

Appendix 2

5 Year Housing Land Supply Site Deliverability Forms

Core Strategy Development Plan Document Strategic Site Allocations

Newbury Racecourse Strategic Site Allocation

Part 2: Information on site deliverability

1. Site details		
Site address	Land south of Monks Lane, west of A339	
Number of residential units proposed	Net additional units	1080
	Gross (total) units	1080

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
	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
	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 – works are ongoing to prepare Discharge of Condition applications for all the prior to submission of reserved matters conditions.	

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 – site 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)
<p>No physical development has yet taken place.</p> <p>Start on site anticipated in April 2024.</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	0
	2023/24	0
	2024/25	50
	2025/26	120
	2026/27	120
	2027/28	120
	2028/29	120
	2029/30	120
	2030/31	120
	2031/32	120
	2032/33	120
	2033/34	70
	2034/35	0
	2035/36	0
	2036/37	0
2037/38	0	
2038/39	0	
Post 2039		0

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? 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

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*

Bloor Homes is committed to working with WBC to bring this site forward in a timely manner. Demand remains strong in the area.

10. Additional comments

Completed by: Robert White
Position: Director
Organisation: White Peak Planning Limited
Date: 29th September 2022

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 Humble			
Organisation <i>(if relevant)</i>	Pegasus Group (Planning)			
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.	[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, Warren Road, Newbury, RG14 6NH	
Number of residential units proposed	Net additional units	Up to 500
	Gross (total) units	Up to 500

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	An Outline application, reference 18/00828/OUTMAJ, was submitted to West Berkshire Council in 2018 however, to date, has not been approved.

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	Application/s for Reserved Matters approval would follow Outline approval.
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	Outline permission has been sought.
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?	The landowners are wholly supportive of the development of Sandleford Park West
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?	No
Is there current interest from a developer?	Yes – Donnington New Homes which is owned by Mark Norgate
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)

In September, 2015, Bloor Homes submitted a planning application which covered the whole allocated site at Sandleford Park (including New Warren Farm) in outline, together with a detailed design of a first phase of the development in the northern part of the site adjoining Monks Lane. Bloor Homes' second application was submitted in early 2016 and was a fully detailed application for their first phase of development as a stand-alone proposal. Because Donnington New Homes were not party to either of those applications, the Council was not willing to approve them because they could not deliver the comprehensive development of the site. Both of those applications were refused in November 2017.

In December, 2016, Bloor Homes submitted a third planning application proposing up to 1,000 homes on the land under their control. Again, that application has been refused.

However, following the submission of Bloor Homes' third planning application, the Council contacted both Bloor Homes and Donnington New Homes separately and informed them that, whilst their preference remained for a single planning application, the Council may be willing to consider the delivery of the Sandleford Park development through two separate but linked planning applications if they could be convinced that the

comprehensive development of Sandleford Park could equally be delivered in that way. As a result, Bloor Homes and Donnington New Homes worked increasingly closely during 2017 and early 2018, and their commitment to working collaboratively was confirmed by the signed Memorandum of Understanding which accompanied applications submitted by both Donnington New Homes and Bloor Homes.

Discussions with the Council became drawn out and protracted with the Council citing need for a single application across the allocation as a key reason for its unwillingness to progress Donnington New Homes application, and also owing the changes in personnel within the Council. In 2020 Bloor submitted a further application which was refused. Bloor appealed that decision (and as a result the Council refused to progress the Donnington New Homes Outline application until Bloor Homes appeal was determined). In May 2022, the Secretary of State granted planning permission to develop part of the allocated site stating that the site did not need to be brought forwards through a single application. Donnington New Homes now intends to work towards achieving Outline planning permission taking into account the Secretary of State's decision.

5. Anticipated annual build out rates

Up to 2039	2022/23	
	2023/24	
	2024/25	Up to 120
	2025/26	Up to 120
	2026/27	Up to 120
	2027/28	Up to 120
	2028/29	Up to 20
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
2038/39		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

The absence of a grant of planning permission by the Council is prohibitive to the development of the site.

