

Five Year Housing Land Supply at December 2017

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1 Background

1.1 The National Planning Policy Framework (NPPF), published in March 2012, requires local planning authorities to demonstrate a five year land supply for housing.

1.2 The Local Plan requirement for West Berkshire is set out in the Council's adopted Core Strategy: an average requirement of 525 dwellings per annum over the period 2006 - 2026. More recent evidence suggests a higher level of need and the Council has taken account of this in its assessment of the five year housing land supply.

1.3 The assessment of the five year supply has taken account of the policy set out in paragraphs 47 and 48 of the NPPF and guidance set out in the Planning Practice Guidance (PPG). The Council has also followed previous best practice advice set out in the CLG publication "Land Supply Assessment Checks" ⁽¹⁾.

1.4 This document sets out the specific sites which are likely to deliver the housing requirement. These include sites with planning permission, allocated sites, sites with permitted development for housing established through the prior approval process and other identified sites that are considered deliverable in the five year period. A windfall allowance is also included as evidence shows windfalls provide a reliable source of supply.

1.5 Local planning authorities should have an identified five year supply at all points during the plan period. The Council has therefore sought to identify a supply up to March 2023. As the latest monitoring data for which completion figures are available is for completions to 31 March 2017, the supply is shown for both the five year period from April 2017 up to March 2022 as well as the period to March 2023 (the five year period being April 2018 - March 2023). When data is available for completions in 2017/18 the requirement can be re-calculated at the March 2018 base date.

2 NPPF Requirements

2.1 The NPPF (paragraph 47) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

2.2 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens.

2.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

2.4 For sites to be considered deliverable, footnote 11 of the NPPF states they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. The Planning Practice Guidance (PPG) (ID 3-031-20140306) is clear that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. If there are no significant constraints (e.g. infrastructure) to overcome, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

¹ Land Supply Assessment Checks published by CLG in May 2009 highlighted best practice in establishing a 5 year supply of deliverable sites for housing as part of a Strategic Housing Land Availability Assessment

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3 Five Year Housing Requirement

The Housing Requirement

3.1 The first stage in the assessment is the identification of the level of housing provision required. The PPG (paragraph ID3-030-20140306) states that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light.

3.2 The adopted West Berkshire Core Strategy states that provision will be made for the delivery of at least 10,500 net additional dwellings over the plan period 2006 - 2026, an average of 525 net dwellings per annum. Though the Core Strategy was found sound and adopted after publication of the NPPF, the requirement was based on the now revoked South East Plan. At the time of adoption the Core Strategy needed to be in general conformity with the policies of the regional strategy.

3.3 The PPG goes on to state that "where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these should take account of the fact that they have not been tested or moderated against relevant constraints".

3.4 The six Berkshire unitary authorities, together with the Thames Valley Berkshire Local Enterprise Partnership (LEP), commissioned consultants GL Hearn to prepare a Strategic Housing Market Assessment (SHMA) for the relevant housing market areas. The purpose of the SHMA is to develop a robust understanding of housing market dynamics and to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. It identifies the "objectively assessed need" (OAN) for housing and provides part of the evidence for establishing a new housing requirement for a new Local Plan, which will be prepared following adoption of the Housing Site Allocations DPD.

3.5 The SHMA conclusions were made public at a stakeholder event in October 2015 and the final report was published in February 2016. The conclusions show West Berkshire to be located within a housing market area (HMA) that also includes Reading, Wokingham and Bracknell Forest.

3.6 The OAN for the District of 665 dwellings per annum was derived in stages. The 2012-based household projections published by the Department of Communities and Local Government (DCLG) provided the starting point; with adjustments to take account of more recent mid-year population estimates and an adjustment to meet an assumed increase in net migration from London, the demographic-led need was assessed as 551 dwellings per annum over the period 2013 to 2036. An upward adjustment of 35 dwellings per annum was applied to meet the economic-led need in the HMA and 79 dwellings per annum to help improve affordability (by assuming a reversal in the suppression in household formation, experienced since 2001, for the population aged under 45.)

3.7 Since the preparation of the SHMA, new 2014-based official population and household projections have been released.⁽²⁾ There is also a range of other more recent data available, including house price and affordability data and more recent economic forecasts.

3.8 Against this context the authorities in the Western Berkshire HMA commissioned GL Hearn to carry out a sensitivity assessment of the OAN to update the evidence base. The authorities have considered the consultant's draft report and it is anticipated that the final report will be published in March 2018.

3.9 The draft conclusions across the HMA are very similar to those in the 2016 SHMA but there is some variation in the figures for the individual authorities. The draft housing need for West Berkshire based on the more recent evidence is 600 dwellings per annum. The reduction is mainly due to the different starting point of the 2014-based household projections and more recent, lower projections of economic growth. Though this figure does not carry the weight of one in a published document it shows that under the current methodology for assessing housing need, the OAN for the District is likely to be less than assessed in the 2016 SHMA.

2 The 2014-based household projections were published by the Department for Communities and Local Government on 12 July 2016. These project a lower rate of household growth than the earlier 2012-based projections: some 3,250 households less over the period to 2036 covered by the SHMA, and a lower annual average projected rate of growth in households over the current plan period from 2006 to 2026 of 438 households per annum.

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3.10 The government has, however, committed to simplifying the approach to assessing housing need and published a consultation paper in September 2017⁽³⁾ detailing a proposed standardised methodology for assessing housing need. The assessed need for West Berkshire using this methodology is 545 dwellings per annum from 2016. Until the government publishes further guidance this figure carries very limited weight but does demonstrate the likely direction of change in the housing need for the District.

3.11 The assessment of housing need, whether in the SHMA or through the government's proposed standardised methodology, does not itself set a new housing target. That will be set through the Local Plan review to 2036 following additional work on constraints and opportunities for development, carried out in cooperation with the other authorities within the HMA. There will also be a process of consultation and ultimately any new housing target will be tested through the examination of the new Local Plan.

3.12 The guidance is clear that the weight given to assessments should take account of the fact that they have not been tested or moderated; they are "policy off" figures that take no consideration of constraints. The Government has made clear in a letter from Brandon Lewis (Minister of State for Housing and Planning⁽⁴⁾) that the outcome of a SHMA does not immediately or in itself invalidate housing numbers in existing Local Plans.

3.13 Despite this, it is apparent that the Core Strategy requirement, which was based on the requirement in the now revoked South East Plan, is seen as out-of-date. Though Core Strategy Policy CS1 allowed a period of 3 years for an update of the SHMA followed by a review of the scale of provision, the Council recognises that it can no longer rely on the Core Strategy figure to demonstrate the five year supply position. It therefore currently uses the OAN figure from the SHMA to calculate the five year requirement.

3.14 It is difficult to assess the weight that should be attached to the OAN while the assessment of constraints and opportunities is ongoing. The objective is to meet the assessed need in the HMA, as far as is consistent with national policy. All options for doing this will be considered, including strategic cross boundary opportunities.

3.15 West Berkshire does, however, have considerable constraints. Three quarters of the District lies in the North Wessex Downs AONB and the Core Strategy has already set limits to growth in this part of the District in the period to 2026. The Eastern area is constrained by the immediately adjacent AONB boundary and by extensive areas subject to flooding. These constraints have impacted on the potential to meet the approximate Core Strategy requirement in the Eastern Area in the Housing Site Allocations DPD. In the East Kennet Valley, the rural service centres of Mortimer and Burghfield Common have relatively poor transport connections and there are constraints associated with the presence of two AWE bases at Aldermaston and Burghfield. The Newbury and Thatcham area has perhaps the greatest potential for growth, but there are constraints associated with infrastructure provision, areas subject to flooding and the need to respect the historic environment. To the west of Newbury is a designated Historic Battlefield and the area includes a number of Historic Parks and Gardens. Newbury already has two allocated strategic urban extensions to the south and east of the town and a permission for up to 401 homes to the north.

3.16 The five year requirement is calculated on the basis of the current OAN but is also shown for both the draft OAN sensitivity update figure and the figure arising from the government's proposed standardised methodology for the assessment of housing need. It is likely that the OAN for West Berkshire from the Berkshire SHMA will be superseded by publication of the OAN sensitivity work in March 2018 and subsequently by the figure arising from the new standardised methodology. These draft figures, though they may vary, show a downward trend in the assessment of housing need for the District. The weight to be attached to the housing need figures will also need to be take account of the fact that they are policy off figures, without any consideration of constraints.

The Five Year Period

3.17 The PPG (paragraph ID 3-030-20140306) says that local planning authorities should have an identified five-year supply at all points during the plan period. This seems to support use of a forward looking requirement, in the same manner as required by previous government guidance, and the Council has therefore sought to identify a supply from April 2017 (the latest date for which monitoring information on completions is available) to March 2023. Information is presented for the first 5 years of supply from April 2017 to March 2022 as well as for the period to March 2023 (enabling a calculation for the five year period April 2018 to March 2023).

