

Appendix 2

5 Year Housing Land Supply Site Deliverability Forms

Core Strategy Development Plan Document Strategic Site Allocations

Newbury Racecourse Strategic Site Allocation

Vivian Ko

From: Horsley, Sophie <[REDACTED]>
Sent: 13 January 2022 17:04
To: Vivian Ko
Cc: PlanningPolicy
Subject: RE: *EXTERNAL: Reminder: West Berkshire Council Review - Five Year Housing Land Supply - Newbury Racecourse and Land adjacent to Hilltop West

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

Vivian,

Apologies for the delay in replying, here are our forecasts for the sites below

Site	Anticipated annual build out rates (1 April to 31 March)									Coronavirus impact on development progress (if any)
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027-2032	2032-2038	Beyond 2038	
Newbury Racecourse	77	67	152	150	80					

Sophie Horsley BA(Hons) MA MRTPI
Senior Planning Manager

David Wilson Homes Southern
A Trading Name of BDW Trading Limited

Norgate House, Tealgate, Charnham Park, Hungerford, Berkshire, RG17 0YT

Direct dial: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

Housing Site Allocations Development Plan Document Allocations

Stratfield Mortimer Neighbourhood Development Plan Allocation

HSA1
Land north of Newbury College, Monks Lane, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land North of Just Learning Nursery, Monks Lane, Newbury	
Site size (ha)	0.6	
Number of residential units proposed	Net additional units	
	Gross (total) units	16
	Number of Affordable Homes	6

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

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

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

In pipeline

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

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

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

Yes, delayed pipeline

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: Cole Bates
Position: Development Analyst
Organisation: Feltham Properties Ltd
Date: 02/11/2021

HSA2
Land at Bath Road, Speen

Part 2: Information on site deliverability

1. Site details		
Site address	1) Land at Covered Reservoir, Bath Road, Speen, Newbury Berkshire 2) Land off Lambourn Road, Speen	
Site size (ha)	1) 7.80ha 2) 0.72ha	
Number of residential units proposed	Net additional units	1) 104 2) 014
	Gross (total) units	1) 104 2) 014
	Number of Affordable Homes	1) 041 2) 006

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	1) 17/02092/OUTMAJ (part) 2) 17/02093/OUTMAJ	
	Reserved Matters		
	Full	17/02092/OUTMAJ (part)	
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.	Site is on the market with OPP (terms agreed)		
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>	20/03032/COND1 Condition #32 (allotments) - approved		

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

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

None – terms agreed with developer

Anticipated start 2022 Q2

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

Up to 2027	2021/22	0
	2022/23	11
	2023/24	53
	2024/25	54
	2025/26	0
	2026/27	0
Post 2027	2027 – 2032	0
	2032 -2038	0
	Beyond 2038	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.

Site not currently controlled by a developer. No other known issues

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: Richard Osborn

Position: landowner's planning consultant

Organisation: Pro Vision

Date: 14/10/2021

HSA 3
Land at Coley Farm, Stoney Lane, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Coley Farm, Stoney Lane	
Site size (ha)	3.75	
Number of residential units proposed	Net additional units	74
	Gross (total) units	75
	Number of Affordable Homes	30

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			
	Outline		
	Reserved Matters		
	Full		<input checked="" type="checkbox"/>
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.	Full planning permission granted. Condition discharge applications submitted in the last 2 weeks.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes over part of the site
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4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*). If the site had a previous permission which has not been implemented please explain why.

Full planning permission granted and condition discharge applications submitted.

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

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

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

Housing delivery not commenced yet. Materials cost increases are a significant concern.. There were delays in the planning system and queuing for the application to be heard at committee, which we were advised was down to covid.

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

No

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

Completed by: Philip Simmons

Position: _Land Manager_____

Organisation: DNH_____

Date: 5/11/21_____

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land west of New Road Greenham Newbury	
Site size (ha)	3.05ha gross	
Number of residential units proposed	Net additional units	36
	Gross (total) units	36
	Number of Affordable Homes	14

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		
	Reserved Matters		
	Full		18/00529/FULEXT
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, pre-commencement conditions discharged		

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

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

Development commenced

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

Up to 2027	2021/22	25
	2022/23	11
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Delays experienced due to C-19 and associated (and wider) factors affecting material and labour availability

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

N/A

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

Completed by: James Bull

Position: Director

Organisation: Rivar Ltd

Date: 14.10.21

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the North of Pinchington Lane, Newbury	
Site size (ha)	c3.87ha net	
Number of residential units proposed	Net additional units	157
	Gross (total) units	157
	Number of Affordable Homes	62

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	17/01096/OUTMAJ	
	Reserved Matters	20/02546/RESMAJ	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, certain pre-commencement conditions discharged. Others to be progressed		