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

The site remains achievable, suitable and available for development.

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

See section 4 above.

10. Additional comments

Completed by: Rebecca Humble

Position: Associate

Organisation: Pegasus Group (Planning)

Date: 28.09.2022

**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>	N/A			
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 60px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 60px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 60px; height: 15px;"></div>			
Telephone	<div style="background-color: black; width: 100px; height: 15px;"></div>			
Email	<div style="background-color: black; width: 100%; height: 15px;"></div>			
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>	<input type="checkbox"/>		

2. Ownership details					
Are you the current owner of the site?	Yes				
If YES, are you...	Sole owner	<input type="checkbox"/>	Yes	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 North of Just Learning Nursery, Monks Lane, Newbury	
Number of residential units proposed	Net additional units	
	Gross (total) units	16

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes – 19/00669/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 – 20/00346/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
	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>	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?	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 progress. Pre-app submission made (June 2022) incorporating additional land and increased number of dwellings.

5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	
	2024/25	
	2025/26	
	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		

Post 2039

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? *Please give details*

Planning delay on revised site / scheme.

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*

Housing market likely to cool off due to cost of living crisis and mortgage uncertainty.

10. Additional comments

Completed by: Cole Bates

Position: Development Analyst

Organisation: Feltham Properties Ltd

Date: 28-09-2022

HSA2
Land at Bath Road, Speen, Newbury

Agent contacted and no response received.

HSA3

Land at Coley Farm, Stoney Lane, Newbury

Agent contacted and no response received.

HSA4 (NEW047 B)
Land west of New Road, North of Pyle Hill, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the West of New Road, Greenham, Newbury	
Number of residential units proposed	Net additional units	36
	Gross (total) units	36
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	
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	18/00529/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, 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?	Individual completed properties are for sale
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)
<p>Build completion achieved on 25 units Remainder due to be completed within the next 3 months</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	36
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

N/A

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

N/A

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*

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10. Additional comments

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Completed by: James Bull

Position: Director

Organisation: Rivar Ltd

Date: 12.9.2022

HSA4 (NEW047 D)
Land to the North of Pinchington Lane, Greenham, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the North of Pinchington Lane Greenham Newbury	
Number of residential units proposed	Net additional units	157
	Gross (total) units	157

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	17/01096/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	20/02546/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	
	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, applications pending	

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 landowner is
Is the site currently for sale or being marketed by a land agent?	Recently sold
Is there current interest from a developer?	Recently sold
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)

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5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
N/A

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*

N/A

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

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10. Additional comments

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Completed by: James Bull

Position: Director

Organisation: Rivar Ltd

Date: 12.9.2022

HSA5
Land at Lower Way, Thatcham

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Lower Way, Thatcham	
Number of residential units proposed	Net additional units	91
	Gross (total) units	91

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Pending a resolution to grant
	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	
Does the site have full planning permission?	Yes. Please provide the planning application reference	18/00964/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>	Background work has been undertaken as far as possible in advance of the decision being issued.	

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 we have a option to purchase
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes Persimmon will deliver the 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)

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5. Anticipated annual build out rates		
Up to 2039	2022/23	0
	2023/24	30
	2024/25	50
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>The prompt discharge of pre-commencement conditions</p>

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>
<p>n/a</p>

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 to this form.

10. Additional comments

Completed by: L Jackson

Position: Head of Planning

Organisation: Persimmon Homes

Date: 13.09.22

HSA 7
St Gabriel's Farm, The Ridge, Cold Ash

Part 2: Information on site deliverability

1. Site details		
Site address	St Gabriels Farm, The Ridge, Cold Ash	
Site size (ha)		
Number of residential units proposed	Net additional units	5
	Gross (total) units	5
	Number of Affordable Homes	0

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline	Yes: 16/02529/OUTD	
	Reserved Matters	Yes: 19/00832/REM	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	No. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Construction underway		

3. Site achievability (please give details)	
Is the landowner 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?	
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*). If the site had a previous permission which has not been implemented please explain why.

Construction commenced – units to be delivered mid\late 2023.