3 Planning for the right homes in the right places: consultation proposals

4 Letter from Brandon Lewis, Minister of State for Housing and Planning to the Chief Executive of the Planning Inspectorate: 18 December 2014 at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/390029/141219_Simon_Ridley_-_FINAL_SIGNED.pdf

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Calculating the Five Year Requirement

3.18 There are alternative methods of calculating the five year requirement, both of which take account of previous completions. The residual, or "Liverpool", approach looks at the remaining requirement over the whole plan period and calculates the average annual completions needed to meet this. The second method, often referred to as the "Sedgefield" method, calculates the requirement when any previous under or over supply is made up by the end of the five year period.

3.19 The Council has previously favoured the residual method as the adopted Core Strategy target is to maintain residual annual average rates of completions. However, Inspectors currently tend to favour the Sedgefield method, based on the PPG guidance (paragraph ID 3-035-20140306) that local authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. This method is therefore used in the calculations below which demonstrate the requirement to meet the assessed need. The shortfall is added to the first 5 years supply i.e to the period April 2017 to March 2022.

3.20 When calculating the requirement based on the OAN, the base date for the new requirement is 2013. The SHMA is an integrated assessment which captures the impacts of past under-provision of housing where relevant, therefore there is no need to include any backlog or under-provision prior to 2013. This base date also applies to the draft OAN sensitivity work. The requirement calculated using the proposed standardised methodology has a base date of 2016.

Table 3.1 Housing Requirement to 2023 to meet 665 dwellings per annum (excluding buffer).

	Net requirement to meet 665 dpa
A. Requirement April 2017 - March 2022 (5 years at 665dpa)	3,325
B. Shortfall 2013 - 2017 (4 year requirement minus completions of 2,063)	597
C. Requirement 2017 - 2022 (A+B)	3,922
D. Requirement 2022/23	665
E. Total Requirement April 2016 - March 2022 (C+D)	4,587

Table 3.2 Housing Requirement to 2023 to meet 600 dpa (excluding buffer)

	Net dwelling requirement to meet 600 dpa
A. Requirement April 2017 - March 2022 (5 years at 600 dpa)	3,000
B. Shortfall 2013 - 2017 (4 year requirement minus completions of 2,063)	337
C. Requirement 2017 - 2022 (A+B)	3,337
D. Requirement 2022/23	600
E. Total Requirement April 2016 - March 2022 (C+D)	3,937

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Table 3.3 Housing Requirement to 2023 to meet 545 dpa (excluding buffer)

	Net dwelling requirement to meet 545 dpa
A. Requirement April 2017 - March 2022 (5 years at 545 dpa)	2,725
B. Shortfall 2006 - 2017 (measured against Core Strategy requirement to 2016 and 545 for 16/17: 5,795 minus completions of 5,497)	298
C. Requirement 2017 - 2022 (A+B)	3,023
D. Requirement 2022/23	545
E. Total Requirement April 2016 - March 2022 (C+D)	3,568

NPPF Requirement for Buffer

3.21 NPPF paragraph 47 requires that the five year supply of housing be supplemented by an additional buffer of either 5% (moved forward from later in the plan period) or 20% where there has been a record of persistent under delivery of housing. The PPG (paragraph ID 3-035-20140306) states that the approach to identifying a record of persistent under delivery of housing involves questions of judgement and that there can be no universally applicable test of definition of the term. It goes on to state that a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.

3.22 The Council does not have a record of persistent under delivery. This issue was debated at the Core Strategy Hearings in June 2012 and the Inspector's Report,⁽⁵⁾ in paragraph 46 concludes that only a 5% buffer is required.

3.23 Since the Inspector's Report was published the Council has recorded housing delivery for an additional six years. The Council believes delivery should be measured against the Development Plan requirement. Though delivery was low in 2011/12 this was partly due to slower than anticipated delivery on a number of sites that were already under construction and demolition taking place in advance of redevelopment. Delivery in 2012/13, at 552 net additional dwellings, was above the annual requirement of 525. Though delivery in 2013/14, at 457 net additional dwellings, and in 2014/15 at 496 net additional dwellings was below the requirement, delivery is recovering following the downturn in the recession and completions in 2015/16 were above the Core Strategy target at 625 net dwellings. Though completions were slightly below the Core Strategy target in 2016/17 the indications are that delivery will increase over the next few years. In 2016/17 there were permissions granted for over 880 net units on new sites, together with over 150 units identified through the prior approval process. Over 700 units were under construction at 31 March 2017. The adoption of the Housing Site Allocations DPD in May 2017 is leading to new permissions on sustainable greenfield sites.

3.24 Appeal decisions have supported the requirement for a 5% rather than 20% buffer and it is not considered that the 2016/17 figures merit a different conclusion.⁽⁶⁾ Table 3.4 'Housing Delivery April 2006 to March 2017' shows delivery over the plan period. Delivery was above the development plan annual average requirement in five of the eleven years and below in six, which the Council does not consider as persistent under-delivery. The majority of under delivery was through the recessionary period 2009/10 to 2011/12, a difficult period for housing delivery nationwide. The recession was taken into account by both the Secretary of State in the determination of the Thatcham appeals (APP/W0340/W/16/3144193 and APP/W0340/W/15/3141449) and by the Inspector determining the Garden Close Lane appeal (APP/W0340/W/16/3153899).

5 [Report on the Examination into the West Berkshire Core Strategy](#), the Planning Inspectorate July 2012

6 Jan 2017, Land south of Mans Hill, Burghfield Common, Appeal Ref: APP/W0340/W/16/3146156, July 2017, Land at Henwick Park, west of Heath Lane and north of Bowling Green Road, Thatcham, Appeal Ref: APP/W0340/W/16/3144193, July 2017, Siege Cross, Land north of Bath Road, Thatcham, Appeal Ref: APP/W0340/W/15/3141449 and August 2017, Land south of Garden Close Lane, Newbury, Appeal Ref: APP/W0340/W/16/3153899

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Table 3.4 Housing Delivery April 2006 to March 2017

Year	Net housing completions
2006/07	1064
2007/08	683
2008/09	528
2009/10	246
2010/11	199
2011/12	162
2012/13	552
2013/14	457
2014/15	496
2015/16	625
2016/17	485
Annual Average 2006 - 2017	500

3.25 The Government has stated that they will amend existing policy and introduce a housing delivery test, which will establish the level of buffer required. This proposal was set out in the Housing White Paper and was originally intended to apply from November 2017. The first assessment period will be for the financial years 2014/15 to 2016/17. The proposal is to use an area's local plan where it is up-to-date to establish the appropriate baseline. Where there is no up-to-date plan, household projections for years leading up to and including April 2017 – March 2018 and from the financial year April 2018 – March 2019, subject to consultation, the new standard methodology for assessing housing need, would be used.

3.26 The proposal is that, if delivery of housing falls below 85% of the housing requirement, authorities would in addition be expected to plan for a 20% buffer on their five-year land supply. If this test were applied to West Berkshire a 20% buffer would not be required. Over the years 2014/15 to 2016/17 delivery has been 2% above the Core Strategy requirement and 34% above the projected household growth from 2014 to 2017 in the latest 2014-based household projections.

3.27 The buffer is intended to be met by moving forward sites from later in the plan period. It is not considered that delivery on the strategic sites allocated in the Core Strategy can be brought forward to meet the 5% buffer and this would not achieve the NPPF objective of increasing choice and competition in the market for land. The Racecourse site is already anticipated to deliver significant numbers of dwellings within the five year period. Construction is well advanced. The Sandleford Park site has not been included in the five year supply until deliverability within the time frame can be more firmly evidenced.

3.28 The Housing Site Allocations (HSA) DPD was adopted by the Council on 9 May 2017. The objective of this DPD is to allocate sites to boost supply in the short to medium term and the majority of these are expected to deliver within the next five years. Those sites proposed in the DPD that can be brought forward early are therefore included in the supply figures, in order to boost the supply in a plan-led manner, as intended in the NPPF. Several sites have already been granted planning permission.

3.29 The housing requirement with a 5% buffer is set out below. This buffer is applied to the first 5 years (i.e April 2017 - March 2022) after inclusion of the shortfall. The table shows the requirement for the five year period April 2017 to March 2022 and for the period April 2017 to March 2023. The requirement is also shown for the draft updated OAN and the government's draft housing need figure.

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Table 3.5 2017-2023 Housing requirement with 5% buffer

	665 dpa	600 dpa	545 dpa
C. Requirement 2017 - 2022	3,922	3,337	3,023
F. 5% buffer (C x 0.05)	196	167	151
G Requirement to 2022 with buffer (C+ F)	4,118	3,504	3,174
D. Requirement 2022/23	665	600	545
H. Total Requirement 2017 - 2023 including 5% buffer (G+D)	4,783	4,104	3,719

4 Five Year Housing Land Supply

4.1 The second stage in the assessment is to identify sites that have the potential to deliver housing during the period to March 2023. Sites include those that are allocated for housing in the Development Plan, sites that have planning permission and specific, unallocated sites that have the potential to make a contribution to delivery during the 5 year period. A windfall allowance can also be included where there is evidence that windfalls are likely to continue to provide a reliable source of supply.

4.2 The Council carries out annual monitoring of planning commitments and the housing commitments schedules form the basis of the five year supply. The NPPF states in footnote 11 that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years. The Council has therefore only excluded sites with planning permission where there are indications that the scheme may not be achievable within the time frame. Sites excluded may deliver some units within the five year period and further boost supply. No discount has been applied to the remaining permissions for large and medium sites of 10 units or more, as the NPPF is clear that permissions should be considered as deliverable.