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?	No
Is the site currently for sale or being marketed by a land agent?	Yes
Is there current interest from a developer?	Yes
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No

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

Technical aspects being progressed

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

Up to 2027	2021/22	0
	2022/23	50
	2023/24	50
	2024/25	57
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Delays have been experienced due to C-19 in the processing of matters associated with the site

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

N/A

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

Completed by: James Bull

Position: Director

Organisation: Rivar Ltd

Date: 14.10.21

HSA5
Land at Lower Way, Thatcham

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Lower Way, Thatcham	
Site size (ha)	4ha	
Number of residential units proposed	Net additional units	91
	Gross (total) units	91
	Number of Affordable Homes	37

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		
	Reserved Matters		
	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.	An Application was validated on the 22 nd June 2018, planning reference: 18/00964/FULEXT. Negotiation is on going regarding drainage matters.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	n/a		

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

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.

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

Up to 2027	2021/22	0
	2022/23	20
	2023/24	50
	2024/25	21
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

On going delays from the Council's drainage officer in accepting the drainage strategy designed for the site.

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

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

Completed by: _____ Laura Jackson

Position: _____ Senior Planning Manager

Organisation: _____ Perrsimmon Homes Thames Valley

Date: _____ 03.11.21

HSA 6
Land at Poplar Farm

Part 2: Information on site deliverability

1. Site details		
Site address	HSA6 Owners c/o Poplar Farm, Cold Ash Hill, Cold Ash, Thatcham, RG18 9NZ	
Site size (ha)	1.1 approx	
Number of residential units proposed	Net additional units	Information not available currently
	Gross (total) units	Information not available currently
	Number of Affordable Homes	Information not available currently

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	No	
	Reserved Matters	No	
	Full	No	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	Financial viability study stage		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	No	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Not applicable		

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

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

The progress is at the financial viability stage.

The site comprises a number of blocks with various sole owners and part owners.

Because of the financial implications of the brownfield site and flood alleviation measures, the best way forward has not been clarified and agreed with all interested parties.

It is considered that a detailed study of planning options in conjunction with a financial feasibility will resolve the issues and allow progress. An external advisor has been contacted to assist in this work but this has been delayed due to the virus situation.

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

Up to 2027	2021/22	Not at a stage of development to report this
	2022/23	
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

The site has brownfield areas (buildings) and flood alleviation issues which impact economic viability and the design /configuration of the development.

The virus epidemic has slowed and will slow the rate of progress.

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: B. Collins. On behalf of Mr Clive Collins who holds the

Position: HSA6 Owners West Berks Council Liaison.

Organisation: Representing HSA6 sole owners and part owners.

Date: 26 October 2021

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

Part 2: Information on site deliverability

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

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

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.

Aiming to start Jan '22

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

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

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

No

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

No

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

No

Completed by: _____ S J

Davies _____

Position:

_____ Director _____

Organisation: _____ T A Fisher & Sons

Ltd _____

Date: _____ 3rd October
2021 _____

HSA 9
Proposed Care Home at Stonehams Farm, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	Proposed Care Home at Land at Stoneham Farm, Long Lane, Tilehurst	
Site size (ha)	1.12	
Number of residential units proposed	Net additional units	64 new care bedrooms
	Gross (total) units	64 new care bedrooms
	Number of Affordable Homes	n/a

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		
	Reserved Matters		
	Full	<input checked="" type="checkbox"/>	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Pre-commencement Conditions in progress.		

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?	No
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No

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

Start on Site expected early 2022

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

Up to 2027	2021/22	
	2022/23	Completion expected
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

N/A

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

N/A

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

Completed by: Gwilym McGivern _____

Position: Architect _____

Organisation: TDC Architects Ltd _____

Date: 15 October 2021 _____

HSA 10
Stonehams Farm, Tilehurst

Agent contacted and no response received.

HSA 11
72 Purley Rise, Purley On Thames

Part 2: Information on site deliverability

1. Site details		
Site address	72 Purley Rise, Purley On Thames	
Site size (ha)	1.47	
Number of residential units proposed	Net additional units	30
	Gross (total) units	31
	Number of Affordable Homes	10

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		<input checked="" type="checkbox"/>
	Reserved Matters		
	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.	Following apps all pending determination: 18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Majority of pre-commencement conditions submitted under app 21/00951/COND1		

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

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

Site start anticipated for early 2022

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

Up to 2027	2021/22	
	2022/23	20
	2023/24	11
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Yes with respect to the council taking longer to determine the RM and conditions applications which were submitted in March 2021.

