

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	Newbury Racecourse	
Site size (ha)		
Number of residential units proposed	Net additional units	712
	Gross (total) units	
	Number of Affordable Homes	

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	09/00971/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	14/03377/RESMAJ 19/01521/RESMAJ	
	No. Please indicate what progress has been made on reserved matters 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 an 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>	Yes		

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

The table below does not show completions, but profiles the remaining 594 dwellings yet to be completed.

The first phase of development is complete with the exception of 45 dwellings 40 of which will be completed by the end of March 2020, and the remaining 5 the following year.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	40
	2020/21	82
	2021/22	207
	2022/23	159
	2023/24	104
	2024/25	2
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? *Please give details*

No

Completed by: Sophie Horsley

Position: Senior Planning Manager

Organisation: David Wilson Homes (Southern)

Date: _____

Housing Site Allocations Development Plan Document Allocations

Stratfield Mortimer Neighbourhood Development Plan Allocation

HSA1 Land north of Newbury College, Monks Lane, Newbury

Agent contacted and no response received.

HSA2
Land at Bath Road, Speen

Agent contacted and no response received

HSA3
Land at Coley Farm, Stoney Lane, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Coley Farm	
Site size (ha)	3.6ha	
Number of residential units proposed	Net additional units	75
	Gross (total) units	
	Number of Affordable Homes	30

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		16/01489/OUTMAJ
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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 an 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>			

3. Site achievability (please give details)	
Is the landowner 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?	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). If the site had a previous permission which has not been implemented please explain why.
<p>We have undertaken an engineering appraisal of the outline planning permission layout, establishing that a number of improvements could be made to work better with the levels across the site and to deliver an improved SUDS.</p> <p>Rather than varying the existing outline planning permission with the new site layout via a s73 planning application, we are currently working up a new Full planning application for 75 dwellings for submission early in the new year.</p>

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	30
	2022/23	30
	2023/24	15
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: _____ Philip Simmons _____

Position: _____ Land Manager _____

Organisation: _____ Donnington New Homes _____

Date: _____ 15th November 2019 _____

HSA4 (NEW047 B)
Land off Greenham Road and New Road, South East Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the West of New Road, Crewdon, Newark	
Site size (ha)	Approx. 1.6	
Number of residential units proposed	Net additional units	
	Gross (total) units	36
	Number of Affordable Homes	14

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/> No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council	
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on reserved matters 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	<input checked="" type="checkbox"/> 18/00529/Full
	No. Please indicate what progress has been made on an 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	N/A
Has any progress been made on discharging planning conditions? Please provide details	Preparations are in hand for application to be made for the discharge of planning conditions. It is hoped application will be made in January 2020	

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

Planning conditions draw down application to be submitted shortly. Subject to there being processed expeditiously, it is hoped that a site start will be made in March/April 2020.

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

Up to 2025	2019/20	
	2020/21	14
	2021/22	22.
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? 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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

We are finding the (new) residential housing market is weak but strong demand from housing associations.

Completed by: M.T. Bull

Position: Chairman

Organisation: New W.

Date: 29/11/2019

HSA4 (NEW047 D)
Land off Greenham Road and New Road, South East Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the North of Buckington Lane, Sheldon Mansions, Barking	
Site size (ha)	4.19.	
Number of residential units proposed	Net additional units	157
	Gross (total) units	157
	Number of Affordable Homes	63.

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/> No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	<input checked="" type="checkbox"/> 17/01096 / OUT MAS
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council	
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	<input checked="" type="checkbox"/> Please see separate sheet.
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	<input checked="" type="checkbox"/> Please see separate sheet.
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	<input checked="" type="checkbox"/> As above
Has any progress been made on discharging planning conditions? Please provide details	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?	IN DISCUSSION WITH A HOUSING ASSOCIATION
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	Approvals have been received from national house builders
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). If the site had a previous permission which has not been implemented please explain why.

See agents plan

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

NO.

Completed by:

M. T. BULL MACEY, IREV (Hans)

Position:

Chairman.

Organisation:

North W.

Date:

1/11/2019.

West Berkshire 5 Year Housing Land Supply

Site Delivery Form

Continuation Sheet

Land to the North of Pinchington Lane, Newbury

- 1) Ecology work on the site is now complete. This involved the trapping and translocation of protected species.

