

Appendix 1

Schedule of Sites

Table A1.1
Allocations in the previous Local Plan (Core Strategy, Housing Site Allocations
Development Plan Document)
which have not been retained in the Local Plan Review
(due to site being at an advanced stage of construction)

Table A1.1: Allocations in the previous Local Plan which have not been retained in the Local Plan Review (due to site being at an advanced stage of construction)

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	Newbury Racecourse	Under Construction	14/03109/OUTMAJ 14/03377/RESMAJ 23/01100/RESMAJ	David Wilson Homes	PDL	1384	1140	244	244	<p>Available: Yes. Development under construction Suitable: Site has full planning permission 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 Allocations in the previous Local Plan which have not been retained in the Local Plan Review											38	9	6	122	60	47	244	0

Table A1.2
Local Plan Review Strategic Site Allocations

Table A1.2: Local Plan Review Strategic Site Allocations

Parish	Address	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
Greenham	Sandleford Park East	SP13	Outline permission	20/01238/OUTMAJ 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 Local Plan Review 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	SP13	Outline permission	23/01585/OUTMAJ	Donnington New Homes	GF	360	0	0	360	<p>Available: Yes Suitable: Allocated site in adopted Local Plan Review 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
Thatcham	North East Thatcham	SP14	No permission	None	A2Dominion Catesby Estates Donnington New Homes Pfarmigan Land	GF	Allocated for 2500 dwellings	0	0	0	<p>Available: Yes Suitable: Allocated site in adopted Local Plan Review Achievable: Policy SP14 of the LPR allocates the North East Thatcham Strategic Site and requires that it be masterplanned, with a Supplementary Planning Document prepared prior to the submission of a planning application. According to the Council's latest housing trajectory (Appendix 7 of the LPR), delivery of the site is expected to begin in 2030/31, with a build-out rate of approximately 170 dwellings per year from 2031/32, and a total of 1,760 dwellings to be delivered within the plan period. As such, the site is not expected to contribute to housing delivery within 5 years.</p>	0	0	0	0	0	0	0	1,760
Total Strategic Site Allocations							3860	0	0	1360		0	0	0	150	180	180	510	2610

Table A1.3
Local Plan Review Non-strategic Site Allocations

Table A1.3: Local Plan Review Non-strategic Site Allocations

Parish	Address	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	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 adopted Local Plan Review 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 adopted Local Plan Review 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	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 adopted Local Plan Review 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	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 adopted Local Plan Review 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

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Newbury	Land off Greenham Road, Newbury	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 adopted Local Plan Review 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	RSA 5	Under construction	18/00964/FULEXT	Persimmon Homes	GF	91	0	0	91	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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	
Thatcham	Land at Henwick Park, Bowling Green Road, Thatcham	RSA 6	No permission	25/00278/FULMAJ (pending determination)	Croudace Homes	GF	Allocated for 225 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. A full application for 236 dwellings was submitted in February 2025. At the current time the planning application is pending determination. As such, the site is not currently considered deliverable within the five year period.</p>	0	0	0	0	0	0	0	225	
Thatcham	Land east of Regency Park Hotel, Bowling Green Road, Thatcham	RSA 7	No permission	None	Regency Homes Ltd	GF	Allocated for 45 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. 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>	0	0	0	0	0	0	0	45	
Tilehurst	Land at Pincents Lane, Tilehurst	RSA 8	No permission	None	Land Securities (U and I (Pincents Lane) Ltd)	GF	Allocated for 138 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. 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>	0	0	0	0	0	0	0	138	
Tilehurst	Stonehams Farm, Tilehurst	RSA 9	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 adopted Local Plan Review 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	0

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Purley on Thames	72 Purley Rise, Purley on Thames	RSA 10	Under construction	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	Shanly Homes	GF	29	9	20	20	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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 adjacent to Bath Road and Dorking Way, Calcot	RSA 11	Hybrid permission	23/00117/OUTMAJ	Site not owned by a developer	GF	7	0	0	7	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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	RSA 12	Under construction	19/01172/OUTMAJ 23/00790/RESMAJ	Croudace Homes	GF	104	0	0	104	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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
Theale	Whitehart Meadow, Theale	RSA 13	No permission	None	Central Corporation Projects	GF	Allocated for 40 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. 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>	0	0	0	0	0	0	0	40
Theale	Former sewage treatment works, Theale	RSA 14	No permission	None	Kennet Properties Ltd	GF	Allocated for 60 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. 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>	0	0	0	0	0	0	0	60