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2025	2020/21	0
	2021/22	0
	2022/23	2
	2023/24	3
	2024/25	0
	2025/26	0
Post 2026	2026 – 2031	0
	2031 -2037	0
	Beyond 2037	0

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: S Davies _____

Position: Director _____

Organisation: T A Fisher & Sons Ltd

Date: 6th September 2022

HSA 9
Proposed Care Home at Stonehams Farm, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	Stoneham's Farm, Long Lane, Tilehurst	
Number of residential units proposed	Net additional units	0
	Gross (total) units	0

2. Planning status		
Does the site have outline 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	Full Planning Approval
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	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes
	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	

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?	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)
Started on site Sept 22

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5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	✓
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <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

None

Completed by: Grant Jensen

Position: Senior Property Development Manager

Organisation: Barchester Healthcare Ltd

Date: 29th September 2022

HSA 10
Stonehams Farm, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	STONEHAM PARK, TILEHURST, READING, RG31 5BP	
Number of residential units proposed	Net additional units	
	Gross (total) units	
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	YES 19/01667/COND1
	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 19/02680COND2
	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 19/02680COND2
	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 ON A PLANNING TRACKER	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	
Is the site owned by a developer?	YES AND IS IN PROGRESS WITH 32 PLOTS NOW HANDED OVER
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?	N/A
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?	

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>We have all foundations now in, 32 are occupied, 7 more are expected to be occupied by the 31.12.2022 The rest in first 6 months of 2023</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	All completed June 2023
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

None we are aware of

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*

10. Additional comments

Completed by: MR GRAHAM DENTON

Position: MD

Organisation: DARCLIFFE HOMES LIMITED

Date: 5th September, 2022

HSA 11
72 Purley Rise, Purley On Thames

Part 2: Information on site deliverability

1. Site details		
Site address	72 Purley Rise, Purley on Thames, RG8 8DH	
Number of residential units proposed	Net additional units	30
	Gross (total) units	31

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	18/00878/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	21/00776/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>	Yes, multiple conditions have been discharged or submitted for discharge.	

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?

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)

No progress. RM has been submitted and conditions are being discharged to be able to start on site in the near future. Partly because of current high build costs, we are looking to delay the start date on site until approximately mid next year.

5. Anticipated annual build out rates

Up to 2039

2022/23

2023/24

Circa 15

2024/25

Circa 16

2025/26

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

Post 2039

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

Yes there are multiple potential external influences such as rising build costs, rising interest rates and changes in house prices which could affect the timing of the development.

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

No

Completed by: George Andrews

Position: Land & Planning Assistant

Organisation: Shanly Homes

Date: 05/10/22

HSA 12
Land adjacent to Junction 12 of M4, Bath Road, Calcot

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Dorking Way, Calcot	
Number of residential units proposed	Net additional units	199
	Gross (total) units	199
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	
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	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes. 19/01544/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, 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?	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)
<p>Site is under construction.</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	43 market, 41 affordable
	2023/24	16 market
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? *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: Pippa Paton

Position: Graduate Planning

Organisation: Bellway Homes, (Thames Valley)

Date: 04/10/2022

HSA 13
Land adjacent to Bath Road and Dorking Way, Calcot

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adj Bath Road and Dorking Way, Calcot	
Number of residential units proposed	Net additional units	9
	Gross (total) units	9

2. Planning status		
Does the site have outline 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	Live applications 17/02904/OUTMAJ and 22/01836/FULEXT
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	Live applications 17/02904/OUTMAJ and 22/01836/FULEXT
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	Live applications 17/02904/OUTMAJ and 22/01836/FULEXT
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?	No
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)
<p>Live Applications 17/02904/OUTMAJ and 22/01836/FULEXT. The full application is for a Care Home. This will look to be commenced as soon as permission is granted. The outline application will be subject to further planning submissions for reserved matters.</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	Up to 9 dwellings
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

None within the client/land owners control.