- 2) Final phase of on-site geo-tech investigatory work has been completed.

- 3) The geo-tech engineers will now produce final reports which will inter alia induce peer approval and submission to the Council's Chief Scientific Officer. The engineers will address sub structure decision based on the reports.

It is difficult at this stage to suggest when this work will be complete but it is anticipated that this will be a matter of a few months.

- 4) Following completion of sub-structure design, in particular, a reserved matters application will be made. Timescale for this is estimated as during the second quarter of 2020.

Rivar Ltd

HSA5
Land at Lower Way, Thatcham

HSA6 Land at Poplar Farm, Cold Ash

Landowner contacted. No response.

HSA7
St. Gabriel's Farm, The Ridge, Cold Ash

Part 2: Information on site deliverability

1. Site details		
Site address	St Gabriel's Farm, The Ridge, Cold Ash	
Site size (ha)	0.4ha	
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 either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	YES	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/02529/OUTD	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	No. Initial REM application refused 9 th October. Subsequent REM app submitted 18 th May 2019 but we're still awaiting a committee date.	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	No. REM submitted as above.	
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	No	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, but the application to clear conditions was deferred at committee as the members wanted to see the REM application first.		

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

Initial REM application refused 9th October.

Subsequent REM app submitted 18th May 2019 but we're still awaiting a committee date.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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. We own the land and are looking to commence the build having gained a consent.

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

We are working within the parameters of policy HSA 7 site reference COL006 and have looked at numerous different options for the site.

9. 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: _Rory Baxter_
Position: _Land Manager_
Organisation: _TA Fisher_
Date: __22.11.2019__

HSA8
Land to the east of Sulham Hill, Tilehurst

Agent not contacted as site at an advanced stage of construction.

HSA9
Stonehams Farm, Tilehurst

Agent contacted and no response received

HSA10
Stonehams Farm, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	Stonehams Farm Long Lane, Tilehurst	
Site size (ha)		
Number of residential units proposed	Net additional units	65
	Gross (total) units	66
	Number of Affordable Homes	40

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/01223/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	19/00718/RESMAJ	
	No. Please indicate what progress has been made on reserved matters 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 an 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>	All pre-commencement conditions 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?	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). If the site had a previous permission which has not been implemented please explain why.

Notice of commencement issued 11th November 2019.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	0
	2020/21	10
	2021/22	29
	2022/23	27
	2023/24	0
	2024/25	0
Post 2025	2025 – 2030	0
	2030 -2036	0
	Beyond 2036	0

6. Are there any 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*

Works have started on 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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Very strong demand for new housing in the Tilehurst area.

Completed by: ___Angela Miles

Position: ___Director

Organisation: ___Roger Miles Planning Limited

Date: ___25th November 2019

HSA11
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	
Site size (ha)	1.3	
Number of residential units proposed	Net additional units	29
	Gross (total) units	29
	Number of Affordable Homes	10

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	x- 18/00878/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	X In next few months following its sale	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	x	
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>			

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	yes
Is the site owned by a developer?	Not yet
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Partly
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?	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). If the site had a previous permission which has not been implemented please explain why.

Existing business is being wound up prior to sale to allow development to take place

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	0
	2020/21	6
	2021/22	10
	2022/23	13
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: ___Henry Venners_____

Position: ___owner and agent_____

Organisation: ___n/a_____

Date: ___31 oct 2019_____

HSA14
Land between the A340 and The Green, Theale

Part 2: Information on site deliverability

1. Site details		
Site address	Land between the A340 and The Green, Theale	
Site size (ha)	6.77	
Number of residential units proposed	Net additional units	105
	Gross (total) units	105
	Number of Affordable Homes	42

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes – Policy HSA14	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		No. An outline planning application was submitted in April 2019 and is due to be determined in January 2020. (Ref. 19/01172/OUTMAJ)
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council		No
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council		No
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>	N/A		

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?	No
Is the site currently for sale or being marketed by a land agent?	No – the site will be marketed following planning approval
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). If the site had a previous permission which has not been implemented please explain why.

