

**West Berkshire Council**

**Local Plan Review 2022-2039 Proposed Submission (Regulation 19)**

**Housing Background Paper**

**January 2023**

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## 1. Background

- 1.1. The purpose of this document is to explain the background to the housing policies that are contained within the Proposed Submission West Berkshire Local Plan Review to 2039 (LPR). It deals with strategic policies such as the housing requirement, affordable housing and strategic site allocations, as well as non-strategic site allocations and development control policies that set the criteria for considering and determining planning applications.
- 1.2. This Housing Background Paper includes a section on national policy concerning housing and also refers to recent government proposals. It does not include details of sites that have been submitted or proposed for allocation as this is covered through the Housing and Economic Land Availability Assessment (HELAA)<sup>1</sup>, Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)<sup>2</sup>, and Site Selection Methodology Paper<sup>3</sup>.

<sup>1</sup> Housing and Economic Land Availability Update (January 2023):

<https://www.westberks.gov.uk/helaa>

<sup>2</sup> Sustainability Appraisal / Strategic Environmental Assessment for the West Berkshire Local Plan Review Proposed Submission (November 2022): <https://www.westberks.gov.uk/local-plan-evidence>

<sup>3</sup> Site Selection Methodology Paper (January 2023): <https://www.westberks.gov.uk/local-plan-evidence>

## **2. Housing need and requirement**

### **a. National Policy**

2.1. A revised version of the National Planning Policy Framework (NPPF) was published in July 2021<sup>4</sup>. The NPPF sets out the Government's policies to support the achievement of sustainable development. The planning system has three overarching objectives, economic, social and environmental, which should be delivered through the preparation and implementation of plans. Policies should play an active role in guiding development towards sustainable solutions, taking account of local circumstances and reflecting the character, needs and opportunities of each area.

2.2. Several policies in the NPPF relate explicitly to issues of overall housing supply:

- Paragraph 60: to support the objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- Paragraph 61: to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach. Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- Paragraph 74: strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period and local planning authorities should 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.

2.3. The NPPF is also supported by more detailed guidance in the Planning Practice Guidance (PPG)<sup>5</sup>.

### **b. Local Policy**

(i) *Core Strategy Development Plan Document (2012)*

2.4. The Core Strategy<sup>6</sup> was adopted in 2012 and was tested in examination for conformity with the policies in the original 2012 NPPF. Policy CS1 (Delivering New Homes and Retaining the Housing Stock) established an overall housing requirement for the period 2006 – 2026 of at least 10,500 net dwellings, an average of at least 525 dwellings per annum (dpa).

2.5. This housing requirement in the Core Strategy was not informed by a local housing need assessment as is now required. The requirement was set out in the South East Plan to which the Local Plan had to be in general conformity. The Inspector was clear that, before any review of the housing requirement, an update of the Strategic Housing Market Assessment (SHMA) should be undertaken in co-operation with neighbouring authorities within the Housing Market Area (HMA). This would

<sup>4</sup> National Planning Policy Framework (July 2021):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>5</sup> Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>6</sup> West Berkshire Core Strategy Development Plan Document (July 2021):

<https://www.westberks.gov.uk/corestrategy>

establish the 'objectively assessed need' (OAN) as required in the, then newly published, 2012 NPPF.

2.6. The SHMA was published in 2016<sup>7</sup>, but the methodology for assessing housing need was changed in an updated version of the NPPF that was published in 2018<sup>8</sup>.

2.7. The review of the housing requirement is now taking place through the LPR.

(ii) *West Berkshire Housing Strategy 2020 to 2036*

2.8. The Housing Strategy<sup>9</sup>, which was adopted in March 2021, sets the Council's approach for delivering strategic housing priorities, and it details a range of actions that the Council intends to take in partnership with relevant partners and stakeholders.

2.9. One of the priorities of the Strategy is to enable every resident in the district to have access to a home that meets their needs, and in order to deliver this it is identified that the Council will engage with landowners and developers to deliver the level of new homes as required through the Local Plan.

### **c. Local Housing Need (LHN)**

2.10. In July 2018, the Government published an updated version of the NPPF. This stated that to determine the minimum number of homes needed, strategic policies should be informed by a LHN assessment, conducted using the standard method in national planning guidance. This remains at paragraph 61 in the July 2021 update of the NPPF.

2.11. The LHN figure is based on the Office for National Statistics (ONS) household projections, published every 2 years by the ONS, with an additional uplift to reflect the affordability of the area every year.

2.12. When the LHN was first introduced, the PPG referred to the need to use the most recently published set of household projections. However, when the ONS published the 2016 based household projections on 20 September 2018, it became clear that across England, these resulted in the national minimum annual housing need, calculated using the standard method, falling from approximately 269,000 homes to approximately 213,000. This was significantly below the Government commitment to enable the housing market to deliver 300,000 homes a year on average by the mid-2020s. In response to this the Government carried out a consultation on options for changing the standard method and, in February 2019, changed the methodology to the use of the 2014-based projections as the demographic baseline. This was seen as a short term solution with a review of the formula to take place over the next 18 months.

2.13. In August 2020 the Government published a consultation on changes to the current planning system which included a proposal to amend the standard method to ensure that it delivered a number nationally that was consistent with the commitment to plan for the delivery of 300,000 homes a year by targeting more homes into areas where

<sup>7</sup> Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016): <https://www.westberks.gov.uk/shma>

<sup>8</sup> Objectively Sensitivity Testing – Western Berkshire Housing Market Area (March 2018): <https://www.westberks.gov.uk/shma>

<sup>9</sup> West Berkshire Housing Strategy 2020-2036: <https://www.westberks.gov.uk/housingstrategy>

they are least affordable. This proposed methodology, often referred to as 'the mutant algorithm', attracted significant objections. In April 2021 the Government published its response. The standard method was retained as it was, other than for Greater London and the other 19 most populated urban centres in England (which include Reading) where a 35% uplift to the number generated by the standard method was to be applied. There was therefore no change to the LHN for West Berkshire.

- 2.14. Details of the formula and data to be used to calculate the local housing need figure are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG)<sup>10</sup>, however a brief summary is provided in paragraphs 2.15 and 2.16 below. The resultant figure changes annually as the period of the household projection is rolled on a further year and updated affordability ratios are applied. The updated 2021 NPPF has no effect on the standard methodology.
- 2.15. The PPG in paragraph 004 (reference ID: 2a-004-20190220) states that the calculation of the LHN should calculate the projected average annual household growth over a 10 year period. This should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period. Therefore at the present time the period is 2022 - 2032. This will change year on year, along with the affordability ratios until the Local Plan Review is submitted to the Secretary of State for examination.
- 2.16. As aforementioned, the calculation of the LHN also requires an adjustment to take account of market signals using "median affordability ratios". The median affordability ratios, which compare the median house prices to median workplace earnings for each local authority in England are published annually in the spring by the ONS. In March 2022 the new set of ratios were released.
- 2.17. Using the 2014-based household projections (released September 2016, over the period 2022-2032), and an uplift based on the ratio of house prices to workplace-based earnings (2021 affordability ratio, published March 2022), the current LHN for West Berkshire for 2022 is **513 dwellings per annum**. The calculation is set out in Table 2.1 below.

<sup>10</sup> PPG Housing and Economic Needs: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Table 2.1: Calculating the LHN

<b>Step 1: Setting the baseline</b>	
Projected household growth 2022 -2032 of 3,777, an annual average of 378 households per annum <sup>11</sup>	<b>378 dpa</b>
<b>Step 2: Adjustment to take account of market signals</b>	
Median workplace-based affordability ratio 2021 <sup>12</sup>	9.73
Adjustment factor = $((\text{Local affordability ratio} - 4) / 4) \times 0.25 + 1$	1.339
Minimum annual local housing need figure = (adjustment factor) x projected household growth  = $(5.73/4) \times 0.25 + 1 = 1.4325 \times 0.25 + 1 = 1.358125$	<b>509 dpa</b>
<b>Step 3: Capping the level of any increase</b>	
There is no need for a cap on the West Berkshire figure as the local need figure is less than 40% above the average annual housing requirement set out in the most recently adopted strategic policies (policy CS1 of the Core Strategy)	
<b>Local Housing Need</b>	<b>513 dpa</b>

2.18. A housing need of 513 dpa is close to the Core Strategy requirement of 525 dpa. It should be noted that the figure will be subject to periodic change. It will vary annually as the updated affordability ratios are published, usually in March, and again potentially every two years when new household projections are published, depending on government review of the methodology.

#### d. The Housing Requirement

2.19. It is important to clarify that the LHN is not necessarily the same as the housing requirement in the development plan.

2.20. The housing and economic need assessment section of the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends because of:

- Growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth
- Strategic infrastructure improvements that are likely to drive an increase in the homes needed locally
- An authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground.

2.21. The guidance also says that there may, occasionally also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment (SHMA)) are significantly greater than the outcome from the standard method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard method suggests.

<sup>11</sup> According to 2014-based Household Projections Live Tables; Table 406. See <https://www.gov.uk/government/collections/household-projections>

<sup>12</sup> According to House price to workplace-based earnings ratio for 2021 (released March 2021). See <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

2.22. The first two bullet points above are not circumstances currently applicable to West Berkshire. There are no growth strategies with funding in place that could be considered deliverable nor major planned infrastructure improvements.

*(i) Unmet need from other local authorities*

2.23. In relation to unmet need from other authorities, Reading Borough Council have identified a shortfall of 230 dwellings that is anticipated to arise in the later part of their current Local Plan period (the plan considers the period through to 2036). The local authorities which make up the Western Berkshire Housing Market Area (Bracknell Forest, Reading, West Berkshire, and Wokingham) have agreed a Statement of Common Ground for the purposes of Local Plan-making. This continues to recognise Reading's unmet need set out in the Reading Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading's need as calculated by the Berkshire SHMA, not by any alternative calculations of need.

2.24. Reading have identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the HMA is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises.

2.25. No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire Housing Market Area.

*(ii) SHMA*

2.26. The LHN assessment effectively replaced the calculation of objectively assessed need (OAN) in the SHMA. The Berkshire SHMA was published in February 2016 and assessed the need as 665 dpa. This assessment included an adjustment to meet economic-led need, which no longer forms part of the standard method calculation. The assessment of OAN was updated in March 2018 in a sensitivity assessment using more recent household (2014-based) and economic projections and assessed the need as 600 dpa.

*(iii) The housing requirement for West Berkshire*

2.27. It is considered that a number higher than the current LHN in West Berkshire should be planned for. The reasons for this are:

- The NPPF objective to boost the supply of housing. The LPR should aim to boost supply above the minimum requirement in the existing Core Strategy which was 525 dpa.
- The most recent objectively assessed need in the OAN Sensitivity Testing report of March 2018 was 600 dpa. Though the methodology has been superseded and it is no longer a recent study, it remains a consideration.
- The need for flexibility as the impact of annual changes to the LHN, as a result of the rolling forward of the time period covered by the household projections and the updating of the affordability ratio, is uncertain.
- The need for flexibility to allow for phasing issues and for an element of non-delivery of sites.