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*

Yes – Large part of the site is proposed for the erection of a 70-bed Care Home

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: Abi Peacock

Position: Planner

Organisation: Walsingham Planning

Date: 28/09/2022

HSA 14
Field between A340 & The Green, Theale

Part 2: Information on site deliverability

1. Site details		
Site address	Land between the A340 and The Green, Theale	
Number of residential units proposed	Net additional units	104
	Gross (total) units	104

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes – 19/01172/OUTMAJ granted on 15th December 2020
	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	An application for reserved matters is likely to be submitted in 2023 following appointment of a developer.
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	See above
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 completed by the site promoter) looking	No

to develop the site yourself?	
Is the site currently for sale or being marketed by a land agent?	Yes
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?	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)

Outline planning permission for residential development of up to 104 dwellings was granted in December 2020. A developer is expected to be appointed shortly. Following appointment of a developer and subject to reserved matters approval, it is anticipated that development could commence in 2023/24.

5. Anticipated annual build out rates

Up to 2039	2022/23	
	2023/24	
	2024/25	25
	2025/26	50
	2026/27	29
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
2037/38		
2038/39		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? 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: Jonathan Sebbage

Position: Associate Planner

Organisation: Savills

Date: 02 / 09 / 2022

HSA 15

Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common

Part 2: Information on site deliverability

1. Site details		
Site address	Land adj Pondhouse Farm, Clay hill Road, Burghfield Common	
Number of residential units proposed	Net additional units	100
	Gross (total) units	100

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes 18/02485/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 22/00325/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	
	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 Condition 8 discharged, following condition discharge applications have been submitted for conditions; 6, 7, 8, 9, 10, 11, 13, 16, 19, 24, 12,14, 17, 20, 25, 2, 3, 4 and 13 which are pending consideration.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	
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)

Start on site is anticipated in November 2022

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5. Anticipated annual build out rates		
Up to 2039	2022/23	18
	2023/24	52
	2024/25	30
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <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*

10. Additional comments

Completed by: Ed Barton

Position: Land Negotiator

Organisation: Croudace Homes

Date: 28th September 2022

HSA 17
Land to the north of A4, Woolhampton

Part 2: Information on site deliverability

1. Site details		
Site address	<i>Land to the north of A4 Bath Road, Woolhampton</i>	
	<ul style="list-style-type: none"> • Planning application ref: 16/01760/OUTMAJ; 18/00997/RESMAJ; 19/00772/RESMAJ • Local Plan policy ref: HSA17 	
Number of residential units proposed	Net additional units	35 - not proposed, as built and completed
	Gross (total) units	

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Completed site
	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	
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?	
Is the site owned by a developer?	
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)

5. Anticipated annual build out rates		
Up to 2039	2022/23	Completed site
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

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

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

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

10. Additional comments

Completed by: Guy West

Position: MD

Organisation: Westbuild Homes

Date: 5 September 2022

HSA 18
Land east of Salisbury Road, Hungerford

Part 2: Information on site deliverability

1. Site details		
Site address	Salisbury Road, Hungerford, West Bekrshire. RG17 0LR	
Number of residential units proposed	Net additional units	
	Gross (total) units	100
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/03061/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	19/01406/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	
	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 Outline & 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?	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?	Yes
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)
95 units complete. 5 roofed in and near completion

5. Anticipated annual build out rates		
Up to 2039	2022/23	100
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? 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

Completed by: Matthew Brook

Position: Technical Manager

Organisation: Bewley Homes

Date: 05/10/2022

HSA 19
Land adjoining Lynch Lane, Lambourn

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	80 - 105
	Gross (total) units	80 - 105

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 (pre-application reference: 20/00093/PREAPP). 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 response has 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 pre-application process, a response was also received from West Berkshire Council's Highways department. Positively, 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. Instead, the preparation of documentation to support a formal planning application (including a Transport Assessment, Travel Plan etc) has been recommended by the Highways Department to inform and justify the proposals.