An outline planning application was submitted in April 2019 and is due to be determined in January 2020 (Ref. 19/01172/OUTMAJ). Subject to outline and reserved matters approval, it is anticipated that development could commence in 2022.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	25
	2022/23	50
	2023/24	30
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

N/A

Completed by: Jonathan Sebbage _____

Position: Associate Planner _____

Organisation: Savills _____

Date: 22/11/2019 _____

HSA15
Land adjoining Pondhouse Farm, Burghfield Common

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjacent to Pondhouse Farm, Clayhill Road, Burghfield Common	
Site size (ha)	4.24	
Number of residential units proposed	Net additional units	100
	Gross (total) units	100
	Number of Affordable Homes	40

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes – Policy HSA15	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	WBC resolved to grant planning permission at committee on 18 th September 2019. The S106 agreement is currently being finalised. (18/02485/OUTMAJ)	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	No	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	No	
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>	N/A		

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?	No
Is the site currently for sale or being marketed by a land agent?	No – the site will be marketed following planning approval
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). If the site had a previous permission which has not been implemented please explain why.
<p>An outline planning application (18/02485/OUTMAJ) was submitted on 24th August 2018 and West Berkshire Council resolved to grant planning permission at planning committee on 18th September 2019. The S106 agreement is currently being finalised. Subject to reserved matters approval, it is anticipated that development could commence in 2021.</p>

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	25
	2022/23	50
	2023/24	25
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

N/A

Completed by: Jonathan Sebbage _____

Position: Associate Planner _____

Organisation: Savills _____

Date: 22/11/2019 _____

HSA16
Land to the rear of The Hollies, Burghfield Common

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the rear of The Hollies Nursing Home. Reading Road Burghfield Common Reading	
Site size (ha)	1.4	
Number of residential units proposed	Net additional units	28
	Gross (total) units	28
	Number of Affordable Homes	11

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes *		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/01685/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	19/00772/RESMAJ	
	No. Please indicate what progress has been made on reserved matters 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 an 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>	All pre-commencement conditions 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?	

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.

Site start has been made.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	28
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

None have been identified.

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: Alastair Pott

Position: Senior Planning & Design Manager

Organisation: Crest Nicholson

Date: 01/11/2019

HSA17
Land to the north of the A4, Woolhampton

Part 2: Information on site deliverability

1. Site details		
Site address	<ul style="list-style-type: none"> Land to the north of A4, Woolhampton (Application 16/01760/OUTMAJ), RG7 5RT 	
Site size (ha)		
Number of residential units proposed	Net additional units	35
	Gross (total) units	35 (incl social)
	Number of Affordable Homes	Of which are 14

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	<ul style="list-style-type: none"> Land to the north of A4, Woolhampton (Application 16/01760/OUTMAJ) 	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes	
	No. Please indicate what progress has been made on reserved matters 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 an 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>	All satisfied and discharged and construction underway		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	y
Is the site owned by a developer?	y
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	y
Is the site currently for sale or being marketed by a land agent?	n
Is there current interest from a developer?	Under construction
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.

Started construction recently, with first occupations for autumn 2020

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	10
	2021/22	25
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: _____ Guy West _____

Position: _____ MD

Organisation: _____ WESTBUILD HOMES

Date: _____ 31/10/19

HSA18
Land east of Salisbury Road, Hungerford

Part 2: Information on site deliverability

1. Site details		
Site address	Salisbury Road, Hungerford	
Site size (ha)		
Number of residential units proposed	Net additional units	100
	Gross (total) units	100
	Number of Affordable Homes	40

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes X		
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 towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	RM application submitted. To be determined November 2019	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an 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>	Yes. A number of conditions will be discharged along with the RM permission.		

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

Awaiting Reserved Matters permission in November 2019.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	33
	2021/22	46
	2022/23	21
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

No

Completed by: Tom Smailes

Position: Planning Manager

Organisation: Bewley Homes

Date: 8/11/19

HSA19
Land adjoining Lynch Lane, Lambourn

Landowner contacted and no response received

HSA20
Land at Newbury Road, Lambourn

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Newbury Road, Lambourn	
Site size (ha)	1ha	
Number of residential units proposed	Net additional units	10
	Gross (total) units	10
	Number of Affordable Homes	3

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	X (HSA 20)	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		A pre-application exercise has been undertaken, and a full planning application is imminent, by late 2019 or early 2020, for 10 dwellings including affordable housing provision.
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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 an 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>			

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

A pre-application exercise has been undertaken, and a full planning application is imminent, by late 2019 or early 2020, for 9 or 10 dwellings including affordable housing provision.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	10
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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, the site is free from constraints and available for development once planning permission has been granted, and conditions discharged.

