

Appendix 2

5 Year Housing Land Supply Site Deliverability Forms

Core Strategy Strategic Site Allocations

Newbury Racecourse Strategic Site Allocation

Part 2: Information on site deliverability

1. Site details		
Site address	Newbury Racecourse	
Site size (ha)		
Number of residential units proposed	Net additional units	
	Gross (total) units	1500

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
	Core		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/03109/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	14/03377/RESMAJ - Eastern 11/01359/RESMAJ - Central 11/00723/RESMAJ - Western	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All 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?	Under development
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)

The Racecourse development in respect to the residential parcels has been under construction for a number of years with the Western and Central housing parcels complete. The final residential phase relates to the eastern portion of the project and is envisaged to be built out in 2022

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5. Anticipated annual build out rates		
Up to 2024	2018/19	June 2019 = 132 plots
	2019/20	June 2020 = 109 plots
	2020/21	June 2021 = 227 plots
	2021/22	June 2022 = 247 plots
	2022/23	Development complete August 2022; 1500 homes overall
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details
<p>Subject to market conditions and wider economic implications</p>

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

No

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

No – with the exception of potentially considering plot type substitutions

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

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ Daniel Pavely _____

Position: _____ Project Director _____

Organisation: _____ David Wilson Homes Southern _____

Date: _____ 06. 11.18 _____

Newbury Racecourse

As 29/06/18

1500 TOTAL HOMES

WESTERN DEVELOPMENT PHASE (SITE C)

TOTAL UNITS

421

	Private	Social	Total
1 Bed Apartments	37	17	54
2 Bed Apartments	139	50	189
2 Bed Masionettes		8	8
2 Bed Houses	4	28	32
3 Bed Houses	71	16	87
4 Bed Houses	35	6	41
5/6 Bed Houses	8	2	10
Total	294	127	421

OVERALL UNITS TO COMPLETE 0

CENTRAL DEVELOPMENT PHASE (SITE B)

TOTAL UNITS

366

	Private	Social	Total
1 Bed Apartments	25	20	45
2 & 3 Bed Apartments	155	90	245
Total	180	110	290

OVERALL UNITS TO COMPLETE 76

EASTERN DEVELOPMENT PHASE (SITE A)

TOTAL UNITS

713

	Private	Social	Total
1 Bed Apartments			0
2 Bed Apartments			0
2 Bed Masionettes			0
2 Bed Houses	1		1
3 Bed Houses	16	5	21
4 Bed Houses	14		14
5/6 Bed Houses			
Total	31	5	36

TO COMPLETE 677

OVERALL UNITS TO COMPLETE 753

OCCUPIED HOMES 747

Housing Site Allocations Development Plan Document Allocations

Stratfield Mortimer Neighbourhood Development Plan Document Allocation

HSA1 Land north of Newbury College, Monks Lane, Newbury

Agent contacted and no response received.

HSA2
Land at Bath Road, Speen

Laila Bassett

From: Vivian Ko
Sent: 28 November 2018 14:56
To: Laila Bassett
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

From: Steven Smallman [mailto:]
Sent: 28 November 2018 13:50
To: Vivian Ko < >
Subject: RE: Call from Vivien at West Berkshire re 5 year housing land supply

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

Dear Vivian –

At Speen we are working very hard to try to find a way of resolving the outstanding Highway Issue. Following discussions with Paul Goddard we have a revised proposal that will very shortly be submitted for his (and the Planning Officer's) consideration.

Regards

Steven Smallman MRTPI, MRICS | **T** | **M**
Director

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From: Vivian Ko < >
Sent: 27 November 2018 16:57
To: Steven Smallman < >
Cc: Laila Bassett < >
Subject: RE: Call from Vivien at West Berkshire re 5 year housing land supply
Importance: High

Hi Steven,

Thanks for your reply.

Sorry to bother as we have some concerns on the following sites when we are preparing the anticipated built out rates after discussion among the Planning Policy Team.