In light of the positive feedback received both from 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 exercise. This work, which will be finalised imminently, will inform 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 Homes Ltd
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes – Hygrove Homes 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 Homes Ltd. NB : Notwithstanding Hygrove Homes' interest and ownership of the site, considerable and strong interest has also been expressed from a number of parties.
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)
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 the last year or so engaging in pre-application discussions with multiple interested parties, including (but not necessarily

limited to) the following: the Local Planning Authority; the Parish Council; Thames Water; Lambourn Trainers; Archaeologists; Ecologists; and the Highway Safety Team.

At present, the applicant is finalising the design element of the proposals. It is, therefore, anticipated for a planning application to be submitted imminently, and for development on site to begin within the next year, subject to planning.

5. Anticipated annual build out rates

Up to 2039	2022/23	
	2023/24	Nil – infrastructure provision
	2024/25	20
	2025/26	40
	2026/27	40
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
2038/39		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? *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 by Hygrove Homes Ltd who are committed to securing planning permission / developing the site and, crucially, have the funds to do so. In this way, 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 on 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) to the formal enquiry submitted by the applicant (May 2020). This exercise, 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. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. For this reason, 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 exercise, 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 – instead, the applicant has utilised the delays of the last 18 months 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: Geraint John
Position: Director
Organisation: Geraint John Planning Ltd
Date: 23rd September 2022

HSA 20
Land at Newbury Road, Lambourn

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Newbury Road, Lambourn	
Number of residential units proposed	Net additional units	5-8
	Gross (total) units	5-8

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	X – see below
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	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes - 20/00972/FULMAJ The site is also subject of a pending planning application ref: 22/00277/FULMAJ
	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>	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, although the site is under offer by Palady Homes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes – Palady Homes will be developing the site
Is the site currently for sale or being marketed by a land agent?	Yes and as above the site is under offer by Palady Homes
Is there current interest from a developer?	Yes as above
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	As above

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>As set out above the site has planning permission for 8 units although the site is subject to a subsequent planning application for 5 units. The application was submitted in February 2022, although little progress has been made with Officers to date and the site is now subject to being Nutrient Neutral.</p>

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5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	
	2024/25	5 (subject to the grant of planning permission)
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>The main matter affecting the timing of development is the timing of a grant of planning permission for the 5 unit scheme.</p>

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>
<p>No</p>

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

No

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

No

10. Additional comments

No

Completed by: Kerry Pflieger

Position: Director

Organisation: RAW Planning Ltd

Date: 04.10.2022

HSA22
Land off Stretton Close, Bradfield Southend

Part 2: Information on site deliverability

1. Site details		
Site address	<i>Land off Stretton Close, Bradfield,</i> <ul style="list-style-type: none"> • Planning application ref: 20/02410/RESMAJ and 17/03411/OUTMAJ • Local Plan policy ref: HSA22 	
Number of residential units proposed	Net additional units	11
	Gross (total) units	11

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	
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>	SITE HALF WAY THROUGH CONSTRUCTION	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	
Is the site owned by a developer?	
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)
<p>4 PLOTS WILL BE BUILT AND SOLD THIS YEAR WITH THE REMAINDER NEXT YEAR. (Half way through construction)</p>

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5. Anticipated annual build out rates		
Up to 2039	2022/23	4
	2023/24	7
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>

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>

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

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

10. Additional comments

Completed by: GUY WEST

Position: MD

Organisation: WESTBUILD HOMES

Date: 5/9/22

HSA23
Pirbright Institute Site, High Street, Compton

Part 2: Information on site deliverability

1. Site details		
Site address	Former Pirbright Institute, High Street, Compton, Newbury, RG20 6NY	
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	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	20/01336 Awaiting final engrossments of s106 agreement and issuing of decision notice
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	TBC following disposal process which is ongoing RM to be submitted by developer following demolition works (being carried out by Homes England)
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>	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 via Homes England Development Partner
Is the site currently for sale or being marketed by a land agent?	Yes
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?	Not at this stage however bids close imminently which will lead to decision making and an Agreement for Lease

