

## **Appendix 2**

### **Housing Land Supply Site Deliverability Forms**

# **Core Strategy Development Plan Document Strategic Site Allocations**

## **Newbury Racecourse**

## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Georgina Mortimer			
<b>Organisation</b> <i>(if relevant)</i>	David Wilson Homes Southern			
<b>Representing</b> <i>(if applicable)</i>	David Wilson Homes Southern			
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>	n/a			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	n/a			

## Part 2: Information on site deliverability

1. Site details		
<b>Site address</b>	Newbury Racecourse	
<b>Number of residential units proposed</b>	Net additional units	1500
	Gross (total) units	1500
2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	14/03109/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	14/03377/RESMAJ – Eastern Area A (713 dwellings)  (other phases built out)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Live RM application 23/01100/RESMAJ for 289 dwellings, currently being updated to c. 249 units. This would see overall total number of dwellings across Eastern Area A reduced to 602 dwellings (and total number across whole development reduced to 1389 dwellings).
<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 – under application 16/01404/COND1.	

<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

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

Eastern Area A is currently under construction. C.249 dwellings are pending determination within live RM application 23/01100/RESMAJ (revised plans are due to be submitted back to the council in Dec 2023). This would see the total number of dwellings across Eastern Area A reduced to 602 dwellings. 353 dwellings will be completed by (June 2024), and the remaining 249 dwellings by Summer 2029.

5. Anticipated annual build out rates		
Up to 2041	2023/24	51
	2024/25	15
	2025/26	39
	2026/27	55
	2027/28	46
	2028/29	54
	2029/30	40
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

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

Economic market conditions.

DWH submitted RM application 23/01100/RESMAJ for a revised apartment scheme within the Eastern Area to reduce the storey heights from the permitted designs, approved most recently under application 19/01551/NONMAT. This is due to significant cost inflation of reinforce concrete (RC) which would be the construction methodology required to deliver the approved designs and storey heights, and therefore DWH are proposing to change to a timber frame construction with a maximum storey height of 4 storeys. Building in timber frame will also allow DWH to build in a more sustainable material with modular off-site construction to improve building performance, sustainability and meet the latest requirements of Building Regulations. Updates to this application are due to be submitted to WBC in December 2023. Timing of delivery and/or economic viability may be impacted depending on the outcome of the application.

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

No

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

n/a

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

n/a

**10. Additional comments**

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 27<sup>th</sup> November 2023



## **Sandleford Park East**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Robert White			
<b>Organisation</b> <i>(if relevant)</i>	White Peak Planning Ltd			
<b>Representing</b> <i>(if applicable)</i>	Bloor Homes and the Sandleford Farm Partnership			
<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	YES
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details			
<b>Are you the current owner of the site?</b>	No		
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner
<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>	c/o Rebecca Fenn-Tripp Bloor Homes Southern Ltd [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 East, Land South of Monks Lane, West of A339	
<b>Number of residential units proposed</b>	Net additional units	Up to 1,000
	Gross (total) units	Up to 1,000

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. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Various Discharge of Conditions applications submitted and to be submitted 2023/24. First application for the approval of reserved matters 2024
<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	N/A. See above
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, first Discharge of Conditions application submitted October 2023. Works ongoing to submit all other prior to 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, 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>
No physical development has yet taken place. Start on site anticipated 2025.

<b>5. Anticipated annual build out rates</b>		
<b>Up to 2041</b>	<b>2023/24</b>	0
	<b>2024/25</b>	0
	<b>2025/26</b>	50
	<b>2026/27</b>	100
	<b>2027/28</b>	100
	<b>2028/29</b>	100
	<b>2029/30</b>	100
	<b>2030/31</b>	100
	<b>2031/32</b>	100
	<b>2032/33</b>	100
	<b>2033/34</b>	100
	<b>2034/35</b>	100

	<b>2035/36</b>	50
	<b>2036/37</b>	0
	<b>2037/38</b>	0
	<b>2038/39</b>	0
	<b>2039/40</b>	0
	<b>2040/41</b>	0
<b>Beyond 2041</b>		0

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

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

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

No.