- 2.28. The Regulation 18 consultation published in November 2018 made a case for retaining flexibility by using a range for the housing requirement. A range from 551 to 631 dwellings per annum was proposed and it was considered that this would accommodate the LHN using the Government’s revised standard method that had been out to consultation at the time of the consultation (551 dwellings) and the existing LHN at the time of 631 dwellings.
- 2.29. The approach of using a range was continued in the Regulation 18 consultation on the emerging draft LPR that was published for consultation in December 2020. When considering what range to use, a number of different growth scenarios were considered as was the additional supply needed to meet these growth scenarios. These are set out in Table 2.2 below:

Table 2.2: Overall housing requirement using different growth scenarios

<b>Dwellings per annum</b>	<b>Housing requirement 2019 - 2036</b>	<b>Existing Supply</b>	<b>Additional Requirement</b>
520 dpa (2019 LHN)	8840	8,657	183
525 dpa	8925	8,657	268
550 dpa	9350	8,657	693
600 dpa	10,200	8,657	1,543
620 dpa	10,540	8,657	1,883
625 dpa	10,625	8,657	1,968
650 dpa	11,050	8,657	2,393

- 2.30. As Table 2.2 shows, the additional requirement associated with the LHN would be less than 200 dwellings in total. As this was a very low figure, it was considered that it would be a high risk strategy to plan for only the LHN. Instead it was proposed to plan for more than the 2019 LHN, and officers felt that a range of 520 to 620 dpa was appropriate. This would equate to a total additional requirement of between 183 to 1,543 dwellings over the plan period.
- 2.31. At a meeting of Planning Advisory Group (an officer and Member working group established to support the execution of the Council’s function relating to the development of the Local Plan and associated documents) on 11 May 2020, Members agreed to the use of a range, but felt that 620 was high given the uncertainty around the delivery of the Sandford Park strategic site (an allocation within the Core Strategy). Members commented that previous Inspectors had vindicated a middle figure preference for new developments and proposed that the upper end of the range be around a 10% increase on the 2019 LHN (570 dwellings per annum). Members voted in favour of this revised figure.
- 2.32. It is considered that this approach is still appropriate for the proposed submission Regulation 19) LPR, and whilst the use of a range is not mandatory, it is common practice.
- 2.33. The lower end of the range used will continue to be the minimum requirement which would meet the LHN. The upper end of the range will however be the LHN with an added 5% buffer. The decision to reduce the buffer from 10% to 5% is considered to provide a balance between boosting housing supply in the district while considering the limitations and constraints of a largely rural district. The Written Ministerial Statement issued by the Secretary of State on 5 December 2022 sets out that the

LHN is “...an advisory starting point, a guide that is not mandatory. It will be up to local authorities, working with their communities, to determine how many homes can actually be built, taking into account what should be protected in each area...”. The letter continues by stating in respect of genuine constraints that “...local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk.”

- 2.34. It is also considered to be more in line with the LHN trend over time (see Table 2.3 below), while still providing flexibility.

Table 2.3: Annual LHN in West Berkshire 2018 to 2022

2018	2019	2020	2021	2022
631	551	520	509	513

- 2.35. Table 2.4 below shows the LPR housing requirement range that will be used in the proposed submission (Regulation 19) LPR):

Table 2.4: LPR housing requirement range

Lower end of range: 2022 LHN	513 dwellings per annum 8,721 dwellings for the period 1 April 2022 to 31 March 2039
Upper end of range: 2022 LHN + 5%	538 dwellings per annum 9,146 dwellings for the period 1 April 2022 to 31 March 2039

- 2.36. The Council would plan to meet the upper end of the range in an effort to boost supply and ensure there is built in flexibility.

### **3. Housing Supply**

3.1. Several sources will ensure a continuous supply of land for housing across the plan period. These include:

**a. Retained allocations from the adopted Local Plan (Core Strategy and Housing Site Allocations Development Plan Document (DPD)) and Stratfield Mortimer Neighbourhood Development Plan**

3.2. The plan period of the LPR overlaps with the previous plan period of 2006 to 2026. Account therefore needs to be taken of sites that have already been allocated in the adopted Core Strategy DPD, the Housing Site Allocations DPD, and Stratfield Mortimer Neighbourhood Development Plan (NDP).

3.3. The Council monitors annually the development progress of sites which are allocated in the Local Plan and/or have planning permission. The base date of the monitoring is 31 March, and at 31 March 2022, there were 2,652 units outstanding. These sites are included within the housing trajectory (including phasing of sites) at Appendix 2.

**b. Allocations in the current Local Plan which are not being retained**

3.4. Several sites within the Core Strategy DPD and Housing Site Allocations DPD are not being retained as allocations in the LPR due to development being at an advanced stage of construction. Nonetheless the outstanding units will contribute in the short term to the housing supply. These sites are included within the housing trajectory (including phasing of sites) at Appendix 2.

**c. Existing planning commitments on unallocated sites**

3.5. Existing permissions for housing on unallocated sites will also contribute to the supply. At 31 March 2022 there were 1,958 units that had planning permission or prior approval for permitted development. These sites are included within the housing trajectory (including phasing of sites) at Appendix 2.

**d. Existing planning commitments for communal accommodation (Use Class C2)**

3.6. The housing supply and delivery section of the PPG (paragraph 035, reference ID: 68-035-20190722) requires local planning authorities to “*count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply.*” The Housing Delivery Test Rulebook<sup>13</sup> gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based in the 2011 Census. For example a 90 bed care home would equate to 50 net dwellings ( $90 / 1.8 = 50$ ).

3.7. The housing trajectory (including phasing of sites) in Appendix 2 includes the existing permissions for residential institutions (C2 use Class) which were outstanding at 31 March 2022.

**e. Small site windfall allowance**

3.8. Windfalls are defined in the NPPF glossary as “*sites not specifically identified in the development plan.*” The NPPF at paragraph 71 allows an allowance to be made for

<sup>13</sup> Housing Delivery Test Rulebook (July 2018): <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

windfall sites as part of anticipated supply, provided there is compelling evidence that they will provide a reliable source of supply. The paragraph specifies that “*any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*”

- 3.9. The Council has included an allowance for windfalls in the calculation of the 5 year housing land supply and considers there is a clear case for an allowance for the longer plan period. As shown in Table 3.1 below, over the current plan period so far (2006-2022), an average of 383 residential units each year have been completed on land that has not been identified in the development plan. The vast majority of these are on previously developed land within settlement boundaries. Settlement boundaries have been defined to identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.

Table 3.1: Net windfall completions (April 2006 – March 2022)

Monitoring Year	Large non-allocated sites (10 or more units and 1ha or more)	Medium non-allocated sites (10 or more units and under 1 ha)	Small non-allocated sites (less than 10 units)	Total non-allocated sites
2006/07	313	159	202	674
2007/08	216	33	198	447
2008/09	100	217	161	478
2009/10	25	99	115	239
2010/11	40	46	113	199
2011/12	5	31	126	162
2012/13	223	211	118	552
2013/14	102	103	125	330
2014/15	-24	135	245	356
2015/16	40	277	125	442
2016/17	122	117	163	402
2017/18	40	139	134	313
2018/19	25	158	139	322
2019/20	27	113	109	249
2020/21	347	71	87	505
2021/22	122	236	95	453
<b>Annual Average 2006 - 2022</b>	<b>108</b>	<b>134</b>	<b>140.9</b>	<b>383</b>

- 3.10. The current Local Plan does not allocate any sites within settlement boundaries as the principle in favour of development was already established, and this approach is being retained in the LPR. By continuing this approach, there is a justification for a significant windfall allowance in the supply for sites that will continue to come forward in the sustainable settlements of the District. The NPPF at paragraph 69(c) states that local planning authorities should:

*“Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlement boundaries for homes”.*

- 3.11. Though the contribution from large and medium sites is significant, it is considered that these should not be included within the windfall allowance. Development of large, and to a lesser extent, medium sized unallocated sites tends to vary significantly from year to year, compared to the relatively steady level of small site

windfall completions. Exclusion of these large and medium sites as well as the prior approvals from the allowance would introduce significant flexibility to the supply. It is considered, however, that there is a clear case for an allowance for small site windfalls. It is logical to assume that these sites will continue to come forward. Over the past 16 years of the plan period an average of 140 small site windfalls have been completed each year, as set out in Table 3.2 above.

- 3.12. It is therefore considered that a small site allowance of 140 dwellings per year is justified and appropriate, based on past levels of completions. No allowance is included for sites of 10 or more dwellings.
- 3.13. A total windfall allowance of 140 dwellings per annum is equivalent to only 37% of the average windfall completions over the current plan period to 2022 but is considered a prudent allowance. Excluding the units on small site windfall developments which already have planning permission (431 units) the small site windfall allowance for the period 2022 – 2039 is a total of 1,949 dwellings.

**f. New sites allocated in the LPR**

- 3.14. Additional sites are required to help meet the housing requirement over the plan period to 2039. The sites considered for allocation were identified through the HELAA. The HELAA forms part of the evidence base for the LPR, and it makes a preliminary assessment of the potential and suitability of sites. It does not make recommendations as to whether a site should be allocated, this is done through the site selection process.
- 3.15. The methodology used for the site selection process is set out within the Site Selection Methodology Paper<sup>14</sup>. The Sustainability Appraisals and site assessments forms are included within the SA/SEA.
- 3.16. The new sites allocated within the LPR are included within the housing trajectory (including phasing of sites) which is contained within Appendix 2.

**g. New sites to be allocated in Neighbourhood Plans**

- 3.17. There are nine designated Neighbourhood Areas in the district, with two having adopted Neighbourhood Plans.
- 3.18. Neighbourhood Plans are able to allocate sites to help meet the local housing need, however, it is not compulsory for plans to include allocations. Where a Neighbourhood Plan seeks to allocate sites the Council have given the Parish/Town Council a housing number to meet within the plan. This number takes into account the location and status of the settlements within the Neighbourhood Area, as well as the development opportunities identified in the HELAA. The allocations in Neighbourhood Plans will form part of the housing to supply to meet the housing requirement.
- 3.19. Table 3.3 below sets out the housing requirements for the designated Neighbourhood Areas in the district.

