 23/00159/FUL	Gamekeepers Bungalow, Farnborough, Wantage, OX12 8NX	0	0	0
Fawley	18/02737/FULD 21/02713/FULD	North Farm Stud, North Farm, North Fawley, Wantage OX12 9NJ	2	0	2
Frilsham	22/03123/FULMAJ	Frilsham Lime Quarry Frilsham Thatcham Berkshire RG18 9UY	1	0	2
Frilsham	20/02534/FUL	Homerstead House, Hawkrigde Hill, Frilsham RG18 9XA	0	0	0
Great Shefford	21/02594/OUTD	Wood View Baydon Road Shefford Woodlands Hungerford West Berkshire RG17 7AD	1	0	1

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

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

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

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024
Kintbury	18/01370/FULD	Kintbury Holt FarmKintbury HoltNewburyBerkshireRG20 0DD	3	3	3
Kintbury	19/00277/FULD	Inglewood Farm CottageTempleton RoadKintburyHungerfordBerkshireRG17 9SJ	0	1	1
Kintbury	19/02146/FULD 21/00526/FUL	College FarmUpper DenfordHungerfordBerkshireRG17 0PD	0	1	1
Kintbury	20/01620/FULD	Denford HouseDenford ParkHungerfordRG17 0PG	1	0	1
Kintbury	21/02405/FULD	The Prince Of Wales28 Newbury StreetKintburyHungerfordRG17 9UU	1	1	1
Kintbury	22/00731/FULD	54 High Street, Kintbury RG17 9TN	0	0	0
Kintbury	23/01802/FUL	19 Newbury StreetKintburyHungerfordRG17 9UX	1	0	1
Lambourn	03/02206	Francomes Field	6	0	2
Lambourn	16/00917/FULD 17/00733/FULD 17/03562/FULD	Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT	2	0	2
Lambourn	16/02007/FULD	Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH	3	0	1
Lambourn	18/00774/FULMAJ	Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire	1	1	1
Lambourn	19/02596/FULD	Land North Of Whitcombe House StablesUpper LambournHungerfordBerkshire	1	0	1
Lambourn	19/02812/FULMAJ 21/01530/FULMAJ	Lambourn Methodist ChurchLambournHungerfordRG17 8YA	9	0	9
Lambourn	20/00425/FULD	Broadway House, 2 The Broadway, Lambourn RG17 8XY	1	1	1
Lambourn	20/00917/FULD	The Old Malt HouseUpper LambournHungerfordRG17 8RG	0	0	1
Lambourn	20/01264/FULMAJ	Fognam Farm, Upper Lambourn RG17 8RB	1	0	1
Lambourn	20/01280/FUL	Mobile HomeSaxon HallUpper LambournHungerfordRG17 8QH	0	1	1
Lambourn	20/02099/FULD	PerivaleBaydon RoadLambournHungerfordRG17 8NU	2	2	2
Lambourn	20/02922/FUL	39 Newbury StreetLambournHungerfordRG17 8PB	3	0	3
Leckhampstead	21/01708/FUL	WoodsideWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	1
Leckhampstead	22/01663/FULD	Nightingale FarmWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	0
Newbury	14/02830/FULD 18/02068/FULD	101 Bartholomew Street	3	0	1
Newbury	05/02416/FULD	Land Adj To 58 Conifer Crest, Wash Common	1	1	1

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

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

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

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

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

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

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

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

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

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

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

Table A1.7
Communal accommodation

Table A1.7: Communal accommodation

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

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

Appendix 2

Housing Land Supply Site Deliverability Forms

Core Strategy Development Plan Document Strategic Site Allocations

Newbury Racecourse

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

Eastern Area A is currently under construction. The latest planning consents for this phase will result in a total of 597 dwellings in Eastern Area A. 353 are occupied, 15 are under construction, and 229 are yet to be started (expected to start in Spring 2025). It is expected that all dwellings will be complete by Summer 2028.

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

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

Economic market conditions.

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

No

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

n/a

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

n/a

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024

Sandleford Park East

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

3. Site achievability (please give details)

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

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

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

5. Anticipated annual build out rates

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

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

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

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

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

No.

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

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

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

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

Demand for housing remains strong within the area.

10. Additional comments

N/A

Completed by: Robert White

Position: Director

Organisation: White Peak Planning Limited

Date: 20/12/24

Sandleford Park West

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

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

See above.

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

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

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

No.

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

No.

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

No.

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

No.

10. Additional comments

N/A

Completed by: Tim Burden

Position: Senior Director

Organisation: Turley

Date: 17th December 2024

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

HSA1
Land north of Newbury College, Monks Lane, Newbury

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land North of Just Learning Nursery, Monks Lane, Newbury	
Number of residential units proposed	Net additional units	
	Gross (total) units	31

2. Planning status	
Does the site have outline planning permission?	Yes. Please provide the planning application reference

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

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

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

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

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

No

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

No

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

No

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

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

10. Additional comments

Completed by: Cole Bates

Position: Land & Planning

Organisation: Feltham Properties Ltd

Date: 20-11-2024

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

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

Hi Vivian,

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

With Kind Regards,

Cole Bates
Development Analyst; Feltham Properties



Registered Company Number: 1987699



A Feltham Group Company



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

HSA2
Land at Bath Road, Speen, Newbury

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

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

Works commenced on site in June 2024. 1st occupation is expected in June 2025.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	0
	2025/26	40
	2026/27	53
	2027/28	25
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

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

Economic market conditions.