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Burghfield	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	RSA 15	Under construction	18/02485/OUTMAJ 22/00325/RESMAJ	Croudace Homes	GF	100	8	41	92	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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
Midgham	Land north of A4 Bath Road, Woolhampton	RSA 16	Outline permission	23/00736/OUTMAJ	JPP Land Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. Outline planning application 23/00736/OUTMAJ approved on 15 May 2025. This site will be considered in a future update of the housing land supply.</p>	0	0	0	0	0	0	0	16
Lambourn	Land adjoining Lynch Lane, Lambourn	RSA 17	No permission	None	Hygrove Homes Ltd	GF	Allocated for 60 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: The site is owned by a developer. Pre-application discussion has taken place (24/01188/PREAIP) 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 River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	0	60
Lambourn	Land at Newbury Road, Lambourn	RSA 18	No permission	None	Palady Homes	GF	Allocated for 5 dwellings	0	0	0	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in adopted Local Plan Review 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, however the application has been withdrawn on 12 May 2025.</p> <p>The site is under offer by a developer.</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 River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	0	5
Pangbourne	Land north of Pangbourne Hill, Pangbourne	RSA 19	No permission	None	Site not owned by a developer	GF	Allocated for 25 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: Subject to planning permission being granted, the site would be sold to a housebuilder.</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>	0	0	0	0	0	0	25	

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Bradfield Southend	Land north of South End Road, Bradfield Southend	RSA 20	No permission	None	Site not owned by a developer	GF	Allocated for 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: A developer has an agreement with the landowner to be promoted with a view for it to purchase the site if consent is approved.</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>	0	0	0	0	0	0	0	0	20
Chieveley	Land at Chieveley Glebe	RSA 21	No permission	None	Site not owned by a developer	GF	Allocated for 15 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of development on the site and is to appoint an agent to undertake marketing with a view to entering into a promotion agreement or conditional contract subject to planning.</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 River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 1 January 2025.</p>	0	0	0	0	0	0	0	0	15
Compton	Pirbright Institute Site, High Street, Compton	RSA 22	Outline permission	20/01336/OUTMAJ	Homes England	PDL	160	0	0	160	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in 14 Mar 2023.</p> <p>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	
Great Shefford	Land west of Spring Meadows, Great Shefford	RSA 23	No permission	None	Site not owned by a developer	GF	Allocated for 15 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of the development of the site, and there is interest from a developer.</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 River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	0	15	

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Parish	Address	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 off Charlotte Close, Hermitage	RSA 24	Full permission	20/00912/FULEXT 24/01393/NONMAT	Deanfield Homes Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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 Phase1, comprising the access road has been commenced in order to ensure that the permission does not expire. Some pre-commencement conditions have been discharged in October 2024.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 2025.</p> <p>The site is owned by a developer. The developer has highlighted the requirement to discharge conditions in relation to Nutrient Neutrality and an application is pending. Developer-led mitigation measures have been identified and the developer is in the process of securing off-site nutrient neutrality units to discharge the condition.</p> <p>The developer has indicated that they are in the early stages of securing off-site nutrient neutrality units to discharge the condition. Given this uncertainty, the Council adopts a cautious approach and considers the site not deliverable within the five-year period. However, as the proposed development is small in scale, its delivery within this timeframe is likely once further progress is made.</p>	0	0	0	0	0	0	0	0	16
Hermitage	Land to the south east of the Old Farmhouse, Hermitage	RSA 25	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 adopted Local Plan Review 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.</p> <p>Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and is pending determination.</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 1 January 2025.</p> <p>The site is owned by a developer. The developer has indicated that an alternative solution to the drainage issue was submitted to the Council in September 2024. This is now being considered by the Council's Ecology Team.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards approval of reserved matters, it is realistic that housing will be delivered within the five year period. However, in light of the additional mitigation work required, the Council takes a more cautious approach to phase the development later in the five year period.</p>	0	0	0	11	10	0	21	0	
Hermitage	Land adjacent Station Road, Hermitage	RSA 26	No permission	None	Site not owned by a developer	GF	Allocated for 42 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of the development of the site, and there is interest from a developer.</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 River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 1 January 2025.</p>	0	0	0	0	0	0	0	42	

Table A1.3: Local Plan Review Non-strategic Site Allocations

Parish	Address	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	
Kintbury	Land adjacent The Haven, Kintbury	RSA 27	No permission	None	Sovereign Housing Association	GF	Allocated for 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: Sovereign Housing Association has an option over the entire extent of the site, and the landowners are supportive of the development of the site.</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>	0	0	0	0	0	0	0	0	20
Aldermaston	New Stocks Farm, Paices Hill, Aldermaston	RSA 28	Full permission	22/00120/FUL		PDL	8	0	0	8	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review 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 Non-strategic Site Allocations							1620	23	135	916		23	200	276	169	92	41	778	842	

Table A1.4
Neighbourhood Development Plan Allocations

Table A1.4 Neighbourhood Development Plan Allocations

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
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.</p> <p>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
Total Neighbourhood Development Plan allocations													22	20	8	8	0	0	36	0

Table A1.5
Non-allocated Sites for 10 or more dwellings with planning permissions

Table A1.5: 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
Burghfield	Land to the rear of The Hollies, Burghfield Common	Full permission	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	T A Fisher & Sons	GF	32	0	0	0	L	<p>Available: Yes Suitable: Yes, full planning permission granted Achievable: Full planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) on 18 November 2024. Developer has confirmed that no challenge was lodged against the decision following the end of the Judicial Review period.</p> <p>The site is under an option agreement from a developer. Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer.</p>	0	0	0	20	12	0	32	0
Hampstead Norreys	Manor House, Church Street	Full permission	09/00744 08/11099 08/01099	Unknown	GF	13	11	0	0	M	<p>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.</p>	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	<p>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.</p>	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	<p>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.</p> <p>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.</p>	119	0	0	0	0	0	0	48