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

N/A

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

N/A

Completed by: Matthew Jeal

Position: Head of Planning & Development

Organisation: Shanly Homes

Date: 20.10.21

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Dorking Way, Calcot	
Site size (ha)	4.5	
Number of residential units proposed	Net additional units	199
	Gross (total) units	199
	Number of Affordable Homes	80

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		
	Reserved Matters		
	Full	19/01544/FULEXT	
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.	N/A		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	N/A	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, conditions discharged		

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

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

Development under construction

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

Up to 2027	2021/22	47 market / 38 affordable
	2022/23	38 market / 32 affordable
	2023/24	25 market
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Yes, the initial national shutdown impacted upon delivery and the associated safe working practices that followed. Material shortages are now an issue of concern.

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

N/A

Completed by: Rob O'Carroll

Position: Planning Manager

Organisation: Bellway Homes Ltd. (Thames Valley)

Date: 16.11.21

HSA 13
Land Adj Bath Road and Dorking Way

Agent contacted and no response received.

HSA 14
Field between A340 & The Green

Part 2: Information on site deliverability

1. Site details		
Site address	Land between the A340 and The Green, Theale	
Site size (ha)	6.77	
Number of residential units proposed	Net additional units	104
	Gross (total) units	104
	Number of Affordable Homes	42

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline	Yes – 19/01172/OUTMAJ granted on 15th December 2020	
	Reserved Matters		
	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.	Marketing of the site is due to commence shortly. An application for reserved matters is likely to be submitted in 2022 following appointment of a developer.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No		

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

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

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

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

Up to 2027	2021/22	
	2022/23	
	2023/24	25
	2024/25	50
	2025/26	29
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

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

N/A

Completed by: Jonathan Sebbage _____

Position: Associate Planner _____

Organisation: Savills _____

Date: 26 / 10 / 2021 _____

HSA 15
Land adj Pondhouse Farm, Clay Hill Road

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline		Yes – 18/02485/OUTMAJ granted on 5th December 2019
	Reserved Matters		
	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.	The reserved matters application is currently being prepared		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No		

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?	The site was marketed and we have exchanged and completed on the acquisition of the land
Is there current interest from a developer?	Yes, we own the site
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning	No

permissions?

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

The site benefits from an outline planning consent for development up to 100 dwellings. The site was marketed by Savills and Croudace Homes exchanged and completed on the acquisition of the site in August 2021. Subject to reserved matters approval we have programmed a start on site in August 2022 with first occupation 9 months after.

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

Up to 2027	2021/22	
	2022/23	
	2023/24	20
	2024/25	48
	2025/26	32
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

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: Ed Barton

Position: Land Negotiator

Organisation: Croudace Homes

Date: 26/10/2021

HSA 16
Land to the rear of The Hollies, Burghfield Common

Part 2: Information on site deliverability

1. Site details		
Site address	Land opposite 44 Lamden Way Also known as: Land Adjacent To Primrose Croft, Reading Road, Burghfield Common, Reading, West Berkshire	
Site size (ha)		
Number of residential units proposed	Net additional units	28
	Gross (total) units	28
	Number of Affordable Homes	11

2. Planning status			
Is the site allocated in the Development Plan?	Yes	Yes	No
Does the site have planning permission?			Application Reference
	Outline	Yes, 16/01685/OUTMAJ	
	Reserved Matters	Yes, 19/00772/RESMAJ	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All discharged		

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

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.

All units completed pending final handover of Housing Association units and a few site/landscape remedial works.

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

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

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

Yes, anticipated end date was April 2021 but this has been delayed to Dec 2021.

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

The name of this site on the Planning Portal is Land Adjacent To Primrose Croft, Reading Road, Burghfield Common, Reading, West Berkshire. The email states that the name is Land opposite 44 Lamden Way.

Completed by: _Shajani Vivekananthan _____

Position: _Technician _____

Organisation: _Crest Nicholson South _____

Date: __21/10/2021 _____

HSA 17
Land to the north of A4, Woolhampton

Part 2: Information on site deliverability

1. Site details		
Site address	Site Name: Land to the north of A4, Woolhampton SITE UNDER CONSTRUCTION – HALF BUILT	
Site size (ha)		
Number of residential units proposed	Net additional units	35
	Gross (total) units	35
	Number of Affordable Homes	14

2. Planning status			
Is the site allocated in the Development Plan?	Yes	Y	No
Does the site have planning permission?			Application Reference
	Outline	16/01760/OUTMAJ &	
	Reserved Matters	19/00772/RESMAJ	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	
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4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*). If the site had a previous permission which has not been implemented please explain why.