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>A hybrid planning application is pending imminent determination. The application seeks full permission to undertake extensive demolition and remediation work to de-risk and unlock the site together with outline permission for up to 160 homes.</p> <p>Work to procure a specialist works contractor has concluded and they are mobilising pending issuing of the planning decision. Work to prepare an EPSML for submission to Natural England is at an advanced stage.</p> <p>It is anticipated that a Development Partner will be selected during the latter part of FY22/23. Once selected, and whilst the enabling works are underway, they will seek to secure Reserved Matters consent. Following completion of the works, they will take control of the site and commence delivery at pace.</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	
	2024/25	50

	2025/26	50
	2026/27	60
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? *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: Mike Harris

Position: Senior Planning & Enabling Manager

Organisation: Homes England

Date: 28/09/2022

HSA24
Land off Charlotte Close, Hermitage

Part 2: Information on site deliverability

1. Site details		
Site address	Land off Charlotte Close, Hermitage, Thatcham	
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	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. Please see below.
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. Please see below.
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes. Reference 20/00912/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, discharge of conditions applications have been submitted, with application 22/01039/COND1 outstanding at time of writing.	

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. Deanfield Homes Limited.
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Development will be built out by Deanfield Homes.
Is the site currently for sale or being marketed by a land agent?	No.
Is there current interest from a developer?	See above.
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)
Full planning permission has been granted and progress has been made on the subsequent discharge of conditions.

5. Anticipated annual build out rates		
Up to 2039	2022/23	Development anticipated to commence in Oct '22.
	2023/24	16 dwellings.
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

Delays encountered in receiving the discharge of conditions approvals from the Council are delaying commencement of this site.

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

No.

Completed by: Simon Handy

Position: Director – Head of Oxford Planning

Organisation: Strutt & Parker

Date: 15/09/2022

HSA25

Land to the south east of the Old Farmhouse, Hermitage

Part 2: Information on site deliverability

1. Site details		
Site address	The Old Farmhouse, Newbury Road, Hermitage	
Site size (ha)		
Number of residential units proposed	Net additional units	21
	Gross (total) units	21
	Number of Affordable Homes	8

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?	Application Reference		
	Outline	17/03290/OUTMAJ	
	Reserved Matters	No	
	Full	No	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	RM submitted.		
Does the site have prior approval for change of use to residential?	No. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No		

3. Site achievability (please give details)	
Is the landowner 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?	
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*). If the site had a previous permission which has not been implemented please explain why.

Delays due to WBC refusing s.73 application to amend the parameters plan necessitating a needless appeal resulting in costs being awarded against the Council and needless delays in delivery.

Site start anticipated Spring '22 assuming WBC approve the RM application.

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2025	2020/21	
	2021/22	
	2022/23	
	2023/24	
	2024/25	16
	2025/26	5
Post 2026	2026 – 2031	0
	2031 -2037	0
	Beyond 2037	0

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: S J Davies _____

Position: _____ Director _____

Organisation: T A Fisher & Sons Ltd _____

Date: 6th September 2022 _____

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the South of The Street, Mortimer Common	
Site size (ha)		
Number of residential units proposed	Net additional units	110
	Gross (total) units	110
	Number of Affordable Homes	44

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline	17/03004/OUTMAJ	
	Reserved Matters	Phase 1 (28 of 110) Approved Phase 2a (16 of 110) Approved Phase 2b (14 of 110) Approved	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	Phase 1, 2a & 2b approved (58 of 110) Phase 3 to be submitted later this year.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Pre-commencement conditions on Phase 2a discharged		

3. Site achievability (please give details)	
Is the landowner 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?	
Does a potential purchaser have an option agreement with the	

landowner dependent on the site gaining residential planning permissions?	
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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*). If the site had a previous permission which has not been implemented please explain why.