4.3 The schedules listing the allocated sites and those of over 10 units make some assessment of the availability, suitability and achievability of sites. This is based on visits to sites and dialogue with developers and applicants. The sites have been phased over the 5 year period but the phasing, based on information from developers or their agents and on previous monitoring of the delivery of permissions, can only be regarded as approximate. Many developers are uncertain over the timing of their planned developments, which will be influenced by market conditions.

4.4 Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential development. Most of these are changes from office use. A 10% non-implementation allowance has been applied to those sites that were not under construction at March 2017, to allow for an element of non-completion, though this is not required by the NPPF.

4.5 The smaller sites of under 10 units are also listed in the schedules and are divided into those that were under construction at March 2017 and those where development had not started at that time. These smaller sites have not been assessed for deliverability in the same manner as the larger sites. A 10% non-implementation rate has been applied to the sites that are not yet under construction.

Windfall Allowance

4.6 The Council has included an allowance for windfall in the calculation of the five year supply. The Strategic Housing Land Availability Assessment (SHLAA) has not attempted to include smaller sites of under 10 units as they are generally very difficult to identify in advance. They nevertheless make up a significant proportion of completions every year and are expected to continue to provide a reliable source of supply. In addition some larger sites which have not previously been identified through the SHLAA do continue to come forward as windfalls.

4.7 The Council has examined past records of permissions and completions in order to derive a realistic windfall allowance. The first SHLAA was produced in 2009 and from then onwards the Council has classified sites that were not identified in the SHLAA as windfall sites. Prior to 2009/10 windfalls, for this purpose, are taken to be equivalent to small site permissions. Taking a ten year period from 2007/08 to 2016/17 the average number of permissions granted on windfall sites was 140 net units per annum.

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Table 4.1 Net New Windfall Permissions 2007/08 to 2016/17

Monitoring year	Net windfall permissions
2007/08	163
2008/09	143
2009/10	130
2010/11	126
2011/12	112
2012/13	152
2013/14	111
2014/15	176
2015/16	115
2016/17	176
Average 2007/08 to 2016/17	140

4.8 The NPPF states that a windfall allowance should not include residential gardens. Prior to June 2010 sites involving the curtilage of private residential gardens were classified as previously developed land. Permissions granted since June 2010 have been classified by the Council as greenfield if less than 50% of the proposed footprint is on the footprint of a former property and have been identified as residential garden (RG) in the monitoring schedules. In order to estimate the proportion of windfall sites that are on private gardens the Council has gone back to 2009/10 records and re-classified sites (excluding those that are for replacement dwellings) involving private gardens. Over the period 2009/10 to 2016/17 units permitted on private gardens were equivalent to 14.2% of total gross windfall permissions.

Table 4.2 Windfall Permissions on Residential Gardens

Monitoring year	Gross windfall permissions	Gross permissions on residential garden sites	Percentage permissions on residential gardens
2009/10	142	34	23.9
2010/11	151	27	17.9
2011/12	139	28	20.1
2012/13	171	27	15.8
2013/14	142	10	7.0
2014/15	203	18	8.9
2015/16	150	21	14.0
2016/17	216	22	10.2
Total	1315	187	14.2

4.9 The Council has therefore calculated its windfall allowance based on a net figure of 140 units per annum, assuming 14.2% of these are on residential gardens to give a windfall allowance of 120 net permissions per annum ($140 \times 0.86 = 120$).

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4.10 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2016/17. Of the windfall dwellings permitted over this period, 8% were completed in the year of permission, 27% in the following year and 21%, 12%, 11% and 5% in subsequent years. This pattern has been applied to the windfall allowance of 120 dpa to phase the delivery of the windfall allowance in the housing trajectory. This allowance has a built in non-implementation allowance of 16% for sites that may lapse or deliver after the five year period. By calculating the allowance based on new permissions there is no double-counting of sites already in the supply. The total windfall allowance for the period 2017 - 2023 is 393 units.

Table 4.3 Phasing the windfall allowance: Projected completions (based on windfall allowance of 120 dpa)

Year of Permission	Projected net windfall completions						Total
	17/18	18/19	19/20	20/21	21/22	22/23	
2017/18	9	33	25	14	13	6	100
2018/19		9	33	25	14	13	94
2019/20			9	33	25	14	81
2020/21				9	33	25	67
2021/22					9	33	42
2022/23						9	9
Total allowance to 22/23	9	42	67	81	94	100	393

Schedules of Sites

4.11 The schedules of housing sites are set out in Section 5 and demonstrate that there is sufficient supply of housing land to meet the requirement.

4.12 The schedules are summarised below. The total supply is 4,990 for the period April 2017 to March 2023 with a supply of 4,434 net dwellings for the first five years from April 2017 to March 2022.

4.13 In addition to the sites listed in the schedules there will be further supply from identified sites, including those currently under consideration, and from new applications.

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Table 4.4 Summary Deliverable Supply

Deliverable Sites	17/18	18/19	19/20	20/21	21/22	22/23	Total 17/18-21/22	Total 17/18-22/23
Core Strategy allocated sites	234	198	175	183	163	38	953	991
Housing Site Allocations DPD sites	0	47	193	459	392	243	1,091	1,334
Permitted non-allocated sites of 10 or more units	143	129	309	264	167	175	1,012	1,187
Permitted small sites under 10 units	100	100	80	45	5	0	330	330
Identified non-allocated sites without permission at March 2017	0	-17	67	130	217	0	397	397
Sites through prior approval process	35	222	75	26	0	0	358	358
Windfall allowance	9	42	67	81	94	100	293	393
Total Deliverable Supply	521	721	966	1,188	1,038	556	4,434	4,990

4.14 The housing land supply is compared to the requirement in the table below. It is equivalent to 5.3 years to meet the OAN for the next five years to March 2023 and 5.5 years if the five year period is measured from the base date for completions of March 2017 to March 2022. These figures include the buffer of 5%.

Table 4.5 Land Supply to meet Requirement with 5% buffer

	2017 - 2022	2017 - 2023
	OAN 665dpa	OAN 665dpa
5 Year Housing Requirement	4,118	4,783
Deliverable Housing Supply	4,434	4,990
Surplus supply over requirement	316	207
Supply in years for 5 year period	5.5	5.3 (for period April 2018 - March 2023)

4.15 For comparison, the table below shows the supply and requirement to meet the draft figures from the OAN sensitivity work and the government's proposed standardised methodology for assessing housing need.

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Table 4.6 Land Supply to meet requirements based on draft OAN Update and Proposed Standardised Methodology

	Draft OAN sensitivity work (600 dpa)		Govt proposed standardised methodology (545 dpa)	
	2017 - 2022	2017 - 2023	2017- 2022	2017 - 2023
5 Year Housing Requirement	3,504	4,104	3,174	3,719
Deliverable Housing Supply	4,434	4,990	4,434	4,990
Surplus supply over requirement	930	886	1,260	1,271
Supply in years for 5 year period	6.5	6.5	7.3	7.3

5 Schedules of Housing Sites

5.1 The housing sites which make up the five year supply are set out in the following schedules. They have been phased over the five year period based on site visits, contact with the developer or agent and past delivery rates. The projected annual delivery rates can, however, only be taken as approximate. In many cases developers are uncertain over the phasing of developments and there are a number of factors which may influence delivery. The important point is that the sites that are included within the supply are all ones with a realistic prospect of delivery within the period to March 2023.

Table 5.1: Core Strategy Allocated Sites

Parish/Ward	Address	Idox reference	Applicn. No.	GF/ PDL	Net Units	Net Comp Mar 2017	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 2022	total 2017/ 23	Post Mar 2023
Greenham	Sandleford Park		15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ Applications Refused	GF	Up to 2000	0	0	2000	Available: yes Suitable: allocated site in adopted Core Strategy Achievable: Adopted SPD. Applications refused - Highways and ownership constraints particularly have delayed progress.							0	0	2000
Greenham	Newbury Racecourse		14/03109/OUTMAJ	PDL	1495	504	326	991	Available: under construction Suitable: reserved matters approved for all phases Achievable: 1st phase complete, 2nd and 3rd phases under construction - phasing based on developer information	234	198	175	183	163	38	953	991	
Total Allocated Sites					3,495	504	326	2991		234	198	175	183	163	38	953	991	2000