<sup>14</sup> Site Selection Methodology Paper: <https://www.westberks.gov.uk/local-plan-evidence>

Table 3.3 Housing requirements for the Designated Neighbourhood Areas

Designated Neighbourhood Area	Housing number to allocate	Justifications
Burghfield	0	<p>The Atomic Weapons Establishment (AWE) has a base within the Parish. Changes to legislation have resulted in the redetermination of the emergency planning arrangements around AWE Burghfield. The Detailed Emergency Planning Zone (DEPZ) for the AWE Burghfield now cover the whole Parish.</p> <p>Due to the presence of the DEPZ, it is not considered appropriate to allocate further sites for housing in Burghfield.</p>
Compton	0	<p>Compton is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential.</p> <p>There is an allocation within the HSA DPD for 140 dwellings on the site of the former Pirbright site, and the Core Strategy Inspector's report identified that the site could provide a higher level of growth than is normally expected in a service village.</p> <p>Development at the former Pirbright site is still outstanding, however outline planning permission has been granted for 180 dwellings. This allocation is being retained in the LPR.</p> <p>Whilst the HELAA identifies two sites that have potential, it is considered that due to the scale of development that is to take place at the Pirbright site, there should be no further allocations within Compton in the period up to 2039. This is particularly because Compton is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), a nationally important and legally protected landscape. The National Planning Policy Framework (NPPF) is clear that great weight should be given to conserving landscape and scenic beauty in AONBs. In addition, although close to the A34 and M4, local roads are rural in nature and not suitable for heavy traffic.</p> <p>It is recognised that windfall development may come forward over the plan period.</p>
Cold Ash	0	<p>A requirement of 40 dwellings was identified for the Cold Ash designated Neighbourhood Area in the emerging draft (Regulation 18) LPR.</p> <p>The Parish of Cold Ash contains the village of Cold Ash, the hamlet of Ashmore Green, and small parts of the towns of Newbury and Thatcham. Cold Ash village is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential. Ashmore Green is not included within the settlement hierarchy and is instead a 'smaller village with a settlement boundaries' therefore only suitable for limited infill</p>

Designated Neighbourhood Area	Housing number to allocate	Justifications
		<p>development subject to the character and form of the settlement. Newbury and Thatcham are both identified as 'Urban Areas' because of the wide range of services they offer and subsequently both will be the focus for the majority of development.</p> <p>Cold Ash sits on the southern edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Much of the village is just outside of the boundary, however the houses to the north and east of The Ridge are within the boundary. The AONB is a nationally important and legally protected landscape and the NPPF is clear that great weight should be given to conserving landscape and scenic beauty in AONBs.</p> <p>Within the Housing Site Allocations DPD there were three allocated sites in Cold Ash Parish for a total of between 90-100 dwellings. One site is being built out (St. Gabriel's Farm – 5 dwellings), one has not yet commenced (Land at Coley Farm – 75 dwellings), whilst the third is not being retained as an allocation due to concerns around deliverability (Land at Poplar Farm – 10-20 dwellings).</p> <p>The February 2020 HELAA identifies five sites as having potential. Taking the development potential of these sites into consideration alongside the placing of the towns/villages in Cold Ash parish within the settlement hierarchy, existing allocations, as well as the AONB, it is considered that a housing requirement of 40 dwellings would be appropriate.</p> <p>In respect of HELAA site CA15, the eastern site parcel falls within Cold Ash Parish and the western parcel within Shaw-Cum-Donnington Parish. The Council's Highways Team have identified that for this site as well as site SCD4, the provision of a through route from the B4000 to the A339 is required. This site along with SCD4 will only be supported by Highways if this is provided. Combined, sites CA15 and SCD4 are of a strategic scale. It is for the local planning authority to plan for strategic sites.</p> <p>Site selection work was undertaken by the Cold Ash Neighbourhood Plan Steering Group (a sub-group of the Parish Council), and this concluded only one site was suitable for allocation. This site is located within the settlement boundary whereby there is a presumption in favour of development. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.</p> <p>In light of the site selection work, the housing number to allocate for Cold Ash has been amended to zero.</p>

Designated Neighbourhood Area	Housing number to allocate	Justifications
Hermitage	0	<p>It had been the original intention of the Parish Council to include allocations within the plan, and a housing number of 20 dwellings was identified within the emerging draft (Regulation 18) LPR, but with a caveat that a higher number might be possible subject to further Landscape Sensitivity and Capacity Assessment on the sites identified with potential in the HELAA.</p> <p>The figure was a reflection of Hermitage being a service Village within the Settlement Hierarchy (meaning that it has a limited range of services and so is suitable for a limited amount of development), being located within the North Wessex Downs AONB, and the development potential of the two sites identified within the HELAA as having potential.</p> <p>In 2022, the Parish Council advised that they no longer wished to include any allocations and the neighbourhood plan would instead include only development management policies. As a result, new allocations within Hermitage have been considered through the LPR and the site Land adjacent to Station Road has been proposed for allocation.</p>
Hungerford	55	<p>The Parish of Hungerford is located within the North Wessex Downs AONB and contains the town of Hungerford and the small settlement of Eddington. Hungerford is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres have a range of services and reasonable public transport provision meaning there are opportunities to strengthen the role in meeting the requirements of surrounding communities.</p> <p>Eight sites were identified in the HELAA (February 2020) as having potential. Taking the development potential of these sites, alongside the location of Hungerford within the settlement hierarchy and the AONB it is considered that a housing requirement of 55 dwellings is appropriate.</p>
Lambourn	25	<p>The Parish of Lambourn is located within the North Wessex Downs AONB and contains the village of Lambourn and the hamlet of Eastbury. Lambourn is identified as a Rural Service Centre in the settlement hierarchy, with a range of services and reasonable public transport provision.</p> <p>Two sites were allocated in the Housing Site Allocations DPD for a total of 65 dwellings. Development has not commenced on the sites and they have been retained as allocations within the LPR.</p> <p>The February 2020 HELAA identified two sites as having potential. Taking the development potential of these sites into consideration alongside the placing of Lambourn within the settlement hierarchy as well as the AONB, it is considered that a housing requirement of 25 dwellings is appropriate.</p>



Designated Neighbourhood Area	Housing number to allocate	Justifications
Newbury	0	Newbury Town Council have advised that they do not wish to include allocations within the neighbourhood plan.
Stratfield Mortimer	0	<p>A Neighbourhood Development Plan for Stratfield Mortimer was adopted in May 2017, and includes an allocation for 110 dwellings. The whole site has outline planning permission, and Reserved Matters permission has been granted on part of the site. The site has only just started to deliver.</p> <p>Given the outstanding dwellings still to deliver, it is considered that there should not be any new allocations within the plan period. It is however recognised that windfall development may come forward over the plan period.</p>
Tilehurst	0	<p>It had been the original intention of the Parish Council to include allocations within the plan, and a housing number of 175 dwellings was identified within the emerging draft (Regulation 18) LPR.</p> <p>The figure of 175 dwellings was a reflection of Tilehurst being an Urban Area within the settlement hierarchy (meaning that it will be the focus for new development due to the wide range of services offered), the western part of Tilehurst Parish being within the North Wessex Downs AONB, and the development of the four sites identified within the February 2020 HELAA as having potential.</p> <p>In 2022, the Parish Council advised that they no longer wished to include any allocations and the neighbourhood plan would instead include only development management policies. As a result, new allocations within Tilehurst have been considered through the LPR. One site was recommended for allocation (Pincents Lane, Tilehurst) by officers, however this was not supported by Members.</p>

**h. Overall housing supply to 2039**

3.20. Through the sources mentioned in sub-sections (a) to (h) above, there is a total supply of 9,137 dwellings and this is set out in Table 3.4 below.

Table 3.4 Housing supply at 31 March 2022

<b>Supply category</b>	<b>Net units outstanding</b>
<b>Local Plan retained allocations</b>	
• Core Strategy: Sandleford Park Strategic Site Allocation	1,580
• Housing Site Allocation DPD allocations	990
<i>Subtotal</i>	<b>2,570</b>
<b>Neighbourhood plan allocation</b>	
• Stratfield Mortimer	<b>82</b>
<i>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</i>	
• Core Strategy: Newbury Racecourse	465
• Housing Site Allocation DPD allocations	256
<i>Subtotal</i>	721
Existing planning commitments on unallocated sites	<b>1,958</b>
Existing planning commitments for C2 Use Class communal accommodation	<b>57</b>
New allocations within the LPR	<b>1,720</b>
<b>Sites to be allocated within neighbourhood plans</b>	
• Hungerford	55
• Lambourn	25
<i>Subtotal</i>	<b>80</b>
Small site windfall allowance to 2039	<b>1,949</b>
<b>Total</b>	<b>9,137</b>

#### 4. Housing trajectory

- 4.1. Paragraph 74 of the NPPF states that “*strategic policies should include a housing trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.*”
- 4.2. Strategic policy SP12 of the proposed submission (Regulation 19) LPR sets out the approach to housing delivery, and Appendix 8 of the LPR includes the housing trajectory graph. For information, the housing trajectory graph is also included within Appendix 1 of this Background Paper.
- 4.3. In order to determine the rate of housing delivery over the plan period, the Council produced a site deliverability form that was sent to agents/developers of:
  - sites proposed for allocation in the LPR;
  - sites allocated within the current Local Plan but which are not being retained as allocations in the LPR due to development being in progress;
  - Sites with planning permission for communal accommodation (Use Class C2);
  - unallocated sites with planning permission for 10 or more units; and
  - sites identified through the prior approval process for 10 or more units.
- 4.4. Responses have been used to both assess deliverability of the site and to phase dwelling completions. The completed forms as well as any email responses received are included in Appendix 3.
- 4.5. The Council considers the information on delivery provided by the landowner / developer as the most robust source and uses this as the starting point for considering what might reasonably be delivered within the five year period. Where necessary, the Council has adjusted the projected delivery to take account of any overly optimistic view, ensuring that the figures relied on by the Council within the five year period are as realistic as possible.
- 4.6. In cases where the landowner/developer has not responded to approaches by the Council, the Council has assessed deliverability of the site using its knowledge of the developer, its knowledge of the specific site and proposed development, and gives consideration to likely lead in times and build out rates on different type of sites.
- 4.7. In respect of small unallocated sites with planning permission, these have not been assessed for deliverability in the same manner as large and medium sites, however the definition of 'deliverable' is clear that sites that are not major development should be considered deliverable until permission expires.

## 5. Exceptional Circumstances Test for major development in the AONB

- 5.1. The North Wessex Downs AONB covers 74% of West Berkshire, and is an area where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. The NPPF at paragraph 177 states that permission should be refused for major development in the AONB other than in exceptional circumstances, where it can be demonstrated that the development is in the public interest. Consideration needs to include:
- The need for development, including in terms of any national considerations, and the impact of permitted/refusing the development on the local economy
  - The cost of, and scope for, developing outside the AONB or meeting the need in some other way
  - Any detrimental effect on the environment, landscape and recreational opportunities, and the extent to which that could be moderated.
- 5.2. While paragraph 177 relates to the consideration of applications for development, where a Local Plan seeks to allocate sites which would meet the definition of major development in the AONB it is considered appropriate to carry out the test to ensure the allocation would have a reasonable prospect of being delivered.
- 5.3. The NPPF definition of major development has been used for the Exceptional Circumstances test:
- For housing – development where 10 or more homes will be provided, or the site has an area of 0.5ha or more
  - Non-residential development – an additional floor space of 1,000m<sup>2</sup> or more, or a site of 1ha or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015<sup>15</sup>.
- 5.4. Five of the proposed new residential allocations, and five of the residential allocations that have been retained from the current Local Plan are located within the North Wessex Downs AONB and meet the threshold for major development.