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

The owner is still seeking residential development at the site. However it is considered that there is insufficient demand to support five large detached dwellings as per the allocation ref. HSA20. However, the demand in Lambourn is for smaller dwellings which are more economical to maintain. As such, a planning application for 10 two bedroom 'eco' dwellings is to be submitted imminently. The intention is to rent the properties out, and include three affordable units in line with planning policy.

9. 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

As above.

It is submitted that the site remain as an extant allocation.

Completed by: Alison Whalley

Position: Director

Organisation: RAW Planning Ltd

Date: 14th November 2019

HSA21
Land north of Pangbourne Hill, Pangbourne

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Pangbourne Hill, Pangbourne, Berkshire	
Site size (ha)	2.98	
Number of residential units proposed	Net additional units	35
	Gross (total) units	35
	Number of Affordable Homes	14

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	15/03320/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	17/01540/FUL	
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	n/a	
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	n/a	
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>	Yes, all conditions associated with both the Outline and Reserved Matters consent have been discharged.		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes, the site is currently under construction
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). If the site had a previous permission which has not been implemented please explain why.

Construction is taking place on site following the implementation of 17/01540/FUL

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	30
	2020/21	5(10)
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

Issuing of the Decision Notice on the current application 18/02466/FULEXT

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

None

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

Yes, a further Full Planning application is currently being determined by the Council under 18/02466/FULEXT, which increases the number of dwellings on site from 35 to 40.

9. 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

Subject to the positive decision on the current application 18/02466/FULEXT, the dwelling numbers envisaged for 2020/21 will likely increase from 5 to 10 for this year.

Completed by: _____ Richard Barter _____

Position: _____ Senior Planning Manager _____

Organisation: _____ Millgate _____

Date: _____ 1st November 2019 _____

HSA22
Land off Stretton Close, Bradfield Southend

Part 2: Information on site deliverability

1. Site details		
Site address	<ul style="list-style-type: none"> Land off Stretton Close, Bradfield Southend (Application 17/03411/OUTMAJ) 	
Site size (ha)	0.46 HA	
Number of residential units proposed	Net additional units	11
	Gross (total) units	11 (INCL SOCIAL)
	Number of Affordable Homes	4 FROM 11

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	
Does the site have outline planning permission?	Yes. Please provide the planning application reference	<ul style="list-style-type: none"> Land off Stretton Close, Bradfield Southend (Application 17/03411/OUTMAJ)
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council	
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference	NO
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	SUMMER 2020
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on an application and when it is likely to be submitted to the Council	SEE ABOVE
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>	NO	

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3. Site achievability <i>(please give details)</i>	
Is the landowner supportive of the development of the site?	YES
Is the site owned by a developer?	NOT YET BUT UNDER OPTION TO PURCHASE WITH ACQUISITION IN PROGRESS.
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	APPROVED
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	WESTBUILD
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Y

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i> . If the site had a previous permission which has not been implemented please explain why.
AWAITING ACQUISITION

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	11
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

NO

Completed by: _____ GUY WEST

Position: _____ MD

Organisation: _____ WESTBUILD HOMES

Date: _____ 31/10/19

HSA23
Pirbright Institute Site, Compton

Part 2: Information on site deliverability

1. Site details		
Site address	The Pirbright Institute, High Street, Compton, Newbury, RG20 7NN	
Site size (ha)	15.8	
Number of residential units proposed	Net additional units	250
	Gross (total) units	250
	Number of Affordable Homes	75

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council	Outline planning application being prepared inclusive of a full Environmental Impact Assessment. Outline submission likely to be submitted by February 2020.	
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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 an 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>			

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	A Master Developer. Homes England will dispose of the site via our Delivery Partner Panel.
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.
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). If the site had a previous permission which has not been implemented please explain why.

Substantial site investigation works and surveys to inform the planning application.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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, the extensive demolition and remediation required to enable the site for residential development along with the existing low allocation of 140 residential units.