It would be really helpful if you could provide further clarifications on the following sites to the best of your knowledge so that we can make a judgement about whether a site might deliver in the next five years or not:

- [REDACTED]
- [REDACTED]
2. Land at Speen, Newbury – thanks for the site pro-forma you submitted, however after discussion we thought there were highways issues associated with the planning application which you didn't mention in the form, can you confirm if the issue has been resolved?

Sorry that we are having a very tight deadline, your reply by tomorrow is much appreciated.

Many thanks,
Vivian

Vivian Ko
Planning Officer
Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD
[REDACTED] | [REDACTED] | [REDACTED]
www.westberks.gov.uk/planningpolicy

 Please consider the environment before printing this e-mail

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Speen – HSA2	
Site size (ha)		
Number of residential units proposed	Net additional units	104
	Gross (total) units	

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		Pending determination (17/02092/OUTMAJ)
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

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

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

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	20
	2020/21	52
	2021/22	34
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

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

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

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

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Steven Smallman

Position: Director

Organisation: Pro Vision

Date: 19th Nov 2018

HSA3
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	
	Gross (total) units	75

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	X	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		16/01489/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Technical work is underway towards full detailed design and reserved matters.		

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?	Yes- option and planning permission in place.

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)

Technical work is underway towards full detailed design and reserved matters.

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5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	25
	2020/21	25
	2021/22	25
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
Not currently.

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Philip Simmons_____

Position: Land Manager

Organisation: Donnignton New Homes_____

Date: 12th Nov 2018

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

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 23 November 2018 10:56
To: Laila Bassett; PlanningPolicy
Cc: Katherine Miles; Richard Douglas
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Laila – see my responses below in red. These are my assumptions. I’m afraid we don’t have the time to complete your proforma.

Kind regards
Steven

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED] 8
Director

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From: Chloe Renault <[REDACTED]>
Sent: 21 November 2018 10:36
To: Steven Smallman <[REDACTED]>; Katherine Miles <[REDACTED]>
Cc: Richard Douglas <[REDACTED]>
Subject: Call from Vivien at West Berkshire re 5 year housing land supply

Hi,

She has phoned several times regarding the 5 year housing land supply and is after phasing information of possible deliverability within the next 5 years. Apparently an email from West Berkshire has been sent to each of you regarding this. She has given me a list of sites she is requiring information for from each of you which are:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Steven

- Land west of New Rd, Newbury – owned by DWH – assume start on site 2019/20, first completion 6months later and sales rate 1unit per week

She says the deadline was yesterday but she has changed the deadline for these sites to the end of this week.

Kind regards,

Chloe

Chloe Renault BA (Hons) | T [REDACTED]
Admin Assistant

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

Part 2: Information on site deliverability

1. Site details		
Site address	Willows Grange, Land North of Pyle Hill, Greenham Road, Greenham, Newbury, RG14 7TA	
Site size (ha)		
Number of residential units proposed	Net additional units	N/A
	Gross (total) units	71

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference		17/00223/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All Planning Conditions Discharged		

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	N/A
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?	Plots on sale and marketed by developer
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)

Development commenced and housing in construction. No occupations at this stage.

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5. Anticipated annual build out rates		
Up to 2024	2018/19	60 (2019)
	2019/20	11 (2020)
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

External influencing issues including material and labour shortages, BREXIT.

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

N/A

Completed by: Michael Cleveland
Position: Architectural Technician
Organisation: David Wilson Homes Southern
Date: 12th November 2018

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

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the North of Pinchington Lane Greenham	
Site size (ha)		
Number of residential units proposed	Net additional units	157
	Gross (total) units	157

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	17/01096/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. Detailed site investigations ongoing but delayed due to ecological factors. Target 2019 for further submissions	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. As above	
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No. As above	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Ecology conditions discharged to enable detailed site investigations to progress once site 'cleared' of newts etc		

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?	TBC
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)
<p>Extensive ecological clearance work required, which is subject to seasonality, before detailed site investigations can be carried out. This is required to inform the detail design and satisfy various planning conditions.</p> <p>These licenced ecological works are still ongoing and have been delayed by weather conditions – re-commencement of GCN trapping scheduled for Spring 2019.</p>

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	50
	2021/22	50
	2022/23	57
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

None anticipated beyond stated ecological delays and detailed site investigations but economic viability cannot be fully assessed pending this.