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

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

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

Bloor Homes Limited continues to be committed to working with WBC to bring this site forward in a timely manner. Discussions on programmes for the submission of Discharge of Conditions are ongoing with WBC. The decrease from 1,080 units on last year's 5YHLS to 1,000 this year reflects the exclusion of the 80-bed extra care facility which Bloor Homes Limited do not wish to deliver. This will be subject to separate discussions with WBC.

Demand for housing remains strong within the area.

**10. Additional comments**

N/A

**Completed by:** Robert White

**Position:** Director

**Organisation:** White Peak Planning Limited

**Date:** 23/11/23

**Sandleford Park West**

## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Henny Handley			
<b>Organisation</b> <i>(if relevant)</i>	Turley			
<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
<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>	Donnington New Homes [REDACTED] [REDACTED] [REDACTED] [REDACTED] [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	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	360

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	Application 23/01585/OUTMAJ is pending consideration. Site is allocated for residential development.
<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. To be pursued once outline consent has been obtained.
<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	No. N/A
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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.

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

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

The site is allocated in the Local Plan for development and an outline planning application is pending consideration.

**5. Anticipated annual build out rates**

<b>Up to 2041</b>	<b>2023/24</b>	
	<b>2024/25</b>	
	<b>2025/26</b>	30
	<b>2026/27</b>	60
	<b>2027/28</b>	60
	<b>2028/29</b>	60
	<b>2029/30</b>	60
	<b>2030/31</b>	60
	<b>2031/32</b>	30
	<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>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		



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

No.

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

No.

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

No.

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

No.

**10. Additional comments**

N/A

**Completed by:** Henny Handley

**Position:** Associate Director

**Organisation:** Turley

**Date:** 07/12/2023

**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>			
<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
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		X

2. Ownership details			
<b>Are you the current owner of the site?</b>	Yes		
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner
<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	31
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	Planning application 23/01732/OUTMAJ submitted July 2023.

<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>	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>	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>
A series of pre-app consultations have been undertaken throughout 2023. Planning application 23/01732/OUTMAJ submitted July 2023. Negotiation ongoing with West Berkshire Planning Officers.

<b>5. Anticipated annual build out rates</b>		
<b>Up to 2041</b>	<b>2023/24</b>	
	<b>2024/25</b>	31
	<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>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

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

No.

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

No.

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

We, like many others, are experiencing delay in resolving the current planning application. There is a poor level of consultee engagement in West Berkshire and this complicates matters for Planning Officers and applicants alike.

**10. Additional comments**

The site is entirely within settlement and therefore has presumption in favour of development. Part of the site is the HSA1 allocation and is therefore part allocated for residential development.

**Completed by: Cole Bates**

**Position: Land & Planning**

**Organisation: Feltham Properties Ltd**

**Date: 29-11-2023**

**HSA2**  
**Land at Bath Road, Speen, Newbury**



## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Georgina Mortimer			
<b>Organisation</b> <i>(if relevant)</i>	David Wilson Homes Southern			
<b>Representing</b> <i>(if applicable)</i>	David Wilson Homes Southern			
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>	n/a			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	n/a			