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

The costs of remediation and demolition are higher than previously envisaged.

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

Other uses have been explored to try and deliver a residential-led scheme inclusive of some employment.

9. 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*

Homes England is committed to working collaboratively with the Local Planning Authority and other stakeholders to put forward a scheme which is viable and can be delivered.

Completed by: Michael Sherman
Position: Development Manager
Organisation: Homes England
Date: 05/11/2019

HSA24
Land off Charlotte Close, Hermitage

Agent contacted and no response received

HSA25
Land to the south of Old Farmhouse, Hermitage

Developer contacted and no response received

HSA26
Land to the east of Layland's Green, Kintbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land East of Layland's Green, Kintbury	
Site size (ha)	0.82ha	
Number of residential units proposed	Net additional units	18
	Gross (total) units	
	Number of Affordable Homes	7

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	X	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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		17/03336/FULEXT
	No. Please indicate what progress has been made on an 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>	All discharged		

3. Site achievability (please give details)	
Is the landowner 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?	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). If the site had a previous permission which has not been implemented please explain why.
<p>The development commenced October 2019</p>

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	18
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: _____ Philip Simmons _____

Position: _____ Land Manager _____

Organisation: _____ Donnington New Homes _____

Date: _____ 15th November 2019 _____

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 East of Layland's Green, Kintbury	
Site size (ha)	0.82ha	
Number of residential units proposed	Net additional units	18
	Gross (total) units	
	Number of Affordable Homes	7

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	X	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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		17/03336/FULEXT
	No. Please indicate what progress has been made on an 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>	All discharged		

3. Site achievability (please give details)	
Is the landowner 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?	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). If the site had a previous permission which has not been implemented please explain why.
The development commenced October 2019

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	
	2020/21	18
	2021/22	
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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*

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 which may be helpful to the Council in its update of the 5 year housing land supply? Please give details

Completed by: _____ Philip Simmons _____

Position: _____ Land Manager _____

Organisation: _____ Donnington New Homes _____

Date: _____ 15th November 2019 _____

Large and Medium Sites with Planning Permission at March 2019

16/00547/FULEXT

Market Street, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address		
Site size (ha)	2.2 hectares	
Number of residential units proposed	Net additional units	226 units
	Gross (total) units	232 units
	Number of Affordable Homes	13 units

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	n/a	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council	n/a	
For sites with outline permission, 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 reserved matters 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	16/00547/FULEXT	
	No. Please indicate what progress has been made on an 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	n/a	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – all pre commencement conditions have been 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 – construction started in June 2019
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	The site is already under construction by the developer
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). If the site had a previous permission which has not been implemented please explain why.
Start on site commenced in June 2019. First completions expected in Q1 2021 and completion of the development in Q3 2022.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	0
	2020/21	34
	2021/22	198
	2022/23	
	2023/24	
	2024/25	
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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

Start on site commenced in June 2019. However, this is a phased development with the remaining part of the site unable to be drawn down by the developer (from the Council and Network Rail) until the multi storey car park has been completed (expected in October 2020). Until this has been completed there is potential uncertainty around the completion date of the 198 units in 2021/22.

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 which may be helpful to the Council in its update of the 5 year housing land supply? *Please give details*

All 232 homes will be for rent (a combination of build to rent and discount market rent) retained by Grainger plc.

Completed by: _____ Rebecca Crow _

Position: ___ Senior Development Manager

Organisation: _____ Grainger Newbury Limited

Date: _____ 19/11/2019 _____

17/01348/FULEXT
Land at Hutton Close, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Hutton Close, Newbury, Berkshire, RG14 1HD	
Site size (ha)	1.48 hectares	
Number of residential units proposed	Net additional units	27
	Gross (total) units	80
	Number of Affordable Homes	24

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters 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		17/01348/FULEXT
	No. Please indicate what progress has been made on an 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>	Yes 18/00950/COND1 – Application for approval of details reserved by Conditions 4 - Suds, 8 - Contamination, 9 - Noise, 12 - Construction Environmental Management Plan, 14 - Tree Protection, 15 - Arb Method Statement, 18 - Finished Floor Levels, 19 - Contractors Parking, 20 - 4m wide buffer zone alongside the		

	<p>Spout ditch and 22 - Parking. Approved August 2018.</p> <p>18/02622/COND2 Application for approval of details reserved by Condition 4 - Suds and Condition 20 - Spout ditch</p>
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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?	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?	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)*. If the site had a previous permission which has not been implemented please explain why.