Table 4.1. Major residential allocations within the North Wessex Downs AONB

Site	LPR policy reference	Approximate numbers
<b><i>New allocations</i></b>		
Land at Chieveley Glebe, Chieveley	RSA17	15
Land adjacent Station Road, Hermitage	RSA22	34
Land adjacent The Haven, Kintbury	RSA23	20
Land north of South End Road, Bradfield Southend	RSA16	20
Land west of Spring Meadows	RSA19	15
<b><i>Retained Local Plan allocations</i></b>		
Pirbright Site, Compton	RSA18	140
Land off Charlotte Close, Hermitage	RSA20	15
Land south east of the Old Farmhouse, Hermitage	RSA21	10
Land adjoining Lynch Lane, Lambourn	RSA14	60
Stonehams Farm, Tilehurst	RSA6	64-bed care home (3,450 sq.m)

<sup>15</sup> Town and Country Planning (Development Management Procedure)

**a. The need for development**

- 5.5. Chapter 2 above sets out the local housing need within the district, as well as the housing requirement.
- 5.6. Policy SP2 (North Wessex Downs AONB) of the LPR is clear that development within the AONB is required to support its local communities and rural economy in a way that is commensurate with the statutory status of the AONB as a nationally valued landscape.
- 5.7. The allocations within the AONB have been directed to the settlements within the settlement hierarchy. The purpose of the settlement hierarchy is to ensure that new development planned throughout the plan period is directed to the more sustainable settlements. Within the AONB, six villages are 'Service Villages' (Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage, and Kintbury), whilst three are Rural Service Centres (Hungerford, Lambourn, and Pangbourne). Service Villages are smaller settlements with a more limited range of services so are suitable for a limited amount of growth. Rural Service Centres have a good range of key services and opportunities for employment, community, and education.

**b. The cost of, and scope for, developing outside of the AONB or meeting the need in some other way**

- 5.8. The adopted Core Strategy DPD (which forms part of the current Local Plan) divides the district into geographical areas in order to deliver the spatial strategy. Such an approach was reaffirmed following the Regulation 18 consultation on the LPR that took place between 9 November and 21 December 2018. The LPR includes the following three spatial areas – Newbury and Thatcham, Eastern Area, and the North Wessex Downs AONB.
- 5.9. There are significant constraints to development within both the Newbury and Thatcham and Eastern Area Spatial Areas:
- (i) *Constraints within the Newbury and Thatcham Spatial Area*
- 5.10. A number of rivers and water courses flow through Newbury, with the River Kennet, Kennet and Avon Canal running through the centre of the town, the River Enborne to the south and the River Lambourn entering from the North West and reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within Flood Zones 2 or 3. There are a number of important environmental and heritage assets within Newbury including SSSIs (River Lambourn and River Kennet), Local Wildlife Sites and the River Lambourn Nutrient Neutrality Zone washes over the west of the town. The site of the first battle of Newbury is located to the west and to the south is the Registered Park and Garden of Sandford Priory.
- (ii) *Constraints within the Eastern Area Spatial Area*
- 5.11. The eastern edge of the AONB abuts the western edge of the built up area of Tilehurst and Calcot, and there are extensive areas of floodplain to the south of Holybrook. The Atomic Weapons Establishment (AWE) has two major sites in this area, at Aldermaston and Burghfield. Changes to legislation have resulted in the redetermination of the emergency planning arrangements. The Detailed Emergency

Planning Zone (DEPZ) now covers a significant part of this spatial area, and development is heavily restricted by this designation.

(iii) *Spatial distribution of LPR allocations*

- 5.12. Despite the constraints that exist within the Newbury and Thatcham and Eastern Area Spatial Areas, 92% of the residential allocations within the LPR still within these areas as Table 4.2 illustrates below:

Table 4.2: Spatial distribution of LPR allocations

Site	LPR policy reference	Approximate numbers
<b><i>Newbury / Thatcham Spatial Area</i></b>		
Sandleford Park, Newbury	SP16	1,500
North East Thatcham	SP17	1,500
Land north of Newbury College, Monks Lane, Newbury	RSA1	15
Land at Bath Road, Speen, Newbury	RSA2	100
Land at Coley Farm, Stoney Lane, Newbury	RSA3	75
Land off Greenham Road, Newbury	RSA4	160
Land at Lower Way, Thatcham	RSA5	85
<b>Total</b>		<b>3,435</b>
<b><i>Eastern Area Spatial Area</i></b>		
72 Purley Rise, Purley on Thames	RSA7	35
Land adjacent to Bath Road and Dorking Way, Calcot	RSA8	35
Land between A340 and The Green, Theale	RSA9	100
Whitehart Meadow, Theale	RSA10	40
Former sewage treatment works, Theale	RSA11	60
Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	RSA12	100
Land north of A4 at junction of New Hill Road, Woolhampton	RSA13	16
<b>Total</b>		<b>386</b>
<b><i>AONB Spatial Area</i></b>		
Land adjoining Lynch Lane, Lambourn	RSA14	60
Land at Newbury Road, Lambourn	RSA15	5
Land north of South End Road, Bradfield Southend	RSA16	20
Land at Chieveley Glebe, Chieveley	RSA17	15
Pirbright Institute Site, High Street, Compton	RSA18	140
Land west of Spring Meadows, Great Shefford	RSA19	15
Land off Charlotte Close, Hermitage	RSA20	15
Land to the south east of the Old Farmhouse, Hermitage	RSA21	10
Land adjacent Station Road, Hermitage	RSA22	34
Land adjacent to The Haven, Kintbury	RSA23	20
<b>Total</b>		<b>334</b>

**c. Effect on the environment, landscape and recreational opportunities**

- 5.13. The Council has placed sufficient weight on conserving the landscape and scenic beauty of the North Wessex Downs AONB. The Council has had regard to its duty under Section 85 of the Countryside and Rights of Way Act 2000 and has placed great weight on conserving the landscape and scenic beauty of the area in accordance with paragraph 176 of the NPPF.
- 5.14. When assessing the landscape impact (including visual impact) of housing development on greenfield sites on the edge of settlements there are three main aspects which need to be considered.
- 5.15. Firstly, there is the presumption that all of the AONB is designated for its natural beauty and therefore all of its landscape and its settlements are subject to the same consideration and weight to conserve and enhance that natural beauty. However in addition each part of the AONB has special landscape qualities, some of which are very typical of the AONB, others of which are locally important but equally special. In assessing the landscape and visual impact both the overall presumption and the locally found special qualities need to be considered. A good understanding of the latter, informed by adopted landscape character assessments, needs to be used to judge the impact.
- 5.16. Secondly, in assessing the landscape and visual impact, consideration must be given to the settlement pattern, its historical evolution, the pattern of built form, the landscape that shaped it, its green infrastructure and its individual social and economic dynamics (such as the racing industry at Lambourn). Housing on settlement edge sites needs to reflect these patterns in order to retain the local distinctiveness of the town or village and hence of the AONB.
- 5.17. Thirdly, in an assessment of the impact on the special qualities of the local landscape and its views, consideration must be given to the value of the character of the site, its vegetation, landform, its historic landscape value, openness, relationship with special features such as rivers, historic features and its importance as part of the wider landscape. Again it is essential that any development does not harm the local distinctiveness of the area.
- 5.18. The impact on these aspects are all matters of judgement. They all must be weighed in the balance. A visual impact is not synonymous with a landscape impact. A proposed development may still cause unacceptable harm to the landscape and special qualities even if the visual impact is minimal or can be successfully screened by planting. Similarly an exposed site may still have the potential for development if there is little harm to the special qualities of the landscape. If the existing built form is harming the landscape and a sense of place and local distinctiveness have been eroded or lost, the site could present an opportunity to strengthen or restore that character by enhancing the settlement characteristics. A balanced approach needs to be taken.
- 5.19. Landscape Sensitivity/Capacity Assessments (LSA/LCA) take this balanced approach. Each site with potential for development was considered on its own merits and was tested to see if development would result in harm to

the natural beauty and special qualities of the AONB. The LSA/LCA identified sites that could potentially be developed without harming the landscape subject to further detailed landscape and visual impact assessments and provided design, siting and green infrastructure requirements specified for each site are met. The LSA/LCA ruled out sites where the harm is demonstrable.

- 5.20. The LSA/LCA clearly sets out the landscape and visual constraints on development including where to avoid cumulative impacts, how to establish a strong boundary between a settlement and the open countryside and how to enhance the site in landscape and visual terms.
- 5.21. The LSA/LCA considers both the landscape and visual characteristics of each site in the context of the special qualities. In considering the potential visual impact of development, the LSA/LCA takes into account both near and distant views but considers not only whether the site would be visible but also the context of the site in these views and how development might change those views. Therefore if a site was visible but development would appear to sit within the settlement, that site was considered to be less sensitive and could better accommodate development, subject to site specific design requirements.
- 5.22. The LSA/LCA acknowledges the cumulative effect of developing on a number of sites and makes recommendations for sequential development of small sites. These recommendations are made to ensure that the special qualities of the settlements are conserved.
- 5.23. The LSA/LCA sets out design recommendations that are designed to assist in accommodating development which would not fundamentally harm the natural beauty of the AONB. These recommendations are mainly required to enhance the AONB where the existing settlement edge is poorly designed or has an adverse impact on the wider landscape; where the development needs to respect a local landscape or townscape feature; and where these design features are needed to ensure that the development is in keeping with the local character. Screening to make development acceptable is not considered an appropriate way to mitigate potential harm to an AONB. Therefore the LSA/LCA identifies sites for potential development where they can best be located in the landform, or best relate to the existing built form, or are enclosed by substantive established native deciduous tree cover, of value in its own right.
- 5.24. The HELAA and the site assessments (included within Appendix 8b of the SA/SEA), include consideration of the LSA/LCAs.



## 6. Affordable Housing

- 6.1. In acknowledging that there is a need to provide for a reasonable mix and balance in size and type of housing in the District, the Council also recognises the community's need for affordable housing. This is addressed in the LPR.
- 6.2. The NPPF requires local authorities to assess the need for affordable housing, and then to specify in planning policies the amount and type of affordable housing which needs to be provided.
- 6.3. The NPPF specifies the following types of housing as affordable:
- **Affordable housing for rent:** social or affordable rent, set at least 20% below local market rents, including Build to Rent.
  - **Starter Homes:** new homes available for qualifying first time buyers (aged 23-40) to be sold at a discount of at least 20% of the market value.
  - **Discounted market sales housing:** sold at a discount of at least 20% below local market value, with eligibility determined with regard to local incomes and house prices.
  - **Other affordable routes to home ownership:** housing provided for sale that provides a route to ownership for those who couldn't achieve this through the market. Includes shared ownership, relevant equity loans, other low cost homes for sale (at least 20% discount) and rent to buy.