## Part 2: Information on site deliverability

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	17/02092/OUTMAJ (93 dwellings); and 17/02093/OUTMAJ (14 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<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	22/01235/RESMAJ (93 dwellings); and 23/00373/RESMAJ (14 dwellings) both pending determination (extension of time agreed to 12 <sup>th</sup> Jan 2024).
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	17/02092/OUTMAJ (11 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Live Section 73 application 23/00397/OUTMAJ pending determination (extension of time agreed to 12 <sup>th</sup> Jan 2024).
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	<b>17/02092/OUTMAJ (93 dwellings)</b> <ul style="list-style-type: none"> <li>- Discharged <ul style="list-style-type: none"> <li>• 22/00889/COND6 - condition 10</li> <li>• 22/00890/COND7 – condition 17</li> <li>• 20/03032/COND1 - condition 32</li> </ul> </li> <li>- Submitted, and informally agreed (had been waiting on outcome of nutrient neutrality concerns which is now resolved) – can now be discharged <ul style="list-style-type: none"> <li>• 21/03239/COND2 - conditions 20, 21, 22, 23, 24, 48</li> <li>• 22/00877/COND4 - conditions 28, 30</li> <li>• 22/00878/COND5 - condition 35</li> </ul> </li> </ul>	

<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

**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)**

Anticipated site start July 2024.

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	10
	2025/26	30
	2026/27	30
	2027/28	30
	2028/29	18
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

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

Economic market conditions.

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

No

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

No

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

No

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 27<sup>th</sup> November 2023

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

**From:** [Abi Peacock](#)  
**To:** [PlanningPolicy](#)  
**Subject:** RE: REMINDER - Examination of the West Berkshire Local Plan Review – Update on the Deliverability of Sites and Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)  
**Date:** 04 December 2023 10:59:13

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

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Good Morning,

There is a live application on the site under planning application ref. 23/00117/OUTMAJ. We are simply awaiting the completion of the S106 which was instructed by the Case Officer in April however the Council's legal department have been incredibly slow holding up the determination of the application.

Kind Regards  
Abi

Abi Peacock MRTPI

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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**From:** PlanningPolicy <PlanningPolicy@westberks.gov.uk>  
**Sent:** Wednesday, November 29, 2023 4:09 PM  
**To:** Abi Peacock [REDACTED]  
**Subject:** REMINDER - Examination of the West Berkshire Local Plan Review – Update on the Deliverability of Sites and Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)

Dear Abi,

Further to the email we sent to you on 9 November 2023, we are contacting you to ask that you please complete the attached site deliverability form which will inform the update to the Council's Five Year Housing Land Supply. The completion of the site deliverability form is essential to ensure that that our assessment of the deliverability of your site is robust.

Since our original email, the Planning Inspector who is conducting the independent examination of the [West Berkshire Local Plan Review](#) has published his [matters, issues and questions](#), which will be the focus of the examination. Several questions relate to

the deliverability of sites which form part of the housing supply over the Local Plan Review period. The information that you provide in the site deliverability form will be essential in assisting the Council prepare responses to the Inspector.

We would be grateful if you could please complete and return the attached site deliverability form to the Planning Policy Team by **5pm on Wednesday 6 December 2023**. We may follow up with a phone call should we not hear back from you.

Thank you for your time in advance, and we look forward to receiving your response shortly.

Kind regards,

**Planning Policy**

West Berkshire Council, Market Street, Newbury, RG14 5LD  
01635 519 111 | [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)  
[www.westberks.gov.uk/planningpolicy](http://www.westberks.gov.uk/planningpolicy)

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**From:** Vivian Ko [REDACTED]  
**Sent:** Thursday, November 9, 2023 3:12 PM  
**To:** [REDACTED]  
**Cc:** PlanningPolicy <[PlanningPolicy@westberks.gov.uk](mailto:PlanningPolicy@westberks.gov.uk)>  
**Subject:** RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Bath Road and Dorking Way, Calcot)  
**Importance:** High

Dear Abi,

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 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 24 November 2023**:

- Site name: Land adjacent to Bath Road and Dorking Way, Calcot
- Planning application ref: 23/00117/OUTMAJ

If you are no longer the agent for the site we would be grateful if you could let us know and, if possible, who to contact for information regarding the delivery of the site.

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

With thanks in advance.