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2027	2021/22	15
	2022/23	
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

YES. 6 MONTHS DELAYS

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*

N/A

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

Completed by: _____ GUY WEST

Position: _____ MD _____

Organisation: _____ WESTBUILD HOMES

Date: _____ 13/10/21

HSA 18
Land east of Salisbury Road, Hungerford

Part 2: Information on site deliverability

1. Site details		
Site address	Lancaster Park, Salisbury Road, Hungerford, Berkshire RG17 0LR	
Site size (ha)	1.7	
Number of residential units proposed	Net additional units	100
	Gross (total) units	100
	Number of Affordable Homes	40

2. Planning status			
Is the site allocated in the Development Plan?	Yes		No
Does the site have planning permission?			Application Reference
	Outline	16/03061/OUTMAJ	
	Reserved Matters	19/01406/RESMAJ	
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	No	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All Conditions have been discharged		

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

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

29 units complete. 71 under construction

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

Up to 2027	2021/22	42
	2022/23	58
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

2 – 3 month delay

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: M Brook

Position: Matthew Brook - Technical Coordinator

Organisation: Bewley Homes PLC

Date: 02/12/2021

HSA 19
Land at Lynch Lane

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG	
Site size (ha)	The site measures 5.7ha (gross site area) and has a net developable area of approximately 4.5 ha.	
Number of residential units proposed	Net additional units	105
	Gross (total) units	105
	Number of Affordable Homes	To be formally agreed, through the medium of a S106 contribution, once a formal planning application is submitted (imminently).

2. Planning status			
Is the site allocated in the Development Plan?	Yes	X (LAM005)	No
Does the site have planning permission?			Application Reference
	Outline		N/A
	Reserved Matters		N/A
	Full		N/A
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.	<p>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.</p> <p>During the pre-application process, a response was also received from West Berkshire Council's Highways department. Positively, this response posed no objections in principle to the development proposals and recognised the allocated, thus acceptable-in-principle, nature of the site. Similarly, the Highways Department supported the provision of two access points serving the development. In this way, the acceptable nature of the site from a highways perspective, is evident. Whilst recognised that the</p>		

	<p>quantum of development sought by the applicant is larger than the quantum of units allocated for development in the HSA DPD (May 2017) , it must be noted that no objections have been raised by the Highways Department on unit numbers. Instead, the preparation of documentation to support a formal planning application (including a Transport Assessment, Travel Plan etc) has been recommended by the Highways Department to inform and justify the proposals.</p> <p>In light of the positive feedback received both from the Local Planning Authority and the Highways Department, demonstrating the readily available nature of the site and its lack of constraints, the applicant is working on a scheme to take into account the comments received during the pre-application exercise. This work, which will be finalised imminently, will inform the layout submitted as part of the formal planning application. As the site is not subjected to planning constraints, and can readily accommodate residential development, the applicant is undertaking this substantial amount of work at this stage to front-load any planning requirement as much as possible. This is not only to ensure the robustness of the proposals but, ultimately, seeks to minimise delays in light of the unprecedented pressures Local Planning Authorities are experiencing. The applicant is looking to submit a planning application imminently and commence work on site within the next year / as soon as planning permission is achieved. The sole issue to resolve is the capacity of, and yield of, the site (unit numbers).</p>	
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A	

3. Site achievability *(please give details)*

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

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

In light of the disruption caused by the pandemic, it is evident that the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent the last 18 months engaging in pre-application discussions with the Local Planning Authority. At present, the applicant is finalising the design element of the proposals. It is, therefore, anticipated for a planning application to be submitted imminently and for development on site to begin within the next year, subject to planning.

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

Up to 2027	2021/22	N/A
	2022/23	15
	2023/24	35
	2024/25	35
	2025/26	15
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

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

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery on this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020) to the formal enquiry submitted by the applicant (May 2020). This exercise, the aim of which was to obtain a steer from the Local Planning Authority regarding the principle of development on the site took over three months. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. For this reason, to avoid being subjected to further delays, the applicant is now effectively front-loading a formal planning application submission to ensure all due diligence is undertaken and that the determination process can be as streamlined as possible in order to deliver much-needed new housing.

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

Overall, in light of the above, it is evident that the applicant is committed to working with the Local Planning Authority to deliver a comprehensive sustainable development, providing much-needed homes in West Berkshire. Ultimately, the site is suitable, available for development and considered to be in a sustainable location for residential development – this is demonstrated by the feedback received during the pre-application exercise, both by the Local Planning Authority and the Highways Department, and its current allocation in the HSA DPD (May 2017) which must be retained in the interest of residential delivery. It is not considered that the site has any constraints which could restrict development despite the ongoing effects of the Covid-19 pandemic – instead, the applicant has utilised the delays of the last 18 months to engage in pre-application discussions, finalise a robust layout in line with the local planning authority's aspirations, and to (imminently) submit a formal planning application. This is in order to commence development on the site as soon as possible so that this viable site can make a meaningful contribution to West Berkshire in terms of housing provision as well as associated health, wellbeing and community benefits in line with local and national Planning Policy.

Completed by: Geraint John

Position: Director

Organisation: Geraint John Planning

Date: 26.10.21

HSA 20
Land at Newbury Road, Lambourn

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Newbury Road, Lambourn	
Site size (ha)	0.96ha	
Number of residential units proposed	Net additional units	8
	Gross (total) units	8
	Number of Affordable Homes	0

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full	20/00972/FULMAJ	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Not as yet.		