### a. First Homes

- 6.4. In addition to the affordable housing types set out above, the Government has recently introduced 'First Homes' which are in effect replacing Starter Homes. First Homes are discounted market sale homes which:
- (a) must be discounted by a minimum of 30% against the market value;
  - (b) are sold to a person or persons meeting the First Homes eligibility criteria;
  - (c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
  - (d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
- 6.5. First Homes can only be bought by first time buyers and their household income should not exceed £80,000. Purchasers should also have a mortgage to fund a minimum of 50% of the discounted purchase price. The PPG also sets out some additional criteria that local authorities or neighbourhood planning groups can apply in addition to the national criteria. This may involve lower income caps (if this can be justified with reference to local average first-time buyer incomes), a local connection test, or criteria based on employment status. Authorities can also prioritise key workers for First Homes, with the definition of key worker being determined locally. This could be any person who works in any profession that is considered essential for the functioning of a local area.
- 6.6. The PPG also sets out a number of suggested methods by which local authorities could introduce their local requirements for First Homes such as local connection criteria or discount levels or income caps. These methods include interim policy statements and updating Local Plan policies. West Berkshire Executive on the 9 June

2022 approved a First Homes Policy Position. The Council will assess applications from potential buyers to check they meet the eligibility criteria in the Policy. As well as the national criteria the approved policy position also sets a local connection criteria to ensure that local people in need of affordable housing would be given priority access to First Homes. This includes on First Homes exception sites under proposed Policy DM16.

## **b. The Supply of Affordable Housing**

- 6.7. The Council is committed in its Local Housing Strategy to providing more affordable housing within the District to meet local needs.
- 6.8. The NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless off-site provision or a financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 6.9. The NPPF states that local authorities should not require affordable housing to be provided on sites that are not major developments (10+ homes) other than in designated rural areas where policies may set a lower threshold of 5 units or fewer.
- 6.10. On major development sites (10+ homes), paragraph 65 of the NPPF requires planning policies and decisions to expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in an area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. This requirement is now addressed through securing a proportion of First Homes from housing schemes.
- 6.11. The PPG now states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations
- 6.12. In line with the NPPF, the PPG also sets out the restrictions on local authorities in requiring affordable housing to be provided on small sites. It advises that affordable housing should only be sought on major residential developments (defined as 10 or more homes or a site area of 0.5 hectares or more). The PPG advises however that in designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985<sup>16</sup>, which includes National Parks and Areas of Outstanding Natural Beauty.
- 6.13. The PPG states that all households whose needs are not met by the market and which are eligible for one or more of the types of affordable housing set out in the NPPF are considered to be in affordable need.
- 6.14. In terms of needs, the PPG advises that data should be collected on the number of homeless households, the number in priority need who are in temporary accommodation, the number in over-crowded housing, the number of concealed households, the number of existing affordable tenants housed in unsuitable homes,

<sup>16</sup> Housing Act 1985: <https://www.legislation.gov.uk/ukpga/1985/68/contents>

and the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.

- 6.15. In terms of considering the supply of affordable housing, the PPG states that suitable surplus stock (vacant properties), re-lets and the committed supply of new affordable homes should all be taken into account.
- 6.16. The PPG advises that the affordable need is then to be calculated by subtracting the available stock from the overall need figure, and then converting the overall need figure into an annual figure based on the plan period.

*(i) The Local Context*

- 6.17. Policy CS6 (Provision of Affordable Housing) of the adopted Core Strategy DPD requires:

- On development sites of 15 dwellings or more (or 0.5 hectares or more)
  - 30% provision on previously developed land, and
  - 40% on greenfield land.
- On development sites of less than 15 dwellings sliding scale approach as follows:
  - 30% provision on sites of 10 – 14 dwellings; and
  - 20% provision on sites of 5 – 9 dwellings

- 6.18. Since the adoption of the Core Strategy DPD, national policy and guidance in relation to site size thresholds has changed. Following a written ministerial statement in 2014 and subsequent court cases local policy on affordable housing is now interpreted having regard to updated national policy and guidance. The result is that for West Berkshire, the affordable housing requirements of Policy CS6 of the adopted Core Strategy DPD as explained below remain valid and accord with national guidance.

- 6.19. National policy and guidance in the NPPF and the PPG states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5ha or more across the district. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985<sup>17</sup>, which includes National Parks and Areas of Outstanding Natural Beauty. As about 74% of West Berkshire is within an AONB and most of the remaining parishes are designated rural areas it is therefore considered justified and reasonable for the Council to secure 20% affordable housing on sites of 5 – 9 dwellings.

*(ii) Proposed submission (Regulation 19) LPR Policy SP19 Affordable Housing*

- 6.20. The proposed affordable housing policy in the LPR is different from that in the Core Strategy. In accordance with national policy the Council will expect developers to provide 30% affordable housing on previously developed land and 40% on greenfield land on all major proposals defined as 10 or more dwellings. The Council will also seek 20% provision on sites between five and nine dwellings.

<sup>17</sup> Section 157(1) of the Housing Act 1985: <https://www.legislation.gov.uk/ukpga/1985/68/section/157>

- 6.21. Policy SP19 (Affordable Housing) seeks to balance the provision of identified housing needs, with the need to ensure deliverability. This is to avoid overburdening developments by a scale of obligations which would threaten economic viability.

*(iii) Local Housing Need Assessment*

- 6.22. The PPG provides guidance on how to establish the current and future affordable need using suggested data sources. Paragraph 20 of the PPG (Reference ID: 2a-020-20190220) references data sources such as the Council's own Housing register, the English Housing Survey and the 2011 Census. The same paragraph also highlights that care should be taken by authorities to avoid double counting from data sources.
- 6.23. The 2016 SHMA provides an in depth assessment of housing affordability in West Berkshire, by looking at local housing costs and incomes. It also provides an assessment of the annual need for affordable homes. This was reviewed and updated by the Updated Housing Needs Evidence (May 2020 and updated in July 2022)<sup>18</sup>. The evidence shows that housing affordability remains a key issue in West Berkshire, with the Government's 2021 statistics showing the median house price in the district (£380,000) being 9.73 times the average annual earnings.
- 6.24. Section 4 of the Updated Housing Needs Evidence provides an assessment of the need for affordable housing in West Berkshire and the three sub-areas. The analysis specifically considers general needs housing, with further analysis of specialist housing (e.g. for older people). Detailed analysis can be found in the reports.
- 6.25. The analysis in the most up to date evidence (Updated Housing Needs Evidence) follows the PPG (Sections 2a-018 to 2a-024) and provides two main outputs, linked to Annex 2 of the NPPF. Firstly an assessment of the need for affordable social rented housing and secondly for affordable home ownership. The analysis also considers First Homes, which looks likely to become the main tenure for affordable home ownership. Affordability is assessed by considering what income levels are likely to be needed to access private rented housing, and owner occupation housing.
- 6.26. The Updated Housing Needs Evidence calculated affordable housing need by adding together the current unmet housing need and projected future housing need and then subtracting from this the supply of affordable housing arising from turnover of existing stock, in accordance with the PPG. Table 4.15 of the Updated Housing Needs Evidence shows the results of this calculation, with total affordable housing need of 330 per annum in the District. The impact of requiring the provision of affordable housing on the viability of schemes and therefore delivery was tested at various stages of the preparation of the Local Plan. The proposed thresholds for affordable housing in Policy SP19 are supported by the findings and recommendations of the Affordable Housing Viability Study (July 2020)<sup>19</sup>.
- 6.27. In accordance with NPPF, 2021 paragraph 62, the Updated Housing Needs Evidence also provides evidence of the range of tenures needed. The analysis supports the Council's draft affordable Policy SP19 which seeks a tenure split of the affordable housing on each development site of 70% social rented. The evidence provides a clear justification for the Council to secure social rents as the priority

<sup>18</sup> Updated Housing Needs Evidence (July 2022): <https://www.westberks.gov.uk/local-plan-evidence#housing>

<sup>19</sup> Affordable Housing Viability Assessment (July 2020): <https://www.westberks.gov.uk/local-plan-evidence#housing>

affordable housing tenure in case-by-case negotiations. This would ensure that affordable homes are provided for those on the lowest incomes.

- 6.28. In relation to the need for affordable home ownership housing, although the evidence identifies a need the analysis considers this to be more limited compared to the need for affordable social rented.
- 6.29. Both the total percentage requirement and the tenure split identified through the Updated Housing Needs Evidence were tested through various iterations of the LPR Whole Plan Viability Assessment to determine their impact upon viability and therefore deliverability. Whilst an earlier version of the viability assessment identified some issues with viability, the final LPR Whole Plan Viability Assessment (2022)<sup>20</sup> found all the hypothetical typologies to be viable when tested against the cumulative impact of all policies on viability including the different threshold affordable housing requirement and tenure mix set out in LPR Policy SP19.

*(iv) Build to Rent*

- 6.30. Policy SP19 contains criteria requiring schemes that consist of 100% build to rent (BtR) units to provide affordable private rent (APR), discounted by a minimum of 20% from local market rents.
- 6.31. Key guidance on APR, set out in PPG considers a general benchmark provision of 20% APR homes (maintained in perpetuity) as being suitable for a BtR scheme. If a different proportion is required, it should be justified using evidence emerging from the Council's local housing need assessment and set out in the Local Plan.
- 6.32. Whilst the national benchmark level for APR in the PPG is set at a minimum 20%, the Council should aim to deliver a much higher percentage of affordable housing from BtR schemes, consistent with percentages sought for more traditional forms of affordable housing. The evidence shows that housing affordability remains a key issue in West Berkshire. Affordable housing from BtR should be sought in accordance with general requirement as set out in criterion 2 of Policy SP19.
- 6.33. For example on a brownfield site it would be 30% APR. This is in line with the requirements of adopted Core Strategy Policy CS6 and the Planning Obligations SPD, 2014<sup>21</sup>.

<sup>20</sup> Whole Plan Viability Assessment: <https://www.westberks.gov.uk/local-plan-evidence>

<sup>21</sup> Planning Obligations Supplementary Planning Document (December 2014): <https://www.westberks.gov.uk/obligationsspd>

## 7. Housing Type and Mix

- 7.1. The NPPF requires local authorities to assess the size, type and tenure of housing needed for different groups in the community and to reflect this need in their planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.
- 7.2. The PPG includes a section on 'the housing needs of different groups' which provides guidance on how the housing needs of various groups can be assessed.
- 7.3. The housing needs of the various community groups and the emerging population trends and demographics have been assessed through the SHMA and the subsequent Updated Housing Needs Evidence for the District. The most up to date evidence - the 2022 Updated Housing Needs Evidence has established the mix of new homes required which has been taken into account in the revision of Policy SP18. To meet the projected local housing needs for the District, the assessment goes on to set out the dwelling size, household type and tenures that are required to be built over the plan period.
- 7.4. The analysis linked to long-term (18-year) demographic change concludes that the following represents an appropriate mix of affordable and market homes, this takes account of both household changes and the ageing of the population – the analysis also models for there to be a modest decrease in levels of under-occupancy (which in West Berkshire are very high in the market sector).