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

N/A

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

N/A

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

-

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: James Bull

Position: Director

Organisation: Rivar Ltd

Date: 13.11.18

HSA5
Land at Lower Way, Thatcham

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjoining Fir Tree Cottages, Lower Way, Thatcham (RG19 3RP)	
Site size (ha)		
Number of residential units proposed	Net additional units	97
	Gross (total) units	97

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		An Application was validated on the 22 nd June 2018, planning reference: 18/00964/FULEXT
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		An Application was validated on the 22 nd June 2018, planning reference: 18/00964/FULEXT
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		An Application was validated on the 22 nd June 2018, planning reference: 18/00964/FULEXT
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		An Application was validated on the 22 nd June 2018, planning reference: 18/00964/FULEXT
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	No
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	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)
<p>An Application was validated on the 22nd June 2018, planning reference: 18/00964/FULEXT, we are currently in talks with the Case Officer Mr Simon Till regarding amending objections to the application. We expect these to be completed and given a favorable recommendation for committee before the new year.</p>

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5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	40
	2020/21	40
	2021/22	17
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details
<p>Delays from the Case Officer, the S106 and the Planning Committee date.</p>

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

N/A.

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

N/A.

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

N/A.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

N/A.

Completed by: _____ Charles Jones

Position: _____ Assistant Development Planner and Land Buyer

Organisation: ___Persimmon Homes Thames Valley_____

Date: ___9th November 2018_____

HSA6 Land at Poplar Farm, Cold Ash

Landowner contacted. No response.

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

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 28 November 2018 13:50
To: Vivian Ko
Subject: RE: Call from Vivien at West Berkshire re 5 year housing land supply

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

Dear Vivian – there is very likely to be both an appeal against the refusal of RM consent and a revised RM submission at the Ridge.

[REDACTED]

Regards

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED]
Director

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From: Vivian Ko <[REDACTED]>
Sent: 27 November 2018 16:57
To: Steven Smallman <[REDACTED]>
Cc: Laila Bassett <[REDACTED]>
Subject: RE: Call from Vivien at West Berkshire re 5 year housing land supply
Importance: High

Hi Steven,

Thanks for your reply.

Sorry to bother as we have some concerns on the following sites when we are preparing the anticipated built out rates after discussion among the Planning Policy Team.
It would be really helpful if you could provide further clarifications on the following sites to the best of your knowledge so that we can make a judgement about whether a site might deliver in the next five years or not:

1. St Gabriels, The Ridge, Coldash - whether you intend to go to appeal on the Reserved Matters application that was refused, or if you intend to submit a new reserved matters application?

2. [REDACTED]

Sorry that we are having a very tight deadline, your reply by tomorrow is much appreciated.

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 23 November 2018 10:56
To: Laila Bassett; PlanningPolicy
Cc: Katherine Miles; Richard Douglas
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Laila – see my responses below in red. These are my assumptions. I’m afraid we don’t have the time to complete your proforma.
Kind regards
Steven

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED] 8
Director

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From: Chloe Renault <[REDACTED]>
Sent: 21 November 2018 10:36
To: Steven Smallman <[REDACTED]>; Katherine Miles <[REDACTED]>
Cc: Richard Douglas <[REDACTED]>
Subject: Call from Vivien at West Berkshire re 5 year housing land supply

Hi,

She has phoned several times regarding the 5 year housing land supply and is after phasing information of possible deliverability within the next 5 years. Apparently an email from West Berkshire has been sent to each of you regarding this. She has given me a list of sites she is requiring information for from each of you which are:

Katherine

- St Gabriels, The Ridge, Coldash – Site sold to TA Fisher. A reserved matters application has been submitted and refused. Options are appeal and/or revised RM submission. Either way probably 12/18 months delay. Assume delivery in 2020/21.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

She says the deadline was yesterday but she has changed the deadline for these sites to the end of this week.