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

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

The land with full pp has been marketed and an offer has been accepted by the landowner. The sale is currently underway.

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

Up to 2027	2021/22	
	2022/23	8
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

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: Alison Whalley
Position: Director
Organisation: RAW Planning Ltd
Date: 12th November 2021

HSA22
Land off Stretton Close, Bradfield Southend

Part 2: Information on site deliverability

1. Site details		
Site address	Site Name: Land off Stretton Close, Bradfield Southend	
	SITE UNDER CONSTRUCTION	
Site size (ha)		
Number of residential units proposed	Net additional units	11
	Gross (total) units	11
	Number of Affordable Homes	4

2. Planning status			
Is the site allocated in the Development Plan?	Yes	Y	No
Does the site have planning permission?			Application Reference
	Outline		17/03411/OUTMAJ
	Reserved Matters		20/0241/ resmaj
	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.	Recently started		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

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

5. Anticipated annual build out rates (1 April to 31 March)		
Up to 2027	2021/22	
	2022/23	9
	2023/24	2
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

YES. 6 MONTHS DELAYS

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

N/A

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

Completed by: _____ GUY WEST

Position: _____ MD _____

Organisation: _____ WESTBUILD HOMES

Date: _____ 13/10/21

HSA23
Pirbright Institute Site, Compton

Part 2: Information on site deliverability

1. Site details		
Site address	Former Pirbright Institute, High Street, Compton, Newbury, RG20 6NY	
Site size (ha)	c.16ha	
Number of residential units proposed	Net additional units	160
	Gross (total) units	
	Number of Affordable Homes	48 (30% policy compliant)

2. Planning status			
Is the site allocated in the Development Plan?	Yes	x	No
Does the site have planning permission?			Application Reference
	Outline	Pending 20/01336	
	Reserved Matters		
	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.	n/a		
Does the site have prior approval for change of use to residential?	No. Please provide the planning application reference	n/a	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	n/a		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes via Homes England Development Partner
Is the site currently for sale or being marketed by a land agent?	Initial marketing has commenced
Is there current interest from a developer?	Yes – bidders have been shortlisted
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details). If the site had a previous permission which has not been implemented please explain why.
A hybrid planning application is pending imminent determination. The application seeks full permission to undertake extensive demolition and remediation work to de-risk and unlock the site together with outline permission for up to 160 homes.

Work to procure a specialist works contractor is underway with the start of works anticipated to follow the grant of permission within a short period, subject to the discharge of any relevant pre-commencement conditions.

It is anticipated that a Development Partner will be selected during the first half of 2022. Once selected, and whilst the enabling works are underway, they will seek to secure Reserved Matters consent. Following completion of the works, they will take control of the site and commence delivery at pace.

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

Up to 2027	2021/22	0
	2022/23	0
	2023/24	20
	2024/25	70 (90)
	2025/26	70 (160)
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

No constraints. Build out programme within Q5 accounts for Homes England undertaking demolition and remediation works to ensure a developable site is available to our Development Partner c.18 months after the works commence.

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: Mike Harris

Position: Senior Planning & Enabling Manager

Organisation: Homes England

Date: 02/11/2021

HSA24
Land off Charlotte Close, Hermitage

Part 2: Information on site deliverability

1. Site details		
Site address	Land at end of Charlotte Close, Hermitage, Thatcham	
Site size (ha)	1.25 ha	
Number of residential units proposed	Net additional units	16
	Gross (total) units	16
	Number of Affordable Homes	6

2. Planning status			
Is the site allocated in the Development Plan?	Yes	X	No
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full		20/00912/FULEXT
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.	N/A		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	N/A	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No progress at time of writing, but pre-commencement and pre-occupation conditions will be discharged shortly.		

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

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

Full planning permission has recently been granted, which allowed the housebuilder to purchase the site. The next step will therefore be to discharge the pre-commencement (and where appropriate pre-occupation) planning conditions to allow the development to commence.

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

Up to 2027	2021/22	
	2022/23	
	2023/24	16
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

There are no constraints that will prevent this site from coming forward in a timely manner and in accordance with the projected timescale above.

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*

None.

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: Simon Handy _____

Position: Senior Associate Director _____

Organisation: Strutt & Parker _____

Date: 29/10/2021 _____

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

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?			Application Reference
	Outline	17/03290/OUTMAJ	
	Reserved Matters	No	
	Full	No	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	RM to be submitted Nov 21.		
Does the site have prior approval for change of use to residential?	No. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No		

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

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

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

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

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

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

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

No

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

No

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

No

Completed by: _____ S J

Davies _____

Position:

_____ Director _____

Organisation: _____ T A Fisher & Sons

Ltd _____

Date: 15th October

2021 _____

HSA26
Land East of Layland's Green, Kintbury

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input checked="" type="checkbox"/>	No
Does the site have planning permission?	Outline		
	Reserved Matters		
	Full	<input checked="" type="checkbox"/>	
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.	Completed		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a
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4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*). If the site had a previous permission which has not been implemented please explain why.