Table 5.1. Suggested Mix of Housing by Size and Tenure

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Affordable home ownership	20-25%	45-50%	20-25%	5-10%
Affordable housing (rented)	30-35%	35-40%	20-25%	5-10%

Source: Derived from a range of sources

- 7.5. For open market homes it recommends the main focus should be on 2 and 3 bedroomed homes. For affordable rented housing it recommends the focus should be 1 and 2 bedroomed homes.
- 7.6. Ensuring new residential development provides a good mix of smaller homes will help to meet the needs of newly forming households, families and older households wishing to downsize. There is a desire to move away from providing 'large executive style housing' that does not necessarily meet local needs.
- 7.7. The prescribed mix of house types required in 'major development' schemes will therefore be informed by the Updated Housing Needs Evidence as well as neighbourhood plans and local needs surveys.

## 8. Specialist Housing

- 8.1. A key challenge for the Local Plan is how to meet the needs of an ageing population. From the findings of the latest evidence in the Updated Housing Needs Evidence and the Office for National Statistics population forecasts the older population is predicted to grow significantly. Within West Berkshire over the plan period where there is a projected 64% increase in residents aged 75 or over.
- 8.2. Specialist accommodation can include many different types of accommodation that caters for people's specific needs. Specialist housing is housing for older, or disabled people and can include supported housing or where access to support is provided if required. The Council recognizes the importance of providing a variety of housing types to cater for a wide range of accommodation needs.
- 8.3. The number of people with a long term health problem or disability is expected to increase. The analysis undertaken in the Updated Housing Needs Evidence shows a large increases in the number of older people with dementia (increasing by 67% from 2021 to 2039 and mobility problems (up 57% over the same period).
- 8.4. The accommodation discussed in this section of the topic paper would, in many cases, be suitable for anyone with a long term health problem or disability regardless of their age.
- 8.5. From the evidence base and consultation feedback the key priority areas for specialist accommodation needs are:
  - Enabling people to live independently in their homes, particularly as their needs change by providing for a range of homes, care and support options.
  - To provide specialist accommodation provision to give people a choice when they are unable to live independently.
- 8.6. The Proposed Submission (Regulation 19) LPR approach towards providing a housing mix of types, tenures and sizes takes this into account, in particular smaller properties to enable downsizing and more manageable accommodation. The objective of policies is to provide homes which are accessible and adaptable so people can stay living in their own homes for as long as they wish.
- 8.7. Services for adults with care and support needs including those in later life are predominantly the responsibility of the Social Services. West Berkshire Council's approach is to provide flexible and needs led support for an individual regardless of where they live; they are committed to supporting people to live independently in the setting of their choice and to provide support services to help this such as virtual wards and re-enablement strategies.
- 8.8. The number of people with limiting long-term health problems or disability is expected to increase, the majority of whom will be over 65 years or older. It is therefore important to have an accessible and adaptable housing stock. Housing for adults with care needs and older people can fall within the planning use class of C2 or C3 (dwelling house). Use class C2 residential institutions all have an element of care, and residential care homes or nursing homes fall within this category.
- 8.9. PPG states that: "Based on their housing needs assessment and other available datasets it will be for local planning authorities to set out how they intend to approach

demonstrating the need for Requirement M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings), of the Building Regulations."

- 8.10. It can be seen by 2039 there is an estimated need for 1,137 additional dwellings with support or care across the whole study area. In addition, there is a need for 1,032 additional nursing and residential care bedspaces. In total, the older person's analysis therefore points towards a need for around 1,710 units over the 2021-39 period (95 per annum) – the older person need equates to some 19% of all homes needing to be some form of specialist accommodation for older people.
- 8.11. The provision of a choice of attractive housing options to older households is a component of achieving good housing mix. The availability of such housing options for the growing older population may enable some older households to downsize from homes which no longer meet their housing needs or are expensive to run.
- 8.12. The projected change shown in the number of people with disabilities provides clear evidence justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations, subject to viability and site suitability.
- 8.13. The Government has introduced optional technical standards for the design of new homes. If a Local Authority wants new development to exceed the minimum requirements set by Building Regulations it must show evidence to justify the requirements for the higher standards in Local Plan policies. The need for specialist accommodation to be accessible, adaptable or built to wheelchair standards was analysed in the SHMA and most recently in the Updated Housing Needs Evidence and suggests the Council should seek:
  - All dwellings (in all tenures) to meet the M4(2) standards; and
  - up to 10% of all new market homes to be M4(3) compliant and potentially around a quarter in the affordable sector
- 8.14. In a September 2020 Government consultation proposals were set out to increase the required access standards for all housing through building regulations. This consultation set out a range of options for how standards can be improved. As a result of the consultation the Government has proposed to make all M4(2) standards mandatory for all housing development. This is to be implemented as a minimum standard through changed to the building regulations in due course. The M4(3) (Category 3: Wheelchair user dwellings) would continue as now where there is a local planning policy in place in which a need has been identified and evidenced.
- 8.15. Based on the evidence, consultation responses, the government's proposal to make all M4(2) standards mandatory and the significant projected increase in the number of elderly residents Policy SP18 has been revised to require all housing development to meet M4(2) standards.
- 8.16. We have also considered the impact of using M4(3) standards as part of our whole Local Plan Viability Report. As a result the Policy has been revised to require around 10% of the new market housing and a maximum of 5 units of the affordable sector should also meet the wheelchair accessible standard M4(3) unless evidence clearly demonstrates that this would make the scheme unviable.
- 8.17. Within the reasoned justification to Policy SP19 the Council expects the housing stock to be flexible; accessible and adaptable and age friendly to support the



changing needs of individuals and families at different stages of life, and those with a long-term health problem or disability.

- 8.18. The Proposed Submission (Regulation 19) LPR requires new development to deliver a wide choice of homes as set out in the Updated Housing Needs Evidence. This requirement will include an element of specialist housing which to a certain degree overlaps with the requirement for accessible, adaptable or wheelchair user homes.
- 8.19. In order to meet the identified need Policy DM19 requires specialist care housing to be delivered as part of the mix on the strategic housing allocations in the Local Plan and from other large housing site where feasible

## 9. Custom and Self Build

- 9.1. National policy requires local authorities to assess the demand for self-build and custom build housing in their area and to reflect it in local planning policies. Local Authorities are also required to maintain a register of people seeking serviced self-build plots in their area and have regard to this in carrying out their various functions. They must also grant enough planning permissions for self-build plots to meet the identified demand on the self-build register
- 9.2. The NPPF defines self-build and custom build housing as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual.
- 9.3. The Self-build and Custom Housebuilding Act 2015<sup>22</sup> places a duty on relevant public authorities to hold a register of individuals and groups interested in acquiring serviced land (with road access, connections to electricity, water and waste water) in their local authority area for the purpose of self or custom build housing to occupy as a home. Under the Act local authorities must have regard to it when undertaking their planning housing functions.
- 9.4. West Berkshire Council has set up a register that provides a source of information on how much local demand there is for people wishing to build their own homes in the District. There is a legal duty upon the Council to grant sufficient planning permissions for self-build plots to meet the demand for self-build and custom housebuilding within the authority's area. There are currently over 500 individuals on the register who are seeking plots of land in West Berkshire as Table 9.1 below shows:

Table 9.1: Number of self and custom-build dwellings granted permission and CIL exemptions granted

	BASE PERIOD 1	BASE PERIOD 2	BASE PERIOD 3	BASE PERIOD 4	BASE PERIOD 5	BASE PERIOD 6	BASE PERIOD 7
	9 May 2016 – 31 Oct 2016	30 Oct 2016 – 31 Oct 2017	31 Oct 2017 – 30 Oct 2018	31 Oct 2018 – 30 Oct 2019	31 Oct 2019 – 30 Oct 2020	31 Oct 2020 – 30 Oct 2021	31 Oct 2021 – 30 Oct 2022
New Demand	54	103	55	80	64	115	16 (as at 24 Jan 2022)
Cumulative demand	0	157	212	292	356	471	487 (as at 24 Jan 2022)
Permitted self and custom builds: single dwellings	26	29	18	33	19	Data not yet available	Data not yet available

<sup>22</sup> Self-build and Custom Housebuilding Act 2015:  
<https://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm>

	<b>BASE PERIOD 1</b>	<b>BASE PERIOD 2</b>	<b>BASE PERIOD 3</b>	<b>BASE PERIOD 4</b>	<b>BASE PERIOD 5</b>	<b>BASE PERIOD 6</b>	<b>BASE PERIOD 7</b>
	<b>9 May 2016 – 31 Oct 2016</b>	<b>30 Oct 2016 – 31 Oct 2017</b>	<b>31 Oct 2017 – 30 Oct 2018</b>	<b>31 Oct 2018 – 30 Oct 2019</b>	<b>31 Oct 2019 – 30 Oct 2020</b>	<b>31 Oct 2020 – 30 Oct 2021</b>	<b>31 Oct 2021 – 30 Oct 2022</b>
Permitted self-builds: multiple dwellings	0	0	0	3	0	Data not yet available	Data not yet available
Completions (CIL Part 2 exemptions granted)	0	5	8	2	Data not yet available	Data not yet available	Data not yet available

- 9.5. The proposed submission (Regulation 19) LPR policy in relation to self-build is set out in Policy DM18. The policy supports and encourages self-build homes in principle. The North East Thatcham strategic site allocation makes provision for at least 3% of dwellings to be delivered via serviced custom/self-build plots. Policy HSA 11 of the adopted Housing Site Allocations DPD is proposed to be retained within the LPR (Policy RSA7). It requires the provision of approximately 35 dwellings including an element of self-build homes.
- 9.6. Where appropriate, the council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the West Berkshire self and custom-build register.
- 9.7. The approach to self-build and custom housebuilding is set out in the policy wording and reasoned justification of policy DM18 of the Proposed Submission (Regulation 19) LPR. In order to meet potential demand for self-build and custom housebuilding the Council will support proposed developments where there is no adverse effect on local character. The 3% requirement of homes on the North East Thatcham strategic site to be for sale as self-build and custom housebuilding plots does not exclude custom and self-build on other housing sites or on windfall sites. The whole Plan Viability Assessment has considered the impact on viability in respect of custom and self-build housing.