Table 5.2: Allocations in Housing Site Allocations DPD and Stratfield Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/ PDL	Approx Units in DPD	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 22	17/03411/OUTMAJ	GF	10		Available: Yes Achievability: early delivery anticipated. Planning application 17/03411/OUTMAJ for 11 dwellings pending determination.			5	5			10	10	0
Burghfield	Land adj Pondhouse Farm, Clay Hill Road	HSA 15		GF	100		Available: Yes Achievability: early delivery anticipated				50	50		100	100	0
Burghfield	Land opposite 44 Lamden Way	HSA 16	16/01685/OUTMAJ	GF	60		Available: Yes Achievability: early delivery anticipated. Planning application 16/01685/OUTMAJ for 28 dwellings on BUR002 pending determination.			10	18	16	16	44	60	0
Cold Ash	Coley Farm, Stoney Lane	HSA 3	16/01489/OUTMAJ	GF	75		Available: Yes Achievability: early delivery anticipated. Planning permission 16/01489/OUTMAJ approved Sept 2017			30	45			75	75	0
Cold Ash	Land at Poplar Farm	HSA 6		GF	10-20		Available: Yes Achievability: early delivery anticipated				10			10	10	0
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7	16/02529/OUTD	GF	5		Available: Yes Achievability: early delivery anticipated. Planning application 16/02529/OUTD for 5 dwellings approved October 2017.		3	2				5	5	0
Compton	Pirbright Institute Site, High Street, Compton	HSA 23		PDL	140		Available: Dependent on closure of the Pirbright Institute Achievability: Delivery later in plan period							0	0	140
Greenham	Land off Greenham Road and New Road, South East Newbury	HSA 4B	17/02524/FULEXT	GF	30		Available: Yes Achievability: Planning application 17/02524/FULEXT for 36 dwellings pending determination				30			30	30	0
Greenham	Land off Greenham Road and New Road, South East Newbury	HSA 4C	17/00233/FULEXT	GF	65		Available: Yes Achievability: Planning application 17/00233/FULEXT for 71 dwellings approved subject to S106			30	41			71	71	0

Table 5.2 Allocations in Housing Site Allocations DPD and Stratfield Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/PDL	Approx Units in DPD	Net Outs 2017	Assessment of deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	total 2017/22	total 2017/23	Post Mar 2023
Hermitage	land off Charlotte Close, Hermitage	HSA 24	17/01144/FULEXT	GF	15		Available: Yes Achievability: Planning application 17/01144/FULEXT for 37 dwellings refused October 2017							0	0	15
Hermitage	Land to the south east of the Old Farnhouse	HSA 25		GF	10		Available: Yes Achievability: early delivery anticipated.				10			10	10	0
Holybrook	Land Adj to J12	HSA 12		GF	150-200		Available: Required as site compound for M4 Smart Motorway scheme Achievability: Delivery later in plan period							0	0	150
Holybrook	Land Adj Bath Road and Dorking Way	HSA 13	17/02904/OUTMAJ	GF	35		Available: Required as site compound for M4 Smart Motorway scheme Achievability: Delivery later in plan period. Application for restaurant/pub and 28 residential units pending consideration.							0	0	35
Hungerford	Land east of Salisbury Road, Hungerford	HSA 18	16/03061/OUTMAJ	GF	100		Available: Yes Achievability: Application 16/03061/OUTMAJ for 100 units granted subject to S106.			20	40	40		100	100	0
Kintbury	Land East of layland's Green, Kintbury	HSA 26	16/02191/OUTMAJ	GF	10		Available: Yes Achievability: Planning application 16/02191/OUTMAJ for 11 dwellings approved May 2017. Planning application 17/03336/FULEXT for 18 dwellings pending consideration.			11				11	11	0
Lambourn	Land at Lynch Lane	HSA 19		GF	60		Available: Yes Achievability: early delivery anticipated				10	25	25	35	60	0
Lambourn	Land at Newbury Road	HSA 20		GF	5		Available: Yes Achievability: early delivery was anticipated but planning application 17/00825/FULD refused due to lack of S106.							0	0	5
Newbury	Land north of Newbury College, Monks Lane	HSA 1		PDL	15		Available: Yes Achievability: early delivery anticipated				15			15	15	0

Table 5.2 Allocations in Housing Site Allocations DPD and Stratfield Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/PDL	Approx Units in DPD	Net Outs 2017	Assessment of deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	total 2017/22	total 2017/23	Post Mar 2023
Newbury	Land off Greenham Road and New Road, South East Newbury	HSA 4D	17/01096/OUTMAJ	GF	140-160		Available: Yes Achievability: early delivery anticipated. Planning application for 157 dwellings approved Jan 2018 .				30	50	77	80	157	0
Pangbourne	Land north of Pngbourne Hill, Pangbourne	HSA 21	15/03320/OUTMA 17/01540/RESMAJ	GF	35		Available:Yes Achievability:Planning permission 15/03320/OUTMAJ approved Feb 2016, reserved matters application 17/01540/RESMAJ approved Nov 2017 .		24	11				35	35	0
Purley on Thames	72 Purley Rise	HSA 11		GF	35		Available: Yes Achievability: early delivery anticipated				10	15	10	25	35	0
Speen	Land at Bath Road, Speen	HSA 2	17/02092/OUTMAJ	GF	100		Available: Yes Achievability: Planning application 17/02092/OUTMAJ for 104 dwellings pending consideration. Early delivery anticipated				30	70		100	100	0
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	NDP	17/03004/OUTMAJ	GF			Available: Yes Achievability: NDP adopted June 2017 with allocation for up to 110 dwellings. Application 17/03004/OUTMAJ for 110 dwellings pending consideration.				30	30	50	60	110	0
Thatcham	Land at Lower Way,Thatcham	HSA 5		GF	85		Available: Yes Achievability: early delivery anticipated				10	40	35	50	85	0
Theale	Field between A340 & The Green	HSA 14		GF	100		Available: Yes Achievability: early delivery anticipated				30	40	30	70	100	0
Tilehurst	Stonehams Farm	HSA 10	16/01223/OUTMAJ	GF	60		Available: Yes Achievability: early delivery anticipated. Planning application for up to 66 units approved			20	30	16		66	66	0
Tilehurst	Land to East of Sulham Hill	HSA 8	16/01034/OUTMAJ 17/01807/RESMAJ	GF	35		Available: Yes Achievability: early delivery anticipated .Outline planning application and reserved matters for 39 dwellings approved.		10	29				39	39	0
Tilehurst	Stonehams Farm, Tilehurst	HSA 9	16/01947/OUTMAJ	PDL/ GF	15		Available: Yes Achievability: Planning application 16/01947/OUTMAJ approved				15			15	15	0

Table 5.2 Allocations in Housing Site Allocations DPD and Stratfield Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/ PDL	Approx Units in DPD	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023
Woolhampton	Land to the north of A4, Woolhampton	HSA 17	16/01760/OUTMAJ	GF	30		Available: Yes Achievability: early delivery anticipated. Planning application 16/01760/OUTMAJ for up to 35 dwellings approved March 2017		10	25				35	35	0
Total								0	47	193	459	392	243	1091	1334	345

Table 5.3: Non-allocated sites of 10 or more units with planning permission at March 2017

Parish/Ward	Address	Applic. No.	GF/ PDL	Net Units	Net Comp	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023
Burghfield	Springwood Engineering, Bunces Lane	14/03307/FULMAJ	PDL	13	-1	14	14	Available: yes Suitable: permission granted Achievable: Construction commenced Summer 2016	14						14	14	
Compton	Greens Yard, High Street	11/01159/XOUTMA 14/00926/RESMAJ approved April 2015	PDL	25	18	6	7	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	6	1					7	7	
Hampstead Norreys	Manor House, Church Street	09/00744 08/11099 08/01099	GF	13	11	0	2	Available: Yes Suitable: Yes, planning permission granted Achievable: Site partly complete		2					2	2	
Holybrook	Land at Junction of Mill Lane, Bath Road	16/01759/FULEXT	GF	45	0	0	45	Available: Yes Suitable: Planning permission granted Sept 2016 Achievable: No indication that not viable - greenfield site.		20	25				45	45	
Hungerford	Three Swans Hotel 117 High Street	11/01910/FULMAJ 10/02565/FULMAJ	PDL	13	0	0	13	Available: Yes Suitable: approved Achievable: No indication that not viable. Application to discharge conditions approved Nov 2016		3	10				13	13	
Newbury	Northcroft House And Avonbank House (West Street Retirement Apartments)	15/01082/FULEXT Permitted 10 June 2015	PDL	59	0	59	59	Available: Yes Suitable: approved Achievable: Completed 2017/18	59						59	59	
Newbury	J & P Motors, Newtown Road	07/01687/FULEXT Extant permission	PDL	37	0	0	37	Available: Yes Suitable: permission implemented Achievable: Application 16/03134/MDOPO to amend S106 approved July 2017			37				37	37	
Newbury	Sterling Industrial Estate	15/00319/FULEXT	PDL	167	0	0	167	Available : yes Suitable: planning permission approved March 2015. Achievable: Funding agreed for Kings Road Link. Demolition taken place.			100	67			167	167	

Table 5.3: Non-allocated sites of 10 or more units with planning permission at March 2017