Copmpleted

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

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

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

Delays at the beginning of Covid lockdown

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

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

Completed by: _Philip Simmons_____

Position: _Land Manager_____

Organisation: DNH _____

Date: 5/11/21 _____

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

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in the Development Plan?	Yes	x	No
Does the site have planning permission?			Application Reference
	Outline	yes	
	Reserved Matters	Yes (Phase 1 of 28 units) 19/01715/RESMAJ	
	Full	no	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	Phase RM approved for 28 units RM for Phase 2a submitted Phase 3 RM will follow approval of Phase 2		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – pre-commencement conditions discharged		

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

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

Phase 1 commenced autumn 2020 – first plot completions due autumn '21

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

Up to 2025	2020/21	0
	2021/22	10
	2022/23	18
	2023/24	40
	2024/25	42
	2025/26	0
Post 2026	2026 – 2031	0
	2031 -2037	0
	Beyond 2037	0

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

No

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

No

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

No

Completed by: _____ S J
Davies _____

Position: _____ Director _____

Organisation: _____ T A Fisher & Sons
Ltd _____

Date: 15th October
2021 _____

Large and Medium Sites with Planning Permission at March 2021

18/00837/FULEXT
Hungerford Railway Station Car Park

Part 2: Information on site deliverability

1. Site details	
Site address	STATION RD HUNGERFORD.
Site size (ha)	0.7 acre.
Number of residential units proposed	Net additional units 21 30
	Gross (total) units 30
9	Number of Affordable Homes

TBE.

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

6

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

YES.
No
POSSIBLY BUT UNLIKELY
YES.
YES.
No

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

6

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

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

TBC.

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

YES - NO MARKET INTEREST DURING COVID.

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:

ANDREW WILKINSON

Position:

CHAIRMAN

Organisation:

DAVES BROS LTD

Date:

2/4/21

21/01530/FULMAJ
Lambourn Methodist Church

Part 2: Information on site deliverability

1. Site details		
Site address	8 Chapel Lane Lambourn Berkshire RG17 8YA	
Site size (ha)		
Number of residential units proposed	Net additional units	
	Gross (total) units	
	Number of Affordable Homes	9

2. Planning status	
Is the site allocated in the Development Plan?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the site have planning permission?	Application Reference
	Outline
	Reserved Matters
	Full
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.	
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Some have been progressed in 21/01530/FULMAJ

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

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

The redevelopment is currently at RIBA stage 4

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

Up to 2027	2021/22	
	2022/23	9
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Covid has delayed many aspects of the project, which in turn may have a significant affect on fund raising.

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

This is entirely a social housing scheme, funded and run by an almshouses charity. The housing market is completely irrelevant to our project. Once complete the properties will remain in the ownership of the charity. The other 2 sets of almshouses run by the charity have been in its ownership for over 500 years.

Completed by: Peter Penfold

Position: Clerk to the Trustees

Organisation: The Almshouses of John Isbury and Jacob Hardrett

Date: 26 November 2021

15/00319/FULEXT
Sterling Industrial Estate

Part 2: Information on site deliverability

1. Site details		
Site address	Sterling Industrial Estate Kings Road Newbury Berks RG14 5RQ	
Site size (ha)	1.06 ha	
Number of residential units proposed	Net additional units	167
	Gross (total) units	167
	Number of Affordable Homes	0

2. Planning status		
Is the site allocated in the Development Plan?	Yes	No
Does the site have planning permission?	Application Reference	
	Outline	
	Reserved Matters	
	Full	15/00319/FULEXT
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Condition 1 – Discharge 2/8/16 ref 16/02092/COND1 Condition 2 & 10 – Discharged 8/8/18 under ref 18/01612/COND2 Condition 16 & 19 – Discharged 2/8/16 under ref 16/02092/COND1	

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	
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.

Existing buildings have been demolished and extensive decontamination works carried out on site. The main works are underway on site

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

Up to 2027	2021/22	119
	2022/23	48
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Covid 19 has caused delays in procurement and progress

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

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

**12/00772/XOUTMA
19/00278/RESMAJ
Land off Faraday and Kelvin Road**

Part 2: Information on site deliverability

1. Site details		
Site address	Land off Faraday and Kelvin Road	
Site size (ha)	2	
Number of residential units proposed	Net additional units	160
	Gross (total) units	160
	Number of Affordable Homes	48

2. Planning status		
Is the site allocated in the Development Plan?	Yes	No
Does the site have planning permission?	Application Reference	
	Outline	12/00772/XOUTMA
	Reserved Matters	19/00278/RESMAJ
	Full	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	PRE-DEVELOPMENT CONDITIONS FOR PHASE 1 HAVE BEEN DISCHARGED.	