Kind regards,  
Vivian

**Vivian Ko**



**HSA 14**  
**Field between A340 & The Green, Theale**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Scott Cromack c/o Croudace Homes			
<b>Organisation</b> <i>(if relevant)</i>	Croudace Homes			
<b>Representing</b> <i>(if applicable)</i>	As above			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	-			
<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>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>				
<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>	Field between A340 & The Green, Theale	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	104

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes (Outline planning permission ref: 19/01172/OUTMAJ)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	Yes (Reserved matters planning permission ref: 23/00790/RESMAJ)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	NA
	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 planning conditions is currently in progress	

<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>	NA
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	NA

<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>
Start on site Late Autumn / Early Winter 2023

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	37
	2025/26	52
	2026/27	15
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

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

None anticipated at present

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

None anticipated at present

**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**

NA

**Completed by:** Scott Cromack

**Position:** Senior Architect

**Organisation:** Croudace Homes

**Date:** 20 November 2023

**HSA 15**  
**Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common**

## 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>	Ed Barton			
<b>Organisation</b> <i>(if relevant)</i>	Croudace Homes			
<b>Representing</b> <i>(if applicable)</i>	Croudace 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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>				
<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 at Clayhill Lane, Burghfield Common	
<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	
	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>		

### 3. Site achievability *(please give details)*

<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*)**

Works have commenced on site, the site is an active construction site

<b>5. Anticipated annual build out rates</b>		
<b>Up to 2041</b>	<b>2023/24</b>	

	<b>2024/25</b>	49
	<b>2025/26</b>	51
	<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>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

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***

N/a

**10. Additional comments**

**Completed by:** Ed Barton

**Position:** Senior Land Negotiator

**Organisation:** Croudace Homes

**Date:** 13<sup>th</sup> December 2023

**HSA16**  
**Land to the rear of The Hollies, Burghfield Common**

## 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>	Richard Barter			
<b>Organisation</b> <i>(if relevant)</i>	T A Fisher & Sons			
<b>Representing</b> <i>(if applicable)</i>	T A Fisher & Sons			
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<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]			
	[REDACTED]			
	[REDACTED]			

	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<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>	Land to the Rear of The Hollies, Reading Road, Burghfield Common, Berkshire,	
<b>Number of residential units proposed</b>	Net additional units	32
	Gross (total) units	32

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	Yes, granted at appeal under APP/W0340/W/22/3312261
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Appeal decision subject to current Judicial Review by the High Court.

<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No
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**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 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)**

None. Appeal Granted on 8th August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved.

**5. Anticipated annual build out rates**

<b>Up to 2041</b>	<b>2023/24</b>	
	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	20
	<b>2027/28</b>	12
	<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>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

CIL rates / indexation  
 Increase in build costs affecting viability  
 BNG Requirements  
 Updates and requirements of the DEPZ and/or Offsite Emergency Plan

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Richard Barter  
**Position:** Land and Planning Manager  
**Organisation:** T A Fisher & Sons Ltd  
**Date:** 10.11.2023

**HSA 19**  
**Land adjoining Lynch Lane, Lambourn**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Rebecca Sleaf			
<b>Organisation</b> <i>(if relevant)</i>	Hygrove Property Services Ltd			
<b>Representing</b> <i>(if applicable)</i>	Hygrove Holdings Ltd			
<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>	Representing the owner of the site – Hygrove Holdings Ltd			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>	N/a – in sole ownership			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	N/a – in sole ownership			

**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	90	
	Gross (total) units	90	
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 positive response was also received from West Berkshire Council's Highways department. This response posed no objections in principle to the development proposals and recognised the allocated, thus acceptable-in-principle, nature of the site. Similarly, the Highways Department supported the provision of two access points serving the development. In this way, the acceptable nature of the site from a highways perspective, is evident. Whilst recognising that the quantum of development sought by the applicant is larger than the quantum of units allocated for development in the HSA DPD (May 2017), it must be noted that no objections have been raised by the Highways Department on unit numbers. As opposed to objecting the Highway Department recommended the preparation of documentation to support a formal planning application (including a Transport Assessment, Travel Plan etc) to inform and justify the proposals.