Table A1.5: 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 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	<p>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.</p>	0	0	0	36	36	0	72	0	
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 Suitable: Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019. 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. Site therefore not considered deliverable within the 5 year period.</p>	0	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 Suitable: Identified in Newbury Vision and adopted SPD. The site has full planning permission. Achievable: Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019 . Site is fully built out in May 2024.</p>	186	12	0	0	0	0	12	0	

Table A1.5: 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 East of Newbury College, Monks Lane, Newbury	Outline permission	22/02754/OUTMAJ	Feltham Properties	GF	75	0	0	75	L	<p>Available: Yes 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 to be submitted early in 2025. Commencement on site should take place in 2025 according to the developer.</p> <p>However, because the Reserved Matters application has not yet submitted, the Council takes a more cautious approach to push back the phasing suggested by the developer by a year.</p> <p>Site now also included in table for communal accommodation.</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
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

Table A1.5: 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
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
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						1532	626	234	872			393	139	84	162	129	35	549	355

Table A1.6
Sites for 10 or more dwellings with prior approvals

Table A1.6: 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	0
Total sites for 10 or more dwellings with prior approvals					191	0	191	191			67	0	0	0	0	0	0	

Table A1.7
Non-allocated sites for less than 10 dwellings with planning permissions

Table A1.7 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 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	1	0	1
Bucklebury	23/01072/FUL	Mount MistHarts Hill RoadThatchamRG18 4AD	0	0	1
Bucklebury	21/01815/FULMAJ	5 - 10 Paradise WayChapel RowReadingWest Berkshire	4	0	4
Bucklebury	22/00279/FULD	WendenLong GroveUpper BuckleburyReadingWest BerkshireRG7 6QS	0	0	0
Burghfield	19/03054/FULD	The White Cottage, Holybrook Farm, Burghfield Bridge RG30 3RA	0	1	1
Burghfield	21/01937/FUL 22/03127/FUL	WillowbankBerrys LaneBurghfieldReadingWest BerkshireRG30 3XD	0	1	1
Burghfield	23/00183/FUL	Kennet HouseBurghfield BridgeBurghfieldReadingRG30 3RA	0	0	0
Chaddleworth	15/03199/FULD	Barn 80m South East Of Manor Farm, RG20 7EG	2	1	2
Chieveley	21/01829/FUL	The Bungalow, Long Lane, Cold Ash RG18 9LU	0	0	0
Cold Ash	19/01102/FULD	Westrop Farm, The Ridge, Cold Ash RG18 9JA	2	2	2
Cold Ash	23/00416/FUL	The Old FarmhouseStoney LaneAshmore GreenThatchamRG18 9HE	1	0	1
Cold Ash	22/00810/FULMAJ	Cleardene Farm, Ashmore Green Road RG18 9ES	2	0	2
Compton	17/02914/FULD 20/02293/FUL 23/02320/FUL	NieliaDowns RoadComptonNewburyBerkshireRG20 6RE	0	0	0
Compton	18/02326/FULD	Hamilton Stables, Hockham Road	2	2	2
Compton	21/02271/FULD	Land North Of 31Horn StreetComptonNewburyWest Berkshire	1	0	1
East Ilsley	20/01106/FULD	Land Adjacent Down Barn Road Known As Dennisford Road, East Ilsley, Newbury	1	1	1
Enborne	23/01190/FUL	Hill Farm, Boames Lane, Enborne RG20 0JT	3	0	3
Enborne	23/00252/FUL	Vanners Farm, Vanners Lane, Enborne Newbury RG20 0LB	1	0	1
Farnborough	20/02589/FUL 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 QuarryFrilshamThatchamBerkshireRG18 9UY	1	0	2
Frilsham	20/02534/FUL	Homerstead House, Hawkridge Hill, Frilsham RG18 9XA	0	0	0
Great Shefford	21/02594/OUTD	Wood ViewBaydon RoadShefford WoodlandsHungerfordWest BerkshireRG17 7AD	1	0	1

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

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024
Greenham	15/02479/FULD	Drake House Bishops Green	0	0	1
Greenham	16/00645/FUL	Garden HouseBury's Bank RoadGreenhamThatchamBerkshireRG19 8DB	0	1	1
Greenham	18/02435/OUTD 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 17/02562/FULD	Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT	2	0	2
Lambourn	16/02007/FULD	Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH	3	0	1
Lambourn	18/00774/FULMAJ	Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire	1	1	1
Lambourn	19/02596/FULD	Land North Of Whitcombe House StablesUpper LambournHungerfordBerkshire	1	0	1
Lambourn	19/02812/FULMAJ 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 A1.8
Sites for less than 10 dwellings with prior approvals

Table A1.8 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 A1.9
Communal accommodation

Table A1.9: 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