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	YES
Is the site owned by a developer?	UNDER OPTION
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	NO
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	YES
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	NO – OPTION AGREEMENT HAS BEEN EXERCISED

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 WORKS WERE COMPLETED IN MAY 2021.

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

Up to 2027	2021/22	
	2022/23	80
	2023/24	80
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

YES. AGREEING FREEHOLD LAND ARRANGEMENTS WITH THE COUNCIL.

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

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

THIS SITE IS READY TO BE BROUGHT FORWARD SUBJECT TO AGREEING LAND ARRANGEMENTS WITH THE COUNCIL.

Completed by: DUNCAN CROOK

Position: DIRECTOR

Organisation: RESSANCE LIMITED

Date: 11/11/21

18/01827/FULEXT
11 -15 Bartholomew Street

Part 2: Information on site deliverability

1. Site details		
Site address	11-15 Bartholomew Street	
Site size (ha)	0.33	
Number of residential units proposed	Net additional units	60
	Gross (total) units	60
	Number of Affordable Homes	

2. Planning status			
Is the site allocated in the Development Plan?	Yes		No
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full		yes
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All preconditions 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?	no
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

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

Development nearing completion

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

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

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

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: John Montgomery

Position: Planning consultant

Organisation: Tanner & Tilley

Date: 18.10.21.

**16/01942/OUTMAJ
18/00226/RESMAJ
31-34 Bartholomew Street**

Part 2: Information on site deliverability

1. Site details		
Site address	31-34 Bartholomew Street, Newbury	
Site size (ha)	0.2	
Number of residential units proposed	Net additional units	14
	Gross (total) units	14
	Number of Affordable Homes	0

2. Planning status		
Is the site allocated in the Development Plan?	Yes	No
Does the site have planning permission?	Application Reference	
	Outline	16/01942/OUTMAJ
	Reserved Matters	18/00226/RESMAJ
	Full	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	ALL CONDITIONS DISCHARGED	

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	YES
Is the site owned by a developer?	UNDER OPTION
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	NO
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	YES
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	NO – OPTION AGREEMENT HAS BEEN EXERCISED

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.

DEVELOPMENT IS MATERIALLY COMPLETE.

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

Up to 2027	2021/22	14
	2022/23	
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

YES. SITE WAS CLOSED FOR SEVERAL MONTHS AND FINISHING WORKS WERE MASSIVELY SLOWED DUE TO MATERIALS, LABOUR AND UTILITIES DELAYS.

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

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

Completed by: DUNCAN CROOK

Position: DIRECTOR

Organisation: RESSANCE LIMITED

Date: 11/11/21

19/02140/FULMAJ
Westminster House, Bath Road

Part 2: Information on site deliverability

1. Site details		
Site address	Westminster House, Bath Road Padworth	
Site size (ha)		
Number of residential units proposed	Net additional units	13
	Gross (total) units	13
	Number of Affordable Homes	

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		
	Reserved Matters		
	Full	19/02140/FULMAJ	
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	See above	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes Most Conditions Discharged. Awaiting permission from Railtrack to commence		

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

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

Discharging conditions, engaging with RSL, dealing with covenants, dealing with Railtrack. Hope to commence Nov 2021

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

Up to 2027	2021/22	All Units (13 no)
		2022/23
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Yes, taking longer to deal with points in 4 above

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

Currently there are budgetary pressures on build out costs

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

It is a long process, with a long list of conditions to discharge

Completed by:

_____Mark__Barrett_____

Position:

____Chairman_____

Organisation

Gables Homes Ltd

Date:

21-10-2021

18/03061/RESMAJ

14/02480/OUTMAJ

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

Vivian Ko

From: Horsley, Sophie <[REDACTED]>
Sent: 13 January 2022 17:04
To: Vivian Ko
Cc: PlanningPolicy
Subject: RE: *EXTERNAL: Reminder: West Berkshire Council Review - Five Year Housing Land Supply - Newbury Racecourse and Land adjacent to Hilltop West

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

Vivian,

Apologies for the delay in replying, here are our forecasts for the sites below

Site	Anticipated annual build out rates (1 April to 31 March)									Coronavirus impact on development progress (if any)
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027-2032	2032-2038	Beyond 2038	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
Land adjacent to Hilltop West, Oxford Road, Donnington	21	54	54	54	39					

Sophie Horsley BA(Hons) MA MRTPI
Senior Planning Manager

David Wilson Homes Southern
A Trading Name of BDW Trading Limited

Norgate House, Tealgate, Charnham Park, Hungerford, Berkshire, RG17 0YT

Direct dial: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

**14/02480/OUTMAJ
20/00047/RESMAJ
Land adjacent to Hilltop East**

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjacent to Hilltop, Oxford Road, Donnington, Newbury	
Site size (ha)	21.50	
Number of residential units proposed	Net additional units	
	Gross (total) units	179
	Number of Affordable Homes	71

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the site have planning permission?	Application Reference		
	Outline		
	Reserved Matters	20/00047/RESMAJ	
	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.	Approved		
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

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

N/A

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

Development under construction. No occupations on the site to date.