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

No

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

No

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

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024

HSA 14
Field between A340 & The Green, Theale

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

1. Site details		
Site address	Ochre Meadows, Land North of The Green, Theale, Reading, RG7	
Number of residential units proposed	Net additional units	
	Gross (total) units	104

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	19/01172/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	23/00790/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, discharge on-going against relevant conditions associated with the outline planning and reserved matters planning approvals	

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

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

--

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

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

None foreseen at present

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

No

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

No

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

No

10. Additional comments

N/A

Completed by: Scott Cromack

Position: Design Manager

Organisation: Croudace Homes Group

Date: 2 December 2024

HSA16
Land to the rear of The Hollies, Burghfield Common

	<p>██████████</p> <p>██████████</p> <p>██████████</p> <p>██████████████████</p> <p>██████████████████</p> <p>██████████████████</p> <p>██████████</p> <p>██████████</p>
Has the landowner (or each owner) indicated support for development of the land?	Yes

Part 2: Information on site deliverability

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

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

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

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

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

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

5. Anticipated annual build out rates

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

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

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

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

No

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

No

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

No

10. Additional comments

N/A

Completed by: Richard Barter
Position: Land and Planning Manager
Organisation: T A Fisher & Sons
Date: 27.11.2024

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

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

Dear Vivian

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

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

Kind regards

Richard

Richard Barter MRTPI
Land and Planning Manager



www.tafisher.co.uk

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



HSA 19
Land adjoining Lynch Lane, Lambourn

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG	
Number of residential units proposed	Net additional units	90
	Gross (total) units	90

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below "Site Promotion Activity: Summary" for detailed information.

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

Site Promotion Activity : Summary

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

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

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

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

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

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

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

2040/41

Beyond 2041

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

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

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

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

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

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

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

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

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

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

10. Additional comments

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

Completed by: Rebecca Sleaf
Position: Planning Officer
Organisation: Hygrove Property Services Ltd
Date: 25th November 2024

HSA23
Pirbright Institute Site, High Street, Compton

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

Disposal process underway with reserved matters application by March 2026. Start on site anticipated 2026/27

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

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

Not at this point

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

No

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

No

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

No

10. Additional comments

None

Completed by: Neil Iredale

Position: Planning and Enabling Manager

Organisation: Homes England

Date: 29.11.24

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

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

Hello Vivian,

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

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

I hope this helps.

Kind regards,

Neil Iredale

Planning and Enabling Manager, South West



The Housing and Regeneration Agency

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



Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

HSA24
Land off Charlotte Close, Hermitage

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land off Charlotte Close, Hermitage	
Number of residential units proposed	Net additional units	16
	Gross (total) units	16
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	20/00912/FULEXT, 24/01393/NONMAT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All pre-commencement conditions discharged and implemented Phase 1 and commenced Phase 1.	

3. Site achievability (please give details)

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

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

Commencement of Phase1, comprising the access road has been commenced in order to ensure that the permission does not expire. The second phase comprises the residential units and this will only be implemented once the Grampian condition relating to nutrient neutrality is discharged.

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

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

Securing off-site nutrient neutrality units to discharge the Grampian condition, which may have an impact on economic viability.

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

No

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

No

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

No

10. Additional comments

N/A

Completed by: Wesley McCarthy

Position: Senior Planning Manager

Organisation: Deanfield Homes

Date: 26/11/25

HSA25
Land to the south east of the Old Farmhouse, Hermitage

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

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

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

	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

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

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

Biodiversity requirements / Timings

CIL rate

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

No

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

No

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

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

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

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

10. Additional comments

N/A

Completed by: Richard Barter

Position: Land and Planning Manager

Organisation: TA Fisher & Sons

Date: 27.11.2024

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

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

74 total completions as at 31 March 2024.

Phase 3 being constructed at present.

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

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

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

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

Construction of the retaining wall / southern landscaped area.

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

No

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

No

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

No

10. Additional comments

N/A

Completed by: Richard Barter
Position: Land & Planning Manager
Organisation: T A Fisher & Sons
Date: 27.11.2024

Large and Medium Sites with Planning Permission at March 2024

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

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
Development commenced on site in January 2024. First occupations anticipated by end of 2025.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	0
	2025/26	37
	2026/27	44
	2027/28	36
	2028/29	35
	2029/30	35
	2030/31	35

Five Year Housing Land Supply Site Deliverability Form 2024

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

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

No

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

No

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

No

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

No

10. Additional comments

N/A

Completed by: Emma Runesson

Position: Planning Manager

Organisation: Ridgepoint Homes

Date: 05/12/24

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

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land East of Newbury College, Newbury, West Berkshire.	
Number of residential units proposed	Net additional units	75
	Gross (total) units	75

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes - 22/02754/OUTMAJ
	No. Please indicate what progress has been made on a full application	

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

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

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

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

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

No.

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

No.

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

No.

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

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

10. Additional comments

Completed by: Cole Bates

Position: Development Manager

Organisation: Feltham Properties Ltd

Date: 17-12-2024

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

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

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

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

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

No

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

No

10. Additional comments

Completed by: Pankaj Patel

Position: Director

Organisation: Reading West Development Ltd

Date: 02/12/24

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

Part 1: Contact and ownership details

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

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

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

Part 2: Information on site deliverability

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

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

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

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

Site is under construction with a number of occupations.

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

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

Economic market conditions.

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

No

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

n/a

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

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024