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Comp	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023
Newbury	Land at 40 Cromwell Road and the rear of Edgecombe Lane	13/03159/FULEXT	GF	15	0	0	15	Available: yes Suitable:permission granted Niov 2014. New aoplication 16/0334/FULD for 7 units approved July 2017 Achievable: No indication that not viable			7				7	7	
Newbury	land to rear of 1-15 The Broadway	14/00146/OUTMAJ	PDL	72	0	0	72	Available: yes Suitable:permission granted, reseved matters application 17/01999/RESMAJ approved November 2017 Achievable: No indication that not viable			30	42			72	72	
Newbury	11-17 and Land to side of Mill lane	15/00170/FULEXT	PDL	12	0	0	12	Available: yes Suitable:permission granted Achievable:Under construction	-4	16					12	12	
Newbury	Land off Faraday and Kelvin Road	12/00772/XOUTMA	PDL	160	0	0	160	Available:some existing uses Suitable:permission granted Achievable:Access road to LRIE completed. Leases may impact on timing and viability							0	0	160
Newbury	St Marys Surgery, St Marys Road	16/03043/FULEXT	PDL	14	0	0	0	Available: yes Suitable:permission granted Achievable: No indication that not viable			14				14	14	
Newbury	115 London Road and part of Merchant Court	16/00924/OUTMAJ 17/01892/RESMAJ	PDL	35	0	0	35	Available:Yes Suitable: Planning permission granted November 2016, supercedes prior approval 13/02803/PACOU. Reserved matters approved October 2017 Achievable: No indication that not viable.				35			35	35	
Newbury	Land at Former Travis Perkins	16/00657/FULEXT	PDL	22	0	22	22	Available: Yes, vacant PDL Suitable: planning permission granted and construction commenced	10	12					22	22	

Table 5.3: Non-allocated sites of 10 or more units with planning permission at March 2017

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Comp	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023
Newbury	11 -15 Bartholomew Street	15/03228/FULEXT	PDL	47	0	0	47	Available: All retail units vacant. Application for prior notification for demolition of shops received November 2017. Full application 17/03113/FULEXT for alternative scheme for 61 sheltered apartments and 2 retail units pending consideration. Suitable:Sustainable town centre location with planning permission approved August 2016 Achievable: No indication that not viable. Demolition due to take place early 2018				20	27		47	47	
Newbury	Dolmans	14/00234/FULD 11/01689/FULD	PDL	10	-1	0	11	Available:Yes Suitable:Permission granted Achievable: Conditions approved November 2014 demolition complete and site under construction.		11					11	11	
Padworth	Land Adjacent To Kennet And Avon Canal, Wharf Side	11/01564/FULMAJ	PDL	11	2	9	9	Available: yes Suitable: planning permission granted Achievable: Under construction	9						9	9	
Padworth	land adj to Bath Road	15/02320/OUTMAJ	PDL	18	0	0	18	Available: yes Suitable:permission granted. Reserved matters 16/03615/RESMAJ approved Aug 2017 Achievable: No indication that not viable			18				18	18	
Purley	1053, 1055 &1057 Oxford Road	14/01430/FULEXT	PDL	50	30	18	18	Available: Yes, demolition taken place Suitable: permission granted February 2015 Achievable: Under construction	18						18	18	

Table 5.3: Non-allocated sites of 10 or more units with planning permission at March 2017

Parish/Ward	Address	Applic. No.	GF/ PDL	Net Units	Net Comp	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	total 2017/ 22	total 2017/ 23	Post Mar 2023	
Shaw cum Donnington	Land adjacent to Hilltop, Oxford Road	14/02480/OUTMAJ	GF/ PDL	401			0	Available:Yes Suitable: Planning permission granted on appeal March 2017 Achievable: No viability issues identified				100	100	100	200	300	101	
Stratfield Mortimer	Fairwinds and Land at Tower House	15/02667/FULEXT	GF/ PDL	16	-1	4	17	Available: Yes Suitable Planning application approved - supercedes 12/00680/FULD and 14/02246/FULD Achievable: No indication that not viable	4	10	3					17	17	
Sulhamstead	Firlands Farm	14/01730/OUTMAJ	GF	90	0	0	90	Available: yes Suitable:permission granted, Reserved Matters 17/02578/RESMAJ pending consideration Achievable: GF site with no viability issues		25	65					90	90	
Thatcham	Crookham House Crookham Hill Crookham Common	13/01637/FULMAJ	PDL	8	0	1	8	Available: yes Suitable:permission granted Achievable: No indication that not viable		8						8	8	
Thatcham	Unit 7 of 1 - 8 Clerewater Place Lower Way	16/02083/FULD (with 16/01284/PACOU supercedes 14/00087/OUTMAJ)	PDL	4	0	0	0	Available: yes Suitable:permission granted Achievable: Prior approval for 28 units on Units 1-6 and 7-9. Under construction	4							4	4	
Thatcham	1 The Broadway	06/02314/FULMAJ	PDL	10	-1	11	11	Available: yes Suitable:permission granted Achievable: Building work started		11						11	11	
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ 05/02916/OUT	PDL	13	0	13	13	Available: yes Suitable:permission granted Achievable: Building control records indicate building work started. Likely that alternative scheme will be proposed								0	0	
Thatcham	Kingsland Shopping Centre And Adjoining Land	10/00975/XOUTMA	PDL	46	0	0	46	Available: Current commercial uses Suitable: Yes, planning permission granted March 2015 Achievable: Redevelopment scheme - implementation uncertain								0	0	0

Table 5.3: Non-allocated sites of 10 or more units with planning permission at March 2017

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp	U/C Mar 2017	Net Outs 2017	Assessment of deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	total 2017/22	total 2017/23	Post Mar 2023
Thatcham	129,129a,131,133,137and land at 139 and 141 Bath Road	15/02077/OUTMAJ supercedes 14/028226/OUTMAJ	GF/PDL	28	-3	23	33	Available:Yes Suitable:Sustainable location within settlement boundary Achievable: Planning application approved September 2016. Reserved matters approved april 2017	23	10					33	33	
Theale	Lakeside	15/02842/OUTMAJ 04/01219/FULMAJ	GF	350	0	0	350	Available: Yes Suitable: Application 15/02842/OUTMAJ for 325 units allowed on appeal March 2017. Included within amended settlement boundary in HSA DPD. Achievable: permission implemented Some additional decontamination required.					40	75	40	115	210
Total									143	129	309	264	167	175	1012	1187	471

Table 5.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Com	U/C 2017	Net Ou 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Total 17/22	Total 17/23
Beenham	Beenham Grange	16/03063/PACOU	PDL	3	1	2	2	Under construction	2						2	2
Cold Ash	Fishers Farm Fishers Lane Cold Ash	14/01854/PACOU	PDL	1	0	1	1	Under construction	1						1	1
Compton	Communications House, Wallingford Road,	14/00057/PACOU	PDL	2	0	2	2	Under construction	2						2	2
Greenham	Lock House, Overbridge Square	16/02498/PACOU 17/00333/FULD	PDL	23	0	0	17	Achievable: No indication that not viable. Agent has confirmed intention to develop . Application 17/00333/FULD for additional 6 units approved November 2017		23					23	23
Greenham	Leat House, Overbridge Square	16/02499/PACOU 17/00334/FULD	PDL	31	0	0	24	Achievable: No indication that not viable. Agent has confirmed intention to develop . Application 17/00334/FULD for additional 7 units approved November 2017		31					31	31
Greenham	Mill House, Overbridge Square	16/02500/PACOU 17/01046/FULD	PDL	33	0	0	25	Achievable: No indication that not viable. Agent has confirmed intention to develop . Application 17/01046/FULD for additional 8 units approved November 2017			33				33	33
Greenham	Weir House, Overbridge Square	16/02501/PACOU 17/00335/FULD	PDL	31	0	0	24	Achievable: No indication that not viable. Agent has confirmed intention to develop . Application 17/00335/FULD for additional 7 units approved November 2017		31					31	31
Greenham	Bridge House, Overbridge Square	16/02497/PACOU 17/00331/FULD	PDL	23	0	0	17	Achievable: No indication that not viable. Agent has confirmed intention to develop . Application 17/00331/FULD for additional 6 units approved November 2017		23					23	23
Newbury	115 London Road	13/02803/PACOU	PDL	14	0	0	0	Achievable: . Superseded by application 16/00924/OUTMAJ approved for 35 apartments.							0	0
Newbury	Victoria House, 20 Market Street	15/00281/PACOU	PDL	2	0	0	2	Achievable: No indication that not viable		2					2	2
Newbury	Suite 1, 4 Hambridge Road	15/03109/PACOU	PDL	1	0	0	1	Achievable: No indication that not viable		1					1	1
Newbury	Consort House, Bone Lane	16/00169/PACOU 16/01548/PACOU	PDL	17	0	0	17	Achievable: Applicant estimates start in 2017 and completion in 2018.		17					17	17