Kind regards,

Chloe

Chloe Renault BA (Hons) | T [REDACTED]

Admin Assistant

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HSA8
Land to the east of Sulham Hill, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	The Ridings (Land East of Sulham Hill) Sulham Hill Tilehurst	
Site size (ha)	1.48ha	
Number of residential units proposed	Net additional units	35
	Gross (total) units	35

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes – 16/01034/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes – 17/01807/RESMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	See above	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference	Not relevant	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – All relevant pre-commencement conditions have been discharged.		

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	Yes - Site is under construction
Is the site owned by a developer?	Yes - Site is under construction
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes - Site is under construction
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes - Site is under construction
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	The site has already been purchased from the previous landowner following grant of reserved matters approval.

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

The site is currently under construction with first occupations expected in January 2019. The site will be completed by July/August 2019.

5. Anticipated annual build out rates

Up to 2024	2018/19	18 units
	2019/20	17 units
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

Strong local demand for new homes from existing residents of Tilehurst. A significant proportion of the new units have been sold off plan and following the opening of the Show Home earlier this month, there has been considerable interest in both this site and the Stonehams Farm site which will also be developed by Darcliffe Homes.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Angela Miles

Position: Director

Organisation: Roger Miles Planning Limited

Date: 20th November 2018

**HSA9
Stonehams Farm,
Tilehurst**

Part 2: Information on site deliverability

1. Site details		
Site address	Stonehams Farm, Larm, Long Lane, Tilehurst, Reading, Berkshire RG31 5UG	
Site size (ha)	1.1	
Number of residential units proposed	Net additional units	15
	Gross (total) units	15

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/01947/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved matters to be submitted by Frontier Homes, the new landowner	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Outline planning permission approved on 30 th June 2017	
Does the site has prior approval?	Yes. Please provide the planning application reference	16/01947/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Discharge of conditions is to be undertaken by the new landowner		

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?	Land has been sold by Quintons, Chartered Surveyors, Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX (Shane Prater, Director) on behalf of Mr. Andrew Sears & Family Members
Is there current interest from a developer?	Land has been sold to a residential developer
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No, the freehold of the site has been sold to a residential developer

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

Outline application for 15 dwellings and the creation of a new woodland belt on the northern boundary was granted conditional permission on 30th June 2017, subject to a Section 106 Planning Obligation, since when the site has been marketed by Quintons Chartered Surveyors and sold to a residential developer Frontier Homes.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	15
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
Not to my knowledge

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

No

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

Unknown, the site has been sold to a residential developer who may wish to alter the mix of units

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

The housing market has slowed, being affected by uncertainty, of which Brexit is one issue.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.

This is a small site which can be developed in a year, but is dependent on national economic conditions.

Completed by: Tim North _____

Position: Managing Director _____

Organisation: Tim North & Associates Ltd _____

Date: 15 November 2018 _____

HSA10
Stonehams Farm, Tilehurst

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjacent to Stonehams Farm	
Site size (ha)	3.20ha	
Number of residential units proposed	Net additional units	65
	Gross (total) units	66

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	16/01223/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Pre-app currently being undertaken (Ref: 18/00201/PREAPP). Reserved matters likely to be submitted Jan 2019.	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No – see above.	
Does the site have prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No – not relevant	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – Condition 6 (Archaeology) has been part discharged and Condition 14 (Land Contamination) has been discharged.		