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

Up to 2027	2021/22	10
	2022/23	51
	2023/24	50
	2024/25	50
	2025/26	16
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

Limited supply of materials.

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: Michael Cleveland

Position: Planning Manager

Organisation: TW Oxfordshire

Date: 03/11/2021

18/01111/FULEXT
Regent House, Alexandra House and Land To The Rear at The Moors. 2A, 2B
and Chequers Court

Vivian Ko

From: Gian Bendinelli <[REDACTED]>
Sent: 19 November 2021 10:45
To: PlanningPolicy
Subject: RE: Reminder: West Berkshire Council Review - Five Year Housing Land Supply

Follow Up Flag: Follow up
Flag Status: Completed

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Hello policy team

My response is a lot quicker that I ever receive from lpa's. just look at the pre-app process on the site you are enquiring about

Anyway – mac stone at Thatcham - expected completion of the retirement Living Block Sep 2021. Assisted Living block January 2022

Kind regards,

Gian Bendinelli
Principal Planning Associate

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • Woking • York

Address: Southern House Embankment Way Ringwood BH24 1EU

Mobile: [REDACTED]

**16/02611/OUTMAJ
19/00043/RESMAJ
Crown Yard and 171,181 and 183 Station road**

Part 2: Information on site deliverability

1. Site details		
Site address	183 Station Road, Thatcham (RG19 4QL)	
Site size (ha)		
Number of residential units proposed	Net additional units	
	Gross (total) units	33
	Number of Affordable Homes	33

2. Planning status			
Is the site allocated in the Development Plan?	Yes		No
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		19/00043/RESMAJ
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All Conditions discharged		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes –complete development in Feb 2022
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
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4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*). If the site had a previous permission which has not been implemented please explain why.

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

Up to 2027	2021/22	33
	2022/23	-
	2023/24	-
	2024/25	-
	2025/26	-
	2026/27	-
Post 2027	2027 – 2032	-
	2032 -2038	-
	Beyond 2038	-

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

Covid Lockdowns delayed start on site from Early 2020 to Summer 2020.

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

n/a

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

Completed by: _____ Charlie Stevens _____

Position: _____ Area Development Manager (Berkshire) _____

Organisation: _____ Sovereign Housing Association. _____

Date: _____ 26/11/2012 _____

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

Part 2: Information on site deliverability

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

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

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

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

Under construction

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

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

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

No

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

No

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

No

Completed by: _S Davies_____

Position:
 ____Director_____

Organisation: T A Fisher & Sons

Date: 15th October
2021_____

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

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

Deborah Vince

From: Mountley Group <[REDACTED]>
Sent: 13 October 2021 18:56
To: PlanningPolicy
Subject: Re: West Berkshire Council Review - Five Year Housing Land Supply

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Vivian

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

We should have 109 flats which should be finished in the spring of 2022

18/01904/PACOU
Bayer House, Strawberry Hill

Part 2: Information on site deliverability

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

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

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

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

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

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

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

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

Yes – timing due to resources.

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

No

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

Completed by: ___Natalie Sawbridge___

Position: ___Administrator___

Organisation: ___Empire Property Concepts___

Date: ___15-11-2021___

20/02228/PACOU
Griffins Court, 24 - 32 London Road

Part 2: Information on site deliverability

1. Site details		
Site address	24 – 32 London Rd, RG14 iEA	
Site size (ha)		
Number of residential units proposed	Net additional units	12
	Gross (total) units	12
	Number of Affordable Homes	0

2. Planning status			
Is the site allocated in the Development Plan?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the site have planning permission?			Application Reference
	Outline		
	Reserved Matters		
	Full		
For sites without full permission please indicate what progress has been made on reserved matters or full application and when it is likely to be submitted to the Council.			
Does the site have prior approval for change of use to residential?	Yes. Please provide the planning application reference	Yes	21/00254/COND1
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes - all		

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

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.

It is fully developed

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

Up to 2027	2021/22	12
	2022/23	
	2023/24	
	2024/25	
	2025/26	
	2026/27	
Post 2027	2027 – 2032	
	2032 -2038	
	Beyond 2038	

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

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: Alex
Bingley _____

Position: Director _____

Organisation: Bucklebury Investments
Ltd _____

Date: 25.10.21 _____