Table 5.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Com	U/C 2017	Net Ou 2017	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Total 17/22	Total 17/23
Newbury	Sherwood House, 78 London Road	16/01108/PACOU	PDL	9	0	0	9	Achievable: No indication that not viable		9					9	9
Newbury	Newmarket House, Market Street	16/03047/PACOU	PDL	2	0	0	2	Achievable: No indication that not viable		2					2	2
Newbury	Centrix House, 5 Oxford Road	17/00194/PACOU	PDL	15	0	0	15	Achievable: No indication that not viable		15					15	15
Pangbourne	67A Reading Road	17/01282/PACOU	PDL	4		0	4	Achievable: No indication that not viable		4					4	4
Pangbourne	Meadow Farm, Whitchurch Road	15/02245/PACOU	PDL	1	0	1	1	Under construction	1						1	1
Pangbourne	1 Station Road	15/02476/PACOU		1	0	0	1	Superceded by 16/00743 Achievable: No indication that not viable							0	0
Pangbourne	37 Reading Road	16/01139/PACOU	PDL	2	0	0	2	Achievable: No indication that not viable		2					2	2
Shaw cum Donnington	Barn NE of Stable Cottage, Long Lane	15/00563/PACOU	PDL	1	0	0	1	Achievable: No indication that not viable	1						1	1
Thatcham	1-6 & 8 Clerewater Place	16/01284/PACOU	PDL	28	0	0	28	under construction	28						28	28
Theale	20 High Street	15/01688/PACOU	PDL	1	0	0	1	Achievable: No indication that not viable	1						1	1
West Woodhay	Units 2,3 and 4 Great Farm Barns	15/01820/PACOU	PDL	3	1	0	2	Achievable: No indication that not viable	2						2	2
Theale	19 and 19A High Street	17/00581/PACOU	PDL	10				Achievable: No indication that not viable		10					10	10
Newbury	Lambourn, Nexus and Derby House, Newbury Business Park	17/00648/PACOU	PDL	129				Achievable: No indication that not viable		50	50	29			129	129
Thatcham	32 High Street	17/01289/PACOU	PDL	1				Achievable: No indication that not viable		1					1	1
Newbury	Units 3-6, The Vo-Tec Centre, Hambridge Lane	17/01698/PACOU	PDL	24				Achievable: No indication that not viable		24					24	24
Total						6	196		38	245	83	29			395	395

Note: 10% non-impementation allowance has been applied to sites not under construction in summary table

Table 5.5: Identified sites without planning permission at March 2017

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Assessment of deliverability	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22 Yr 5	2022/ 23	Total 2017/ 22	Total 2017/23	Post 2023
Newbury	Market Street	16/00547/FULEXT	PDL	232	Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Agreement drawn up between Council and Developer. Application approved 11 April 2017.				60	172		232	232	
Newbury	Land at Hutton Close	17/01348/FULEXT	PDL	27	Available: yes Suitable:Sustainable location within settlement boundary Achievable: Planning application approved January 2018		-53	40	40			27	27	
Newbury	25 Bartholomew Street	17/00836/FULEXT	PDL	16	Available: Vacant PDL Suitable: previous prior approval for change of use to residential Achievable: Planning application approved Aug 2017. Under construction		16					16	16	
Thatcham	Pound Lane Depot	15/03468/FULEXT	PDL	47	Available: Vacant PDL Suitable:Sustainable location within settlement boundary Achievable: Planning application approved July 2017		20	27				47	47	
Thatcham	Tull Way	16/00625/OUTMAJ	GF	75	Available: Yes Suitable:Sustainable location within settlement boundary Achievable: Planning application allowed on appeal June 2017				30	45		75	75	
Total							-17	67	130	217		397	397	

Table 5.6: Small sites with planning permission under construction at March 2017

Parish/Ward	Site	Applicn. No.	Net Units	U/C 2017	NetOu 2017
Brimpton	MarshlandHyde End LaneBrimptonReadingBerkshireRG7 4RH	16/00416/FULD	0	1	1
Bucklebury	Greenwood, Hatch Lane, Chapel Row, Reading, Berkshire, RG7 6NX	13/02860/FUL	0	1	1
Bucklebury	Fifield FarmMarlston HermitageThatchamBerkshireRG18 9UN	16/01363/FULD	1	1	1
Bucklebury	Middle WoodHatch LaneChapel RowWoolhamptonReading Berkshire	16/03176/FUL	1	1	1
Burghfield	Sailing Club At Burghfield Reading Berkshire RG30 3XA	13/01730/FUL	0	1	1
Burghfield	Land at Brookhouse Farm Sulhamstead Road Burghfield Reading Berkshire RG30 3SD	12/00484/FULD	3	3	3
Chieveley	Oaklands Cottages, Marsh Lane	12/02772/FUL 10/00572/FUL	-1	1	1
Chieveley	IonaManor LaneChieveleyNewburyBerkshireRG20 8UU	15/02346/FUL	0	1	1
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	3	4	4
Cold Ash	Clover Cottage, Westrop Farm, the Ridge	14/02339/FUL	0	1	1
Cold Ash	Folly CottageCold Ash HillCold AshThatchamBerkshireRG18 9NX	15/02373/REM	3	4	4
Cold Ash	Land Adjacent To The LambLong LaneCold AshThatchamBerkshireRG18 9LY	15/02655/FULD	1	1	1
Compton	Former Bank, High Street	12/01760/XFULD 07/02654/FULD	1	1	1
Compton	Lower Hamilton StablesHockham RoadComptonNewburyBerkshireRG20 6QJ	15/00154/FULD	1	1	1
Compton	WoodleaNewbury RoadComptonNewburyBerkshireRG20 7RJ	16/01150/FUL	0	1	1
Frilsham	YealandSchool LaneFrilsham HermitageThatchamBerkshireRG18 9XB	16/00941/FULD	0	1	1
Greenham	Sandleford Farm Sandleford Newtown Newbury Berkshire RG20 9BB	13/02408/FULD	9	9	9
Hampstead Norreys	Ramswoth Cottages And Barns, RG18 0SS	14/00173/FUL	0	2	2
Hamstead Marshall	Foxlee Farm Hamstead Marshall	10/01683/FUL	0	1	1
Hamstead Marshall	Plumb FarmHamstead MarshallNewburyBerkshire RG20 0HR	14/03366/FULMAJ	1	1	1
Hermitage	Hermitage House, Newbury Road, RG18 9TD	15/03401/FULD	3	3	3
Hungerford	Berkshire Trout Farm	02/00911/FUL	1	1	1
Hungerford	Land Adjacent To 19 Kennet Way	03/02557/FUL	1	1	1
Hungerford	2 Bulpit Lane	14/01602/FULD	1	1	1
Lambourn	Limes Farm YardUpper LambournHungerfordBerks RG17 8RG	16/01089/FULD	1	1	1

Table 5.6: Small sites with planning permission under construction at March 2017

Parish/Ward	Site	Applicn. No.	Net Units	U/C 2017	NetOu 2017
Lambourn	Limes Farm Upper Lambourn	10/01484/XCOMIN 07/00951/COMIND	3	1	3
Lambourn	Land Adjacent To Brindledown, Upper Lambourn, RG17 8QT	15/00314/FULD 14/00133/OUTD	2	2	2
Lambourn	Redundant Garage Site Adjacent To 40 Woodbury	14/01134/FULD	5	5	5
Lambourn	The Lamb Inn44 Newbury StreetLambournHungerford BerkshireRG17 8YR	15/00372/FULD	1	1	1
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	1	1	1
Newbury	101 Bartholomew Street	14/02830/FULD	3	2	2
Newbury	30 Rowan Drive	11/00668/FULD	1	1	1
Newbury	225 Andover Road Newbury Berkshire RG14 6NG	12/02343/FULD	1	1	1
Newbury	66 Valley Road, Newbury, Berkshire, RG14 6EU	12/03105/FULD	1	1	1
Newbury	Land At Wallis GardensAdj West Berks Bowls ClubPyle HillNewburyBerkshireRG1 4 7SW	14/00101/FULD	3	3	3
Newbury	1 Cromwell PlaceNewburyBerkshireR G14 1AF	14/01460/FULD	1	1	1
Newbury	Land Adjacent To 16Jubilee RoadNewburyBerkshire	15/01643/FULD	2	2	2
Newbury	86 Bartholomew StreetNewburyBerkshireR G14 5EE	15/00809/FULD	2	2	2
Newbury	Greenlands ViewSpringfield LaneNewburyBerkshireR G14 7SU	15/01154/FULD	3	2	2
Newbury	Northcroft SurgeryNorthcroft LaneNewburyBerkshireR G14 1BU	16/01453/FULD	5	5	5
Newbury	11 London RoadNewburyWest BerkshireRG14 1JL	16/01686/FULD	1	1	1
Pangbourne	Lower Bowden Estate, Bowden Green, Pangbourne	13/00742/FULD	1	1	1
Pangbourne	Orchard CottagePangbourne HillPangbourneReadingB erkshireRG8 8JS	16/00765/FUL	0	1	1
Pangbourne	Garden Of Windy Ridge, Courtlands Hill (Broome House)	16/02051/FULD	1	1	1
Purley	72 Purley Rise, Purley On Thames, RG8 8DH	13/01407/FULD	1	1	1
Shaw Cum Donnington	WestwickLong LaneShawNewburyBerks hireRG14 2TH	16/01610/FULD	1	1	1
Stanford Dingley	Stanford FarmBack LaneStanford DingleyReadingBerkshire RG7 6LP	14/02042/FULD	1	1	1
Stratfield Mortimer	Tower House The Street Mortimer Common RG7 3RD	12/00680/FULD	3	4	4
Stratfield Mortimer	22 St Johns RoadMortimer CommonReadingBerkshire RG7 3TR	16/00691/FULD	1	1	1
Thatcham	30 Westfield Crescent, Thatcham, RG18 3EH	13/02701/FULD	1	1	1
Thatcham	Land At Rear Of 31 Park LaneThatchamBerkshire	13/02872/FULD	1	1	1
Thatcham	The Black Horse2 St Johns RoadThatchamBerkshire RG19 3SY	15/01520/FULD	3	3	3
Thatcham	3 Eliot CloseThatchamBerkshire RG18 3UG	16/02478/FULD	1	1	1