Phase 1 (28 units) build complete. Phase 2a (16 units) under construction. Phase 2b to commence late 2022

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2025	2020/21	0
	2021/22	11
	2022/23	23
	2023/24	10
	2024/25	40
	2025/26	26
Post 2026	2026 – 2031	0
	2031 -2037	0
	Beyond 2037	0

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: S Davies

Position: Director

Organisation: T A Fisher & Sons

Date: 6th September 2022

Large and Medium Sites with Planning Permission at March 2022

16/02330/FULEXT
Beansheaf Farm, Bourne Close, Holybrook

Part 2: Information on site deliverability

1. Site details		
Site address	Beansheaf Farm, Old Grange Close Calcot Reading, RG31	
Number of residential units proposed	Net additional units	27 (24 completed and 21 sold)
	Gross (total) units	

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 we have full planning – see below
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 we have full planning – see below
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes (18/02937/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, only 1 outstanding condition	

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?	Currently in development (almost complete)
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?	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>24 units out of 27 have been completed and 21 sold.</p>

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5. Anticipated annual build out rates		
Up to 2039	2022/23	
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <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: Rachel Taylor

Position: Executive Assistant

Organisation: Beansheaf Developments Number One Limited

Date: 28th September 2022

16/00547/FULEXT
Market Street, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Market St, Newbury	
Number of residential units proposed	Net additional units	
	Gross (total) units	
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	
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	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes, 16/00547/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>		

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?	Lettings are being marketed direct and through Agents
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)
<p>Out of a 7 phases, of which 5 are residential; 1 non-residential section has been completed (the Market Street Car Park).</p> <p>Additionally Phase 1 which consists of 2 blocks (A – Bambooo; and C, Purl House) have been delivered.</p> <p>Other phases are in progress and due to complete between Oct 22 and July 23</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	34 – completed 26 in Dec22 / Jan 23 113 – Mar 23
	2023/24	59 Jun 23
	2024/25	0
	2025/26	0
	2026/27	0
	2027/28	0
	2028/29	0
	2029/30	0
	2030/31	0
	2031/32	0
	2032/33	0
	2033/34	0
	2034/35	0
	2035/36	0
	2036/37	0
	2037/38	0
2038/39	0	
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

Timing is only dependant on availability of resources (labour and materials)

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: Cullum Alexander
Position: Associate Director – Direct Development
Organisation: Grainger
Date: 30/09/22

19/02140/FULMAJ
Westminster House, Bath Road

Part 2: Information on site deliverability

1. Site details		
Site address	Westminster House, Bath Road Padworth	
Number of residential units proposed	Net additional units	13
	Gross (total) units	13
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	
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	19/02140/FULMAJ
	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>	Pre commencement conditions discharged. Negotiating revision to S106	

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)
Construction on site commenced, completion due 3 rd quarter 2023

5. Anticipated annual build out rates		
Up to 2039	2022/23	All Units (13)
	2023/24	
	2024/25	
	2025/26	
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details

Specification changes and cost and increases are threatening viability. Need to use Air Source Heat Pumps.

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

See above

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*

Current uncertainty may influence completion date

10. Additional comments

Completed by: Mark Barrett

Position: Chairman

Organisation: Gables Homes Ltd

Date: 3-10-2022

18/03061/RESMAJ

14/02480/OUTMAJ

Land adjacent to Hilltop, Oxford Road, Donnington, Newbury: West

Part 2: Information on site deliverability

1. Site details		
Site address	Donnington Heights, North Newbury, Land to the North of A339, RG14 2FN	
Number of residential units proposed	Net additional units	
	Gross (total) units	222

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes 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	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes 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	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes 14/02480/OUTMAJ
	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	

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?	
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)
<p>Plots 1-34 and 179-197 are constructed to roof (53 plots), rising on brickwork with Plots 134-178 (45 plots). 50% of services are in and 90% of adoptable roads have been installed but only around 25% are surfaced.</p>

5. Anticipated annual build out rates		
Up to 2039	2022/23	60 up to March 2023
	2023/24	55 up to March 2024
	2024/25	55 up to March 2025
	2025/26	52 up to March 2026
	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		
Post 2039		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? 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: Ryan Chapman

Position: Technical Manager

Organisation: David Wilson Homes

Date: 06.10.2022

18/03209/FULEXT
19 and 19A High Street, Theale

Part 2: Information on site deliverability

1. Site details		
Site address	19 & 19a High Street, Theale	
Site size (ha)		
Number of residential units proposed	Net additional units	15
	Gross (total) units	15
	Number of Affordable Homes	0

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full	APP/W0340/W/19/3243107	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Pre-commencement conditions cleared		

3. Site achievability (please give details)	
Is the landowner 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?	
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*). If the site had a previous permission which has not been implemented please explain why.