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

of the proposals but, ultimately, seeks to minimise delays in light of the unprecedented pressures Local Planning Authorities are experiencing.

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

<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 Holdings Ltd
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes – Hygrove Holdings 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 Holdings Ltd
<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 light of the disruption caused by the pandemic, it is evident that the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent time engaging in pre-application discussions with the Local Planning Authority.</p> <p>Further delay has been caused by the emergence of the Nitrate issue; Engineers have been appointed to advise on the effect this will have on the site. The applicant awaits confirmation of the draft scheme proposed by the Engineers appointed. At present, the applicant is finalising the design element of the proposals to accommodate the scheme proposed to tackle the Nitrate issue.</p> <p>It is, therefore, anticipated that a planning application will be submitted early in the New Year, and for development on site to begin within the next year, subject to a planning consent being issued.</p>

5. Anticipated annual build out rates		
Up to 2041	2023/24	N/A
	2024/25	15
	2025/26	30
	2026/27	30
	2027/28	15
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

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

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery of this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020) 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. As also stated the delivery of the site has been affected by the emergence of the Nitrate issue especially given the proximity of the river Lambourn. Whilst this will not impact on the viability of the site additional investigation and Engineering work has been required to ensure no adverse ecological impact.

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

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

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

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

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

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

Overall, in light of the above, it is evident that the applicant is committed to working with the Local Planning Authority to deliver a comprehensive sustainable development, providing much-needed homes in West Berkshire. Ultimately, the site is suitable, available for development and considered to be in a sustainable location for residential development – this is demonstrated by the feedback received during the pre-application 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 and nitrate issue – instead, the applicant has utilised the delays experienced to engage in pre-application discussions, finalise a robust layout in line with the local planning authority's aspirations, and to (imminently) submit a formal planning application. This is in order to commence development on the site as soon as possible so that this viable site can make a meaningful contribution to West Berkshire in terms of housing provision as well as associated health, wellbeing and community benefits in line with local and national Planning Policy.

**10. Additional comments**

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

**Completed by:** Rebecca Sleaf  
**Position:** Planning Officer  
**Organisation:** Hygrove Property Services Ltd  
**Date:** 20<sup>th</sup> November 2023

**HSA24**  
**Land off Charlotte Close, Hermitage**



## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Ross Stewart			
<b>Organisation</b> <i>(if relevant)</i>	Deanfield Homes			
<b>Representing</b> <i>(if applicable)</i>				
<b>Address</b>	[REDACTED]			
<b>Telephone</b>				
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	YES			
<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>				
<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 at Charlotte Close, Hermitage, RG18 9TU	
<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	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	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>	Nutrient Neutrality is obstructing the discharge of some of the planning conditions.	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	n/a
<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

**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 secure and hoarded. We have completed our GCN mitigation and have submitted 23/02585/COND.

5. Anticipated annual build out rates		
Up to 2041	2023/24	
	2024/25	
	2025/26	16
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
2039/40		
2040/41		
Beyond 2041		

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

Nutrient Neutrality and a lack of mitigation options from West Berkshire District Council or Natural England.

**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: Ross Stewart**

**Position:** Senior Land Manager

**Organisation:** Deanfield Homes

**Date:** 21/11/2023

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

## Part 1: Contact and ownership details

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

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

2. Ownership details			
<b>Are you the current owner of the site?</b>	Yes		
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner
<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>	Old Farmhouse, Newbury Road, Hermitage	
<b>Number of residential units proposed</b>	Net additional units	21
	Gross (total) units	21
2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Outline. 19/02993/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<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	Reserved Matters submitted and currently being determined under 21/02923/RESMAJ
<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>	Conditions relating to Outline permission 19/02993/OUTMAJ submitted, and being determined under 21/03264/COND1, 22/00129/COND2, and 22/00330/COND3.	

**3. Site achievability (please give details)**

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

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

None. Reserved matters approval awaited.