Construction has commenced.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2025	2019/20	7
	2020/21	31
	2021/22	42
	2022/23	
	2023/24	
	2024/25	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? *Please give details*

No

Completed by: Sophie Horsley
Position: Senior Planning Manager
Organisation: David Wilson Homes (Southern)
Date: 26th November 2019

**18/03061/RESMAJ
14/02480/OUTMAJ**

Land adjacent to Hilltop, Oxford Road, Donnington, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjacent To Hilltop, Oxford Road, Donnington, Newbury, Berkshire	
Site size (ha)	11.96 hectares	
Number of residential units proposed	Net additional units	222
	Gross (total) units	222
	Number of Affordable Homes	89

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No <input checked="" type="checkbox"/>
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/02480/OUTMAJ	
	No. Please indicate what progress has been made towards submission of a full or outline application and when it is likely to be submitted to the Council		
For sites with outline permission, does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on reserved matters application and when it is likely to be submitted to the Council	18/03061/RESMAJ under consideration and due for determination in December 2019.	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on an 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>	<p>18/03020/COND1 - Condition 2 (Phasing) - discharged 19/0078/COND2 - Condition 18 (Archaeology) - discharged</p> <p>Condition 4 (Housing Mix) and 5 (Strategic Landscape Plan) are to be discharged with the Reserved Matters Application.</p> <p>An application to discharge all the remaining pre-commencement conditions will be submitted on determination of the reserved matters application.</p>		

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, David Wilson Homes have purchased the part of the site west of the A339 for 222 dwellings.
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	David Wilson Homes will build out Phases 1 to 4 covered by reserved matters 18/03061/RESMAJ (222 dwellings)
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?	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*). If the site had a previous permission which has not been implemented please explain why.

S278 agreements for the offsite highways works have been approved by the highways authority.

Providing the Reserved Matters application and discharge of conditions applications are approved in December 2019 and the CIL liability notice is issued, development will commence in January 2020.

5. Anticipated annual build out rates (1 April to 31 March)		
	2019/20	
	2020/21	50
	2021/22	50
	2022/23	50
	2023/24	50
	2024/25	22
Post 2025	2025 – 2030	
	2030 -2036	
	Beyond 2036	

6. Are there any 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? *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 which may be helpful to the Council in its update of the 5 year housing land supply? *Please give details*

No

Completed by: Sophie Horsley
Position: Senior Planning Manager
Organisation: David Wilson Homes
Date: 19th November 2019

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

18/00631/PACOU
10/02279/PACOU
Emerald House, Newbury Business Park, Newbury

[REDACTED]

From: Mountley Group <[REDACTED]>
Sent: 14 November 2019 10:42
To: PlanningPolicy
Subject: Re: West Berkshire Five Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

We expect the flats to be done early 2021

On Thu, 14 Nov 2019 at 10:32, PlanningPolicy <PlanningPolicy@westberks.gov.uk> wrote:

Dear Mr Schneck,

Thank you for your response.

Are you able to provide any further detail regarding phasing of development at Emerald House, Newbury Business Park? I am aware that scaffolding is in place on the building. Can you confirm that work to convert the building to residential use has commenced?

Many thanks

Caroline Peddie
Principal Planning Officer
Planning Policy, West Berkshire Council, Market Street, Newbury, RG14 5LD
(01635) [REDACTED] | Ext [REDACTED] | [REDACTED]
www.westberks.gov.uk/planningpolicy

From: Mountley Group [mailto:[REDACTED]]
Sent: 10 November 2019 13:18
To: PlanningPolicy <PlanningPolicy@westberks.gov.uk>
Subject: Re: West Berkshire Five Year Housing Land Supply Update

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

Emerald House, Newbury Business Park (Planning Application 18/02279/PACOU) -as per the application we are hope to build 109 Flats we have planning for plus 14 more still in application, in 2020 -thats it .

Thank you , kind regards



Hersch Schneck

Director

p: [REDACTED] ext [REDACTED]

a: [REDACTED]

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