## 10. Gypsies and Travellers

- 10.1. Planning policy for traveller sites (PPTS, 2015)<sup>23</sup> requires local authorities to set pitch and plot targets for travellers which address the likely permanent and transit site accommodation needs of travellers. It also states that the number of pitches or plots should relate to the size and location of the site and the surrounding populations size and density; local amenity and environment should be protected; and in rural settings the scale should not dominate the nearest settled community. It is considered that this can be addressed in the LPR through the development of small private sites in the District.
- 10.2. A key change introduced in PPTS is that the definition of Gypsy and Travellers now excludes travellers who have ceased to travel permanently. The effect of the amendment to the planning definition of a traveller means that only the accommodation needs of travellers who meet the PPTS definition of traveller need to be assessed.
- 10.3. The West Berkshire Traveller and Travelling Showpersons Accommodation Assessment Update (GTAA, 2021)<sup>24</sup> sets out the quantity of traveller pitches and plots required over the LPR period. This figure is based on a household survey and site/yard observation. A total of 16 households were interviewed in 2021.
- 10.4. In order to reconcile the requirements of national policies, the GTAA establishes an overall 'cultural' need for pitches which accords with the overall need for the Travelling community. It then identifies a figure for the level of need associated with those households meeting the definitions set out in the PPTS Annex 1.
- 10.5. Cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the traveller and travelling showpeople community.
- 10.6. The GTAA recommends that the LPR should recognise an overall cultural need for 30 pitches of which 20 are from households that meet the PPTS definition over the period to 2037/38. There is potential to convert at least 8 transit pitches to permanent residential pitches at New Stocks Farm, Paices Hill, Aldermaston. This would reduce the overall need to 22 of which 12 are PPTS need. It is recommended that the LPR sets out criteria-based policies to inform future planning applications for small private sites to help address the needs identified.
- 10.7. Although there is no additional need for Travelling Showpersons plots, the GTAA recommends that the existing yard at Long Copse Farm, Enborne is safeguarded for Travelling Showpersons use.
- 10.8. In order to meet the identified need for traveller pitches the Council has committed to producing a separate Gypsy and Traveller Accommodation DPD upon which work has already started. A 15+ year's strategy, with vision and strategic objectives. It will contain policies and allocations to meet the Gypsy and Traveller accommodation needs identified in the District.

<sup>23</sup> Planning policy for traveller sites (2015): <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

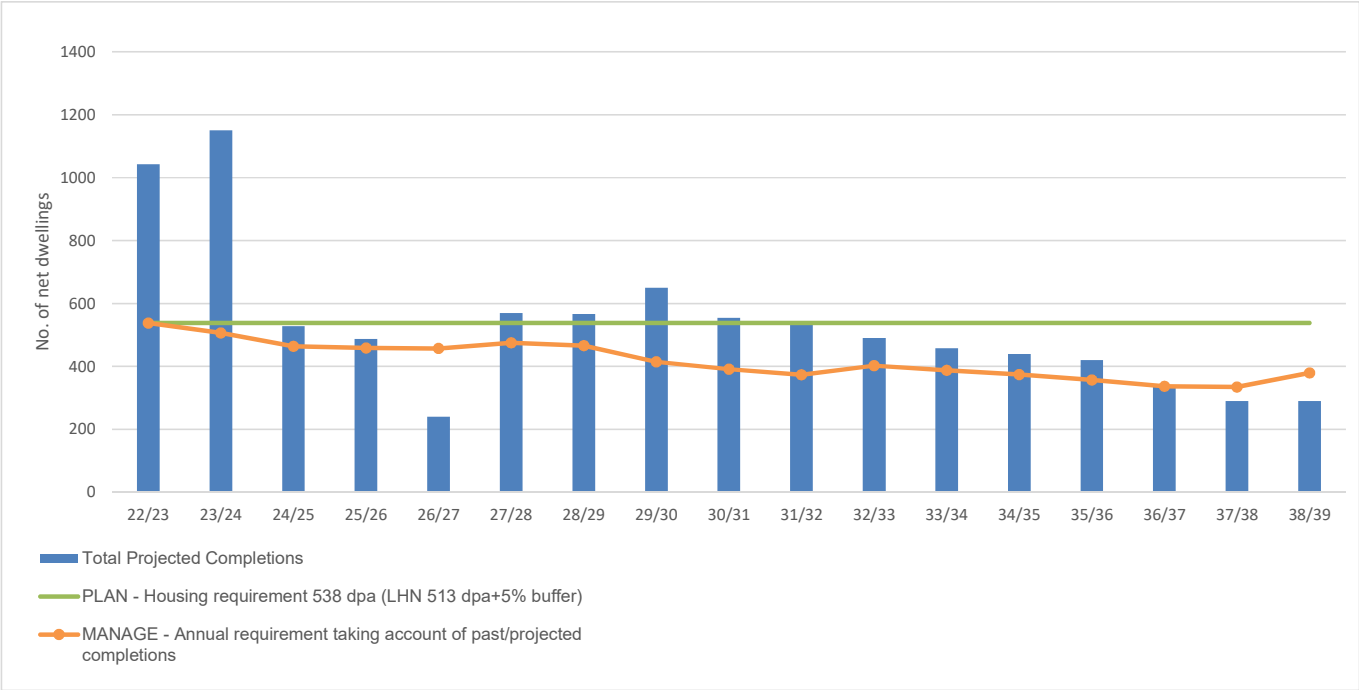
<sup>24</sup> Gypsy, Traveller and Travelling Showpeople Assessment (2019 and updated 2021): <https://www.westberks.gov.uk/local-plan-evidence#housing>

- 10.9. In the meantime Policy DM20 of the LPR sets out criteria-based enabling policy to be applied for the provision of additional sites and to inform future planning applications for small private sites to help address the needs identified. To meet the need the Council is also supporting the provision of small-scale traveller accommodation on the strategic development sites alongside new bricks and mortar housing, creating mixed communities and providing the same well-located accommodation with access to facilities, education and health care for travellers as for the settled community.

## **Appendices**

Appendix 1: Housing trajectory graph

# Housing Trajectory 2022/23 - 2038/39



## Appendix 2: Housing trajectory (including phasing of sites)



Appendix 10 Housing Trajectory 2022/23 - 2038/39

	Planning status at 31 March 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	TOTAL
<b>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</b>																			
Core Strategy allocated site - Newbury Racecourse	Under construction	67	152	150	96	0	0	0	0	0	0	0	0	0	0	0	0	0	465
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Under construction	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	84	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97
HSADPD 17 - Land to the north of A4, Woolhampton	Under construction	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
HSADPD 18 - Salisbury Road, Hungerford	Under construction	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	4	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
<b>Subtotal: Local Plan allocations not being retained</b>		<b>300</b>	<b>175</b>	<b>150</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>721</b>
<b>Existing planning commitments on unallocated sites</b>																			
Beansheaf Farm, Bourne Close, Holybrook	Under construction	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
Sterling Industrial Estate, Newbury	Under construction	83	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
Market Street redevelopment, Newbury	Under construction	141	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
1 West Street, Newbury	Full permission	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Land adjacent to Hilltop, Donnington: West	Under construction	46	55	55	52	0	0	0	0	0	0	0	0	0	0	0	0	0	208
Land adjacent to Hilltop, Donnington: East	Under construction	50	50	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	166
Crookham House, Crookham Common, Thatcham	Under construction	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Lakeside, Theale	Full permission for 7 dwellings	0	7	0	0	0	50	50	50	50	50	50	18	0	0	0	0	0	325
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
<b>Permitted non-allocated sites of 10+ dwellings at 31 March 2022</b>		<b>367</b>	<b>304</b>	<b>156</b>	<b>68</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1213</b>
Emerald House, Newbury Business Park	Under construction	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109
Bayer House, Strawberry Hill	Under construction	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191
Bloor Homes, Southern River View House, Newbury Business Park	Prior approval granted	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
James Butcher House, 39 High Street	Under construction	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<b>Sites identified through prior approval of 10+ dwellings at 31 March 2022</b>		<b>161</b>	<b>153</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>314</b>
<b>Permitted non-allocated small sites at 31 March 2022</b>		<b>131</b>	<b>243</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>387</b>
<b>Small sites identified through prior approval at 31 March 2022</b>		<b>13</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>
<b>Subtotal: Existing planning commitments on unallocated sites</b>		<b>672</b>	<b>731</b>	<b>169</b>	<b>68</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1958</b>
<b>Retained allocations from the Local Plan and Stratfield Mortimer NDP allocation</b>																			
SP16 Sandleford Park Newbury - East	Outline permission allowed on appeal	0	0	0	100	100	100	100	100	100	100	100	100	100	80	0	0	0	1080
SP16 Sandleford Park Newbury - West	No permission	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	0	0	500
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Full permission	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	11	0	0	0	0	20	20	20	20	27	0	0	0	0	0	0	0	118
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75

Appendix 10 Housing Trajectory 2022/23 - 2038/39

	Planning status at 31 March 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	TOTAL
RSA4 - Land off Greenham Road and New Road, South East Newbury	Full permission	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	157
RSA5 - Land at Lower Way, Thatcham	Full permission subject to conditions	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	91
RSA7 - 72 Purley Rise, Purley on Thames	Full permission	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	35
RSA9 - Land between A340 and The Green, Theale	Outline permission	0	0	0	0	0	20	20	20	20	24	0	0	0	0	0	0	0	104
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	18	52	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	60
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission approved subject to s106 agreement	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	160
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	10	11	0	0	0	0	0	0	0	0	0	0	21
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	6	10	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	82
<b>Subtotal: Retained allocations from the Local Plan and Stratfield Mortimer NDP allocation</b>		<b>60</b>	<b>198</b>	<b>209</b>	<b>194</b>	<b>100</b>	<b>304</b>	<b>281</b>	<b>275</b>	<b>200</b>	<b>201</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>130</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>2652</b>
<b>Proposed New Allocations</b>																			
SP17 North East Thatcham	No permission	0	0	0	0	0	0	0	150	150	150	150	150	150	150	150	150	150	1500
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	40
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	60
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	16
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	20
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	10	5	0	0	0	0	0	0	0	0	0	15
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	15
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	10	10	14	0	0	0	0	0	0	0	0	34
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	20
<b>Subtotal: Proposed New Allocations</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>95</b>	<b>185</b>	<b>164</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>1720</b>
<b>Windfall allowance on small sites</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>129</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>1949</b>
<b>Existing planning commitments for C2 Use Class communal accommodation</b>		<b>11</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>
<b>Total Projected Completions</b>		<b>1043</b>	<b>1150</b>	<b>528</b>	<b>487</b>	<b>240</b>	<b>570</b>	<b>566</b>	<b>650</b>	<b>554</b>	<b>541</b>	<b>490</b>	<b>458</b>	<b>440</b>	<b>420</b>	<b>340</b>	<b>290</b>	<b>290</b>	<b>9057</b>
Cumulative Completions (A)		1043	2193	2721	3208	3448	4018	4584	5234	5788	6329	6819	7277	7717	8137	8477	8767	9057	
<b>PLAN</b> - Housing requirement 538 dpa (LHN 513 dpa+5% buffer)		538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538
<b>PLAN</b> Cumulative requirement (B)		538	1076	1614	2152	2690	3228	3766	4304	4842	5380	5918	6456	6994	7532	8070	8608	9146	
<b>MONITOR</b> - No. dwellings above or below housing requirement (B-A)		505	1117	1107	1056	758	790	818	930	946	949	901	821	723	605	407	159	-89	
<b>MANAGE</b> - Annual requirement taking account of past/projected completions		538	506	464	459	457	475	466	415	391	373	402	388	374	357	336	335	379	

## Appendix 3: Site deliverability forms

## **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		
<b>Site address</b>	Land south of Monks Lane, west of A339	
<b>Number of residential units proposed</b>	Net additional units	1080
	Gross (total) units	1080

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <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.	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No – but under option (see below)
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes – site to be developed by Bloor Homes Limited
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	Yes – Bloor Homes Limited
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	Yes – Bloor Homes Limited has an option agreement in place

<b>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)</b>
<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:** 29<sup>th</sup> 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				
<b>Name</b>	Rebecca Humble			
<b>Organisation</b> <i>(if relevant)</i>	Pegasus Group (Planning)			
<b>Representing</b> <i>(if applicable)</i>	Donnington New Homes			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	[REDACTED]			
<b>You are..?</b> <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				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>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.</b>	[REDACTED]			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Sandleford Park West, Warren Road, Newbury, RG14 6NH	
<b>Number of residential units proposed</b>	Net additional units	Up to 500
	Gross (total) units	Up to 500

2. Planning status		
<b>Does the site have outline planning permission?</b>	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.