**5. Anticipated annual build out rates**

<b>Up to 2041</b>	<b>2023/24</b>	
	<b>2024/25</b>	
	<b>2025/26</b>	11
	<b>2026/27</b>	10
	<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>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

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

Reserved Matters approval, currently being delayed due to Nitrate Neutrality issues within the River Lambourne SAC.

Biodiversity requirements / Timings

CIL rate

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

No

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

No

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

An alternative solution to the Drainage issue was submitted to the Council in June 2023. No response has been forthcoming from either the Councils Ecologist or Drainage officers despite repeated chasing, and the planning officer cannot make a decision on the application without their feedback. All other matters relating to the application are acceptable as confirmed by the Planning Officer.

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

**10. Additional comments**

N/A

**Completed by: Richard Barter**

**Position:** Land and Planning Manager

**Organisation:** TA Fisher & Sons

**Date:** 10.11.2023

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

## Part 1: Contact and ownership details

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

1. Your details			
<b>Name</b>			
<b>Organisation</b> <i>(if relevant)</i>	T A Fisher & Sons Ltd		
<b>Representing</b> <i>(if applicable)</i>			
<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
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		
			x

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

## 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 Phase 3 (52 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 & 3 all approved (110 of 110)		
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>	Conditions on Phase 2a & 2b discharged		

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

Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	
--	--

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

Phase 1 (28 units) build complete. Phase 2a (16 units) complete. Phase 2b (14 units) nearing completion. Phase 3 just commenced.

**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	26
	2024/25	14
	2025/26	26
Post 2026	2026 – 2031	10
	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:**

29<sup>th</sup> November 2023



**Large and Medium Sites with Planning Permission at March 2023**

**18/03061/RESMAJ**

**14/02480/OUTMAJ**

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

## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Georgina Mortimer			
<b>Organisation</b> <i>(if relevant)</i>	David Wilson Homes Southern			
<b>Representing</b> <i>(if applicable)</i>	David Wilson Homes Southern			
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>	n/a			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	n/a			

## Part 2: Information on site deliverability

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

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

<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>
Site is under construction with a number of occupations.

<b>5. Anticipated annual build out rates</b>		
<b>Up to 2041</b>	<b>2023/24</b>	40
	<b>2024/25</b>	35
	<b>2025/26</b>	35
	<b>2026/27</b>	35
	<b>2027/28</b>	32
	<b>2028/29</b>	
	<b>2029/30</b>	

	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
<b>Beyond 2041</b>		

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

Economic market conditions.

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

No

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

No

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

No

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 27<sup>th</sup> November 2023

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



## Part 1: Contact and ownership details

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

1. Your details				
<b>Name</b>	Emma Runesson			
<b>Organisation</b> <i>(if relevant)</i>	Ridgepoint Homes & Ebury Property Limited			
<b>Representing</b> <i>(if applicable)</i>	N/A			
<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 type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Yes			
<b>If YES, are you...</b>	Sole owner	<input checked="" 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>	N/A			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	N/A			

## Part 2: Information on site deliverability

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes - 15/02842/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	Yes - 21/03256/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	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	22/01871/FULEXT – decision pending and expected imminently before Christmas 2023
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes – final pre-commencement conditions pending determination and decision expected imminently	

<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 – owned by a developer
<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)**

Phase 1 comprising 7 units have commenced.

Development on the wider site is expected to commence in January 2024.

**5. Anticipated annual build out rates**

<b>Up to 2041</b>	<b>2023/24</b>	30
	<b>2024/25</b>	60
	<b>2025/26</b>	60
	<b>2026/27</b>	60
	<b>2027/28</b>	60
	<b>2028/29</b>	11
	<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>2039/40</b>	
<b>2040/41</b>		
<b>Beyond 2041</b>		

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

Not anticipated at present.

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

No.

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

No

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

N/A.

**10. Additional comments**

**Completed by:** Emma Runesson

**Position:** Planning Manager

**Organisation:** Ridgpoint Homes on behalf of Ebury Property Limited

**Date:** 22/11/23