Table 5.6: Small sites with planning permission under construction at March 2017

Parish/Ward	Site	Applicn. No.	Net Units	U/C 2017	NetOu 2017
Thatcham	27 High StreetThatchamBerkshire RG19 3JG	16/01126/FULD	1	1	1
Theale	Le Clair Enterprise CentreSt Ives CloseThealeReadingBerkshireRG7 5DP	15/00061/FULD	3	3	3
Tidmarsh	Forge House, Tidmarsh, RG8 8ER	10/01999/REM	1	1	1
Tidmarsh	Eaglesfield Stables	13/00456/FULD	1	1	1
Tidmarsh	Blackbird CottageTidmarshReading BerkshireRG8 8ES	15/02772/FUL	0	1	1
Tilehurst	Lane End Cottage 25 Westwood Row	14/01219/FULD	1	1	1
Tilehurst	Land adj. 94 Royal Avenue Calcot	11/00994/FULD	1	1	1
Tilehurst	2 Windsor WayCalcotReadingBerks hireRG31 4UY	16/01013/FULD	1	1	1
Sulhamstead	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshire RG7 3JS	15/00425/OUTD		4	4
Total					108

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Aldworth	Land and Buildings at Pibworth Lodge Aldworth Reading Berkshire	16/03285/FULD		1	1
Ashampstead	Barn at Pyt House Ashampstead Reading Berkshire	15/02650/FUL		1	1
Basildon	Basil Corner, Reading Road, Lower Basildon	14/02910/OUTD		1	1
Basildon	Claregate Blandys Lane	14/01069/FULD		2	2
Basildon	The Nook Bethesda Street Upper Basildon Reading Berkshire RG8 8NT	16/01962/FUL		0	1
Basildon	Emerys Farm, Beckfords	16/01435/FULD		1	1
Beedon	3 And 4 Stanmore	14/02775/FULD		1	2
Beedon	Langley Hall Inn, Worlds End	16/03428/FULD		1	1
Beenham	Land Opposite Six Bells The Green Beenham Reading Berkshire	16/00519/FULD		1	1
Bradfield	Kimberhead Farm Back Lane Bradfield Reading Berkshire RG7 6DS	15/00424/FUL		1	1
Bradfield	Barn On Land West Of Merryfield Farm Mariners Lane Southend Reading Berkshire	15/03303/FULD		1	1
Bradfield	Acres Farm, Hungerford lane	16/00432/FULD		1	1
Brimpton	Brimpton Mill Brimpton Road Brimpton Reading Berkshire RG7 4SG	15/02736/FULD			1
Bucklebury	49 Roundfield, Upper Bucklebury	14/01753/FULD		1	1
Bucklebury	Bucklebury Farm Park	15/01308/FULD		1	1
Bucklebury	Kings Copse Bungalow Southend Reading Berkshire RG7 6JR	16/00172/FULD		0	1
Bucklebury	39 Hillfoot Chapel Row Reading Berkshire RG7 6PH	16/02477/FULD		0	1
Bucklebury	69 Roundfield Upper Bucklebury Reading Berkshire RG7 6RB	16/01548/FULD		1	1
Burghfield	Sunnyside Village Stores Reading Road Burghfield Common Reading Berkshire RG7 3EG	16/03346/FULD		1	1
Chaddleworth	Barn 80m South East Of Manor Farm, RG20 7EG	15/03199/FULD		2	2
Chaddleworth	Heads Farm Botmoor Way	14/02209/FULMAJ 11/02150/FULMAJ		0	1
Chieveley	Land Adjoining New Farm School Road Chieveley Newbury Berkshire RG20 8TY	16/03384/FULD		1	1
Chieveley	Homestead Curridge Thatcham Berkshire RG18 9DS	16/03302/FULD		1	1
Cold Ash	Westrop Farm The Ridge Cold Ash Thatcham Berkshire RG18 9JA	15/03467/FULD		2	2

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Cold Ash	Glendale Manor Collaroy Road Cold Ash Thatcham Berkshire RG18 9PB	16/03610/FULD		1	1
Cold Ash	Straight Elms Farm Stoney Lane Ashmore Green Thatcham Berkshire RG18 9HF	16/03531/FULD		1	1
Compton	Land Adjacent To 4 Ilsley Gardens Ilsley Road Compton Newbury Berkshire RG20 7PF	12/02349/OUTD		1	1
Compton	Bray Cottage Cheap Street Compton Newbury Berkshire RG20 6QH	15/03431/FULD		1	1
East Garston	Jimmys Farm Stables, School Lane	16/00908/FULD		1	1
East Ilsley	Summerdown Stables East Ilsley Newbury Berkshire RG20 7LB	16/00921/FULMAJ		2	2
Greenham	Drake House Bishops Green	15/02479/FULD		0	1
Greenham	Sandleford Farmhouse Sandleford Newtown Newbury Berkshire RG20 9BB	16/01124/FUL		-1	-1
Holybrook	Land Between 10 And 11 Rangewood Avenue Calcot Reading Berkshire	14/02142/OUTD			1
Holybrook	6 Thomson Walk Calcot Reading Berkshire RG31 7DP	15/02102/FULD		1	1
Hungerford	Highclose Farm Bath Road Hungerford Berkshire RG17 0SP	15/02312/COMIND		3	3
Hungerford	6 Bridge Street	14/03394/FUL		1	1
Hungerford	St Johns Hall Station Road	13/02436/FULD		6	6
Hungerford	The Bothy Standen Manor Farm Standen Hungerford Berkshire RG17 0RB	15/03088/FULD		1	1
Hungerford	99 and 102 High Street Hungerford Berkshire RG17 0NB	16/03119/FULD		-1	-1
Hungerford	Westbrook Farm House Smitham Bridge Road Hungerford Berkshire RG17 0QP	16/01047/FULD		1	1
Hungerford	53 Priory Avenue Hungerford Berkshire RG17 0AS	16/01110/FULD		1	1
Hungerford	4 Bridge Street Hungerford Berkshire RG17 0EH	16/02821/FULD		1	1
Kintbury	Clapton Bottom, The Benham Estate	16/01666/FUL		-1	-1
Kintbury	Kintbury Service Station Newbury Street, RG17 9UY	06/02632/FULD		4	4
Kintbury	Land To The Rear Of 10 Inkpen Road Kintbury Hungerford Berkshire RG17 9TU	16/00264/FULD		1	1
Kintbury	Kestrels Newbury Street Kintbury Hungerford Berkshire RG17 9UX	16/00926/FUL		0	1

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Lambourn	Croft BungalowUpper LambournHungerfordBerks hireRG17 8QH	16/02007/FULD		3	1
Lambourn	Downs CottageUpper Lambourn RoadLambournHungerford BerkshireRG17 8QG	16/02010/FUL		1	1
Lambourn	Delamere StablesBaydon RoadLambournHungerford BerkshireRG17 8NT	16/00971/OUTD		2	2
Lambourn	Folly House StablesUpper Lambourn RoadLambournRG17 8QG	16/02806/FULD		1	1
Lambourn	Barn South West Of Hyde Farm CottageSheepdroveLambournHungerfordBerkshire	16/03601/FULD		1	1
Lambourn	Garden Land at The FirsEastburyHungerfordBerkshire	16/00929/FULD		1	1
Lambourn	Francomes Field	03/02206		6	2
Lambourn	1 Blind Lane, Lambourn, RG17 8PP	16/01459/FULD		3	3
Lambourn	Land To The Side And Rear Of 29 High Street	15/03466/REM 14/00620/OUTD		2	2
Lambourn	Farncombe DownBaydon RoadLambournHungerford Berkshire	15/02286/FULMAJ		4	4
Leckhampstead	Chapel Farm, Hill Green	16/02804/FULD		1	1
Newbury	250 London Road	16/00863/FUL		1	5
Newbury	39 Hawthorn Road, Newbury, Berkshire, RG14 1LB	16/00598/FULD		2	2
Newbury	11 St Michaels Road, Newbury, Berkshire, RG14 5PT	13/01624/FULD		1	1
Newbury	5A The Broadway	14/01535/FULD		4	4
Newbury	Land To The South Of Speen Croft, Moor Lane, Newbury, Berkshire, RG14 1RT	14/01443/REM 12/00601/OUTD		1	1
Newbury	3 Toomers Wharf	13/02976/FULD		2	2
Newbury	Land North Of Ham Mill CottageLondon RoadNewburyWest Berkshire	14/00612/FULD		1	1
Newbury	74 Bartholomew StreetNewburyBerkshireRG14 5DU	14/02738/FULD		1	1
Newbury	54 Wendan Road	14/02834/FULD		1	1
Newbury	37 Bartholomew StreetNewburyBerkshireRG14 5LL	15/00871/FULD		2	2
Newbury	Land To The Side Of 37 Croft RoadNewburyBerkshireRG14 7AL	15/00168/OUTD		1	1
Newbury	Land To Rear Of 59 Chandos RoadNewburyBerkshireRG14 7EG	15/01157/OUTD		3	3
Newbury	Land To Rear Of58 - 60 Andover RoadNewburyBerkshire	15/01189/FULD		1	1