Under construction

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2025	2020/21	0
	2021/22	0
	2022/23	0
	2023/24	0
	2024/25	15
	2025/26	0
Post 2026	2026 – 2031	0
	2031 -2037	0
	Beyond 2037	0

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: S Davies

Position: Director

Organisation: T A Fisher & Sons

Date: 6th September
2022 _____

**Sites identified through the Prior Approval process (10 or more dwellings)
at March 2022**

18/00631/PACOU

18/02279/PACOU

Emerald House, Newbury Business Park

[REDACTED]

From: Mountley Group <[REDACTED]>
Sent: 02 September 2022 15:50
To: PlanningPolicy
Subject: Re: West Berkshire Council Housing Trajectory & Five Year Housing Land Supply

Follow Up Flag: Follow up
Flag Status: Flagged

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

*Emerald House, Newbury Business Park, Newbury 109 FLAT READY IN OCTOBER 2022
NO OTHERS*

Thank you , kind regards



Hersch Schneck

Director

p: [REDACTED]
a: [REDACTED]
w: www.mountley.co.uk e: [REDACTED]

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On Fri, 2 Sept 2022 at 15:23, PlanningPolicy <PlanningPolicy@westberks.gov.uk> wrote:

Dear Developer,

West Berkshire Council are commencing an update of the five year housing land supply. National planning policy requires 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.

In addition, the Council are preparing a housing trajectory to inform the West Berkshire Local Plan Review to 2039. The housing trajectory will demonstrate how the anticipated housing delivery (which will include allocated sites and non-allocated sites with planning permission) will meet the housing requirement.

In order to ensure that the Council's assessment of the deliverability of sites is robust, we would be grateful if you could please complete the attached form for the following site, and return it by email to the Planning Policy Team by **5pm on Friday 30 September 2022:**

- Site name: *Emerald House, Newbury Business Park, Newbury*
- Planning application ref: *18/00631/PACOU and 18/02279/PACOU*
- Local Plan policy ref: *N/A*

If you have any queries about this request, please do not hesitate to get in touch.

With thanks in advance.

Kind regards,

Planning Policy Team

Development and Regulation | West Berkshire Council | Market Street | Newbury | RG14 5LD

01635 519 111 | planningpolicy@westberks.gov.uk

<https://info.westberks.gov.uk/planningpolicy>

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

18/01904/PACOU
Bayer House, Strawberry Hill

Part 2: Information on site deliverability

1. Site details		
Site address	Bayer House Strawberry Hill Newbury RG14 1JA	
Site size (ha)	1.45687 Hectares	
Number of residential units proposed	Net additional units	
	Gross (total) units	191 Apartments as per Planning Application
	Number of Affordable Homes	N/A

2. Planning status			
Is the site allocated in the Development Plan?	Yes	X	No
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full		18/01904/PACOU - Granted
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	18/01904/PACOU - Granted	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – Pre-commencement Condition No 6 Discharged – Planning Ref: - 21/01287/COND1		

3. Site achievability (please give details)	
Is the landowner 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?	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	No

permissions?	
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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*). If the site had a previous permission which has not been implemented please explain why.

Strip-out has been completed. Looking to commence development early 2022

5. Anticipated annual build out rates (1 April to 31 March)

Up to 2027	2021/22	£1 Million
	2022/23	£12.3 Million
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

6. Has Covid-19 impacted on delivery of housing on site? Are there other issues that may influence the achievability, economic viability or timing of the development of this site, for example ownership constraints or infrastructure provision? Please give details.

Yes – timing due to resources.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Are you actively considering alternative types of development for the site? Please give details

No

8. Do you have any additional comments to make regarding the planning application / site or the current housing market which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: _____ Natalie Sawbridge _____

Position: _____ Administrator _____

Organisation: _____ Empire Property Concepts _____

Date: _____ 15-11-2021 _____