3. Site achievability (please give details)

<p>Is the landowner supportive of the development of the site?</p>	<p>Yes</p>
<p>Is the site owned by a developer?</p>	<p>No – there is an option on the site. Darcliffe Homes will purchase the site following grant of reserved matters and develop the site.</p>
<p>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</p>	<p>Darcliffe Homes will develop the site.</p>
<p>Is the site currently for sale or being marketed by a land agent?</p>	<p>No.</p>
<p>Is there current interest from a developer?</p>	<p>There is an agreement in place for Darcliffe Homes to develop the site.</p>
<p>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</p>	<p>Yes</p>

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)

A reserved matters scheme has been drafted and has been subject to public consultation (public exhibition held in September 2018) and meetings held with the Parish Council and local Councillors.

A request for pre-app advice was submitted to West Berkshire Council in September 2018. We are still awaiting any response.

It is anticipated that the reserved matters will be submitted early in the New Year subject to a positive response on the pre-app.

It is anticipated that work will start on site following completion of The Ridings (Land East of Sulham Hill) in the summer/autumn of 2019 subject to grant of the reserved matters submission and discharge of pre-commencement conditions.

5. Anticipated annual build out rates		
Up to 2024	2018/19	0
	2019/20	50 units
	2020/21	16 units
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

Timing of the development is subject to approval of reserved matters. Project is currently being delayed by slow response to pre-app request from West Berkshire.

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Angela Miles
Position: Director
Organisation: Roger Miles Planning Limited
Date: 20th November 2018

HSA11
72 Purley Rise, Purley on Thames

Part 2: Information on site deliverability

1. Site details		
Site address	72 Purley Rise, Purley	
Site size (ha)	1ha	
Number of residential units proposed	Net additional units	29-35
	Gross (total) units	29-35

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	no	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Planning permission resolved to be granted on 6 November 2018-18/00878/outmaj-	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Awaiting issue of outline approval-see above	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	As above	
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a	
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, but very soon I expect
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)

Planning permission not yet granted.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

<p>Agreement over site access</p>

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

no

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

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

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: ___H Venners_____

Position: _____

Organisation: _____

Date: 9 Nov 2018_____

Laila Bassett

From: Jay Singh
Sent: 28 November 2018 12:19
To: Vivian Ko
Cc: Laila Bassett
Subject: RE: 5 Year Housing Land Supply

Hi Vivian

In respect of 72 Purley Rise (resolved to grant by planning committee), realistically we expect the s106 to be signed and the formal planning permission to be issued within the next 3 months.

Thanks

Jay

From: Vivian Ko
Sent: 23 November 2018 14:47
To: Jay Singh <[REDACTED]>
Cc: Laila Bassett <[REDACTED]>
Subject: 5 Year Housing Land Supply

Hi Jay,

We are currently updating the 5 Year Housing Land Supply as to make sure that the projected housing will be delivered within the five year period by gathering deliverability information from agents and developers.

We've contacted agents and developers, and in some cases they have not either responded to us, or they have indicated that the delivery will depend upon the outcome of the determination of a planning application. It would be really helpful if you could provide any updates /further clarifications on the following site to the best of your knowledge so that we can make a judgement about whether a site might deliver in the next five years or not:

72 Purley Rise, Purley on Thames – could you confirm when S106 will be completed?

Sorry that we have a very tight deadline, it would be much appreciated if you could get back to us by next Monday.

Many thanks,
Vivian

Vivian Ko
Planning Officer
Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD
[REDACTED] | [REDACTED] | [REDACTED]
www.westberks.gov.uk/planningpolicy

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HSA12
Land adjacent Junction 12 of M4, Bath Road, Calcot

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjacent to Junction 12 of the M4 (East), Calcot (Site Allocation HSA12)	
Site size (ha)	Approximately 13.7 ha	
Number of residential units proposed	Net additional units	Approx. 200
	Gross (total) units	Approx. 200

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		NO
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		A planning application is being prepared. Highways England have confirmed that they do not require the site as a temporary site compound for the M4 Smart Motorway Scheme. The relevant Notice has been served to my client and a Deed of Undertaking is being issued by the HE to provide the necessary clarification to all parties moving forward. A planning application will be submitted shortly.
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

3. Site achievability (please give details)