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Newbury	12 Culver RoadNewburyBerkshireR G14 7AS	15/03238/FULD		1	1
Newbury	Land Adjacent To Sundial HouseCarnegie RoadNewburyBerkshire	15/00486/FULD		3	3
Newbury	1 Lewis WalkNewburyBerkshireR G14 6TB	15/02205/FULD		1	1
Newbury	6 Cromwell PlaceNewburyBerkshireR G14 1AF	15/02888/FULD		1	1
Newbury	Land Rear Of 37 Bartholomew StreetNewburyBerkshire	16/00892/FULD		2	2
Newbury	3 Clarendon GardensNewburyBerkshire	17/00155/REM 16/02584/OUTD		1	1
Newbury	The LittenNewtown RoadNewburyBerkshireR G14 7BB	16/02681/FUL		7	7
Newbury	21B Old Newtown RoadNewburyBerksRG14 7DP	16/02755/FULD		1	1
Newbury	Land At 25 Three Acre RoadNewburyBerkshireR G14 7AW	15/02466/FULD		1	1
Newbury	2 Valley RoadNewburyBerkshireR G14 6ER	15/02815/FULD		1	1
Newbury	Garage Adjacent To 2Riverside LaneNewburyBerkshire	15/03516/FULD		1	1
Newbury	39 London RoadNewburyWest BerkshireRG14 1JL	16/03102/FULD		6	6
Newbury	3 - 5 Porchester RoadNewburyBerkshireR G14 7QJ	16/03469/FULD		4	4
Newbury	100 Bartholomew StreetNewburyBerkshireR G14 5DY	17/00144/FUL		1	1
Newbury	39 Oxford StreetNewburyBerkshireR G14 1JG	17/00162/FULD		1	1
Newbury	55 - 56 Cheap Street(Units 55A-56A, 55/56B)NewburyBerkshire RG14 5DH	16/03448/FULD		3	3
Padworth	The GablesBath RoadPadworthReadingBe rkshireRG7 5HR	16/03168/FULD		2	2
Pangbourne	67A Reading RoadPangbourneReading BerkshireRG8 7JD	15/02935/FULD		4	4
Pangbourne	1 Station RoadPangbourneReading BerkshireRG8 7AN	16/00743/FULD 15/02476/PACOU		1	1
Pangbourne	Land East Of Shepard PlaceShepard PlacePangbourneReading Berkshire	16/02705/FULD		2	2

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Pangbourne	Soldalen Riverview Road Pangbourne RG8 7AU	16/02910/FULD		1	1
Peasmore	The Stable Cottage Peasmore Newbury Berkshire RG20 7JH	16/02261/FULD		1	1
Purley	Land North Of 22 Waterside Drive Purley On Thames Reading Berkshire RG8 8AQ	16/00367/REM 15/00479/OUTD		1	1
Purley	19 River Gardens Purley On Thames Reading Berkshire RG8 8BX	15/03096/FUL		0	1
Purley	Land Adjacent To 1 Durant Way Tilehurst Reading Berkshire	15/02419/FULD		1	1
Purley	6 Colyton Way Purley On Thames Reading Berkshire RG8 8BL	15/02728/FULD		0	1
Purley	3 Mapledurham Drive Purley On Thames Reading Berkshire RG8 8BD	16/00488/FUL		1	1
Shaw Cum Donnington	Berry Cottage Long Lane Shaw Newbury Berkshire RG14 2TA	14/03417/FUL		0	1
Speen	Land To The East Of Lord Lyon Inn	13/03145/FULD		3	3
Speen	8 Lambourn Road Speen Newbury Berkshire RG20 8AA	16/00588/FULD		1	1
Speen	Lord Lyon Inn Stockcross Newbury Berkshire RG20 8LL	16/02403/FULD		9	9
Stanford Dingley	Land Adjacent To Middle Cottage Stanford Dingley Reading Berkshire	16/00650/FULD 13/02781/FULD		1	1
Stratfield Mortimer	Old Fire Station, The Street, RG7 3PB	13/00507/XFULD		1	1
Stratfield Mortimer	Land At Loves Wood Mortimer Common Reading Berkshire	14/02378/FULD		2	2
Stratfield Mortimer	Land Adjacent To Orchard Cottage 72 The Avenue Mortimer Common Reading Berkshire	15/01203/FULD		1	1
Stratfield Mortimer	Turning Point And Land Adjacent Birch Lane Mortimer Common Reading Berkshire	15/00068/FULD		1	1
Stratfield Mortimer	1 King Street Mortimer Common Reading Berkshire RG7 3RS	16/01398/FULD		-1	-1
Stratfield Mortimer	Land Adjacent To Lane House Cottage Mortimer Lane Mortimer	16/02171/FULD		1	1
Streatley	The Granary High Street Streatley Reading Berkshire RG8 9HS	15/03055/FUL		0	1
Streatley	Linden Cottage Streatley Reading Berkshire RG8 9NB	16/00031/FULD		0	1

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Sulham	Meadow View CottageNunhide LaneSulhamReading BerkshireRG8 8EG	13/02694/FULD		1	1
Thatcham	44 Park Lane, RG18 3PJ	05/01719/FULD		1	1
Thatcham	4 Colthrop Cottages Colthrop Lane Thatcham Berkshire RG19 4NT	10/01485/FUL		0	2
Thatcham	58 The Broadway, RG19 3HP	13/02624/FULD		9	9
Thatcham	11 Harts Hill Road	15/02164/FULD		1	1
Thatcham	Land Adj To35 Henwick LaneThatchamBerkshire	14/02008/FULD		3	3
Thatcham	2 Westfield RoadThatchamBerkshire RG18 3EJ	15/02798/FULD		1	1
Thatcham	49 The BroadwayThatchamBerkshireRG19 3HP	15/00322/FULD		3	3
Thatcham	Land And Buildings Adjacent To 200Lower WayThatchamBerkshire	15/01432/FULD		2	2
Thatcham	First Floor Of Units 6 - 9 The Court YardThe BroadwayThatchamBerkshireRG19 3HQ	15/01159/FULD		2	2
Thatcham	31 The BroadwayThatchamBerkshireRG19 3HX	15/03391/FULD		2	2
Thatcham	Land Adjacent To 30Browning CloseThatchamBerkshire	16/01101/FULD		1	1
Thatcham	Land To The Rear Of71 Northfield RoadThatchamBerkshire	16/01280/OUTD		1	1
Thatcham	Land Adjacent To 9London RoadThatchamBerkshire	16/01094/FULD		1	1
Thatcham	Land To The Rear Of 66-74 And Between 66 and 68ARoman WayThatchamBerkshire	16/03548/OUTD		4	4
Thatcham	Land Adjacent To 8Arkle AvenueThatchamRG19 3UA	16/02770/FULD		2	2
Thatcham	Limberlost FarmCrookham CommonThatchamBerkshireRG19 8DH	16/02475/FULD		1	1
Theale	Land Adjacent To 41 The Green, RG7 5DR	06/00236/FULD		2	2
Theale	Land At End OfSt Ives CloseThealeReading Berkshire	14/02195/OUTD		7	
Theale	Unit 4Brewery CourtThealeReading BerkshireRG7 5AJ	16/00158/FULD		4	4
Theale	1 Cloister MewsThealeReading BerkshireRG7 5AT	16/00994/FULD		1	1

Table 5.7: Small sites with planning permission not started at March 2017

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2017
Theale	The Red Lion5 Church StreetThealeReadingBerkshireRG7 5BU	16/00853/FULD		8	8
Tilehurst	Land To The Rear Of 261 Overdown Road	16/01432/FULD		1	1
Tilehurst	Land To The Rear Of 9 - 15 High View	14/00886/FULD 10/01441/FULD		4	4
Tilehurst	175 And 177 Halls Road	15/01553/FULD		1	1
Tilehurst	36 Langley HillCalcotReadingBerkshireRG31 4QU	15/00964/FULD		0	1
Tilehurst	Land South Of Hatchets BarnGreenwood RoadTilehurstReadingBerkshire	15/01676/OUTD		1	1
West Ilsley	Harrow InnMain StreetWest IlsleyNewburyBerkshireRG20 7AR	15/03482/FULD		2	2
Winterbourne	Land North Of Winterbourne FarmWinterbourneNewbury Berkshire	16/01603/FULMAJ		1	1
Wokefield	Pound CottageGoring LaneMortimerReadingBerkshireRG7 3AU	15/02692/FULD		1	1
Woolhampton	Land To The Rear Of Brook LawnBath RoadWoolhamptonReading Berkshire	15/02482/FULD		1	1
Woolhampton	The Rising SunBath RoadWoolhamptonReading BerkshireRG7 5RH	16/00170/FULD		4	4
Woolhampton	Midgham CottageStation RoadWoolhamptonReading BerkshireRG7 5SE	16/00628/FULD		3	3
Woolhampton	Land To The Rear OfVictor PlaceWoolhamptonReading Berkshire	16/01593/OUTD		1	1
Woolhampton	Brook LawnBath RoadWoolhamptonReading BerkshireRG7 5RE	13/02236/OUTD		1	1
Yattendon	Barn At Manstone FarmYattendonThatcham Berkshire	14/00711/FULD		1	1
Total					247