<b>Does the site have reserved matters permission?</b>	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.
<b>Does the site have full planning permission?</b>	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.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	The landowners are wholly supportive of the development of Sandleford Park West
<b>Is the site owned by a developer?</b>	No
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	No
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	Yes – Donnington New Homes which is owned by Mark Norgate
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	n/a

<b>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)</b>
<p>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.</p> <p>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.</p> <p>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</p>

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**

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

**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				
<b>Name</b>	Cole Bates			
<b>Organisation</b> <i>(if relevant)</i>	Feltham Properties Ltd			
<b>Representing</b> <i>(if applicable)</i>	N/A			
<b>Address</b>	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 50px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 50px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 50px; height: 15px;"></div>			
<b>Telephone</b>	<div style="background-color: black; width: 100px; height: 15px;"></div>			
<b>Email</b>	<div style="background-color: black; width: 100%; height: 15px;"></div>			
<b>You are..?</b> <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					
<b>Are you the current owner of the site?</b>	Yes				
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Yes	Part owner	<input type="checkbox"/>
<b>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.</b>					
<b>Has the landowner (or each owner) indicated support for development of the land?</b>					

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land North of Just Learning Nursery, Monks Lane, Newbury	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	16

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

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

<b>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)</b>
No progress. Pre-app submission made (June 2022) incorporating additional land and increased number of dwellings.

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

**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		
<b>Site address</b>	Land to the West of New Road, Greenham, Newbury	
<b>Number of residential units proposed</b>	Net additional units	36
	Gross (total) units	36
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, discharged	

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

<b>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)</b>
<p>Build completion achieved on 25 units Remainder due to be completed within the next 3 months</p>



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

**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***

-

**10. Additional comments**

-

**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		
<b>Site address</b>	Land to the North of Pinchington Lane Greenham Newbury	
<b>Number of residential units proposed</b>	Net additional units	157
	Gross (total) units	157

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, applications pending	

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

<b>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)</b>

--

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

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***

-

**10. Additional comments**

-

**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		
<b>Site address</b>	Land at Lower Way, Thatcham	
<b>Number of residential units proposed</b>	Net additional units	91
	Gross (total) units	91
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Background work has been undertaken as far as possible in advance of the decision being issued.	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No – but we have a option to purchase
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes Persimmon will deliver the development
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	n/a
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	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		
<b>Up to 2039</b>	<b>2022/23</b>	0
	<b>2023/24</b>	30
	<b>2024/25</b>	50
	<b>2025/26</b>	11
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

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:** 6<sup>th</sup> September 2022

**HSA 9**  
**Proposed Care Home at Stonehams Farm, Tilehurst**



**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes	

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

<b>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)</b>
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:** 29<sup>th</sup> September 2022

**HSA 10**  
**Stonehams Farm, Tilehurst**

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	STONEHAM PARK, TILEHURST, READING, RG31 5BP	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	YES ALL ON A PLANNING TRACKER	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	
<b>Is the site owned by a developer?</b>	YES AND IS IN PROGRESS WITH 32 PLOTS NOW HANDED OVER
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	
<b>Is the site currently for sale or being marketed by a land agent?</b>	N/A
<b>Is there current interest from a developer?</b>	N/A
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

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

**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: 5<sup>th</sup> September, 2022**

**HSA 11**  
**72 Purley Rise, Purley On Thames**

**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, multiple conditions have been discharged or submitted for discharge.	

3. Site achievability (please give details)	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	Yes
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	n/a

<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	No
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<b>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)</b>
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		
<b>Up to 2039</b>	<b>2022/23</b>	
	<b>2023/24</b>	Circa 15
	<b>2024/25</b>	Circa 16
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

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

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

<b>8. Are you actively considering alternative types of development for the site? Please give details</b>
No

<b>9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details</b>
No

<b>10. Additional comments</b>
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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**

<b>1. Site details</b>		
<b>Site address</b>	Land at Dorking Way, Calcot	
<b>Number of residential units proposed</b>	Net additional units	199
	Gross (total) units	199
<b>2. Planning status</b>		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, discharged	

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

Site is under construction.



5. Anticipated annual build out rates		
<b>Up to 2039</b>	<b>2022/23</b>	43 market, 41 affordable
	<b>2023/24</b>	16 market
	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

**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		
<b>Site address</b>	Land Adj Bath Road and Dorking Way, Calcot	
<b>Number of residential units proposed</b>	Net additional units	9
	Gross (total) units	9

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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

<b>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)</b>
<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		
<b>Site address</b>	Land between the A340 and The Green, Theale	
<b>Number of residential units proposed</b>	Net additional units	104
	Gross (total) units	104

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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.
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

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

<b>to develop the site yourself?</b>	
<b>Is the site currently for sale or being marketed by a land agent?</b>	Yes
<b>Is there current interest from a developer?</b>	Yes
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	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**

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

**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		
<b>Site address</b>	Land adj Pondhouse Farm, Clay hill Road, Burghfield Common	
<b>Number of residential units proposed</b>	Net additional units	100
	Gross (total) units	100

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <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.	

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

**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		
<b>Up to 2039</b>	<b>2022/23</b>	18
	<b>2023/24</b>	52
	<b>2024/25</b>	30
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

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:** 28<sup>th</sup> September 2022



**HSA 17**  
**Land to the north of A4, Woolhampton**

**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>		

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

<b>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)</b>

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

**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		
<b>Site address</b>	Salisbury Road, Hungerford, West Bekrshire. RG17 0LR	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	100
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	???
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes. All Outline & Reserved Matters Conditions have been discharged	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	Yes
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	Yes
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	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		
<b>Site address</b>	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG	
<b>Number of residential units proposed</b>	Net additional units	80 - 105
	Gross (total) units	80 - 105

2. Planning status		
<b>Does the site have outline planning permission?</b>	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.
<b>Does the site have reserved matters permission?</b>	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
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <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).

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

<b>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)</b>
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

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

#### 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:** 23<sup>rd</sup> September 2022

**HSA 20**  
**Land at Newbury Road, Lambourn**



**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No, although the site is under offer by Palady Homes
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes – Palady Homes will be developing the site
<b>Is the site currently for sale or being marketed by a land agent?</b>	Yes and as above the site is under offer by Palady Homes
<b>Is there current interest from a developer?</b>	Yes as above
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	As above

<b>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)</b>
<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		
<b>Up to 2039</b>	<b>2022/23</b>	
	<b>2023/24</b>	
	<b>2024/25</b>	5 (subject to the grant of planning permission)
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	SITE HALF WAY THROUGH CONSTRUCTION	

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

<b>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)</b>
<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		
<b>Site address</b>	Former Pirbright Institute, High Street, Compton, Newbury, RG20 6NY	
<b>Number of residential units proposed</b>	Net additional units	160
	Gross (total) units	160

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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)
<b>Does the site have full planning permission?</b>	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/a	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	Yes
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes via Homes England Development Partner
<b>Is the site currently for sale or being marketed by a land agent?</b>	Yes
<b>Is there current interest from a developer?</b>	Yes
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	Not at this stage however bids close imminently which will lead to decision making and an Agreement for Lease

<b>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)</b>
<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>

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

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

**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		
<b>Site address</b>	Land off Charlotte Close, Hermitage, Thatcham	
<b>Number of residential units proposed</b>	Net additional units	16
	Gross (total) units	16

2. Planning status		
<b>Does the site have outline planning permission?</b>	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.
<b>Does the site have reserved matters permission?</b>	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.
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, discharge of conditions applications have been submitted, with application 22/01039/COND1 outstanding at time of writing.	



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

<b>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)</b>
Full planning permission has been granted and progress has been made on the subsequent discharge of conditions.

5. Anticipated annual build out rates		
<b>Up to 2039</b>	<b>2022/23</b>	Development anticipated to commence in Oct '22.
	<b>2023/24</b>	16 dwellings.
	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

**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:** 6<sup>th</sup> 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	<b>0</b>
	2021/22	<b>11</b>
	2022/23	<b>23</b>
	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:** 6<sup>th</sup> 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		
<b>Site address</b>	Beansheaf Farm, Old Grange Close Calcot Reading, RG31	
<b>Number of residential units proposed</b>	Net additional units	27 (24 completed and 21 sold)
	Gross (total) units	

2. Planning status		
<b>Does the site have outline planning permission?</b>	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
<b>Does the site have reserved matters permission?</b>	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
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, only 1 outstanding condition	

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

<b>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)</b>
<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:** 28<sup>th</sup> September 2022

**16/00547/FULEXT**  
**Market Street, Newbury**



**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Market St, Newbury	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>		

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

<b>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)</b>
<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		
<b>Site address</b>	Westminster House, Bath Road Padworth	
<b>Number of residential units proposed</b>	Net additional units	13
	Gross (total) units	13
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Pre commencement conditions discharged. Negotiating revision to S106	

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

<b>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)</b>
Construction on site commenced, completion due 3 <sup>rd</sup> quarter 2023

5. Anticipated annual build out rates		
<b>Up to 2039</b>	<b>2022/23</b>	All Units (13)
	<b>2023/24</b>	
	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
<b>2037/38</b>		
<b>2038/39</b>		
<b>Post 2039</b>		

**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		
<b>Site address</b>	Donnington Heights, North Newbury, Land to the North of A339, RG14 2FN	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	222
2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	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	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes	

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

<b>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)</b>
<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:** 6<sup>th</sup> 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.*

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**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](http://www.mountley.co.uk) e: [REDACTED]

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On Fri, 2 Sept 2022 at 15:23, PlanningPolicy <[PlanningPolicy@westberks.gov.uk](mailto: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](mailto:planningpolicy@westberks.gov.uk)

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

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**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	<b>X</b>	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?	<b>Yes.</b> 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?

**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 \_\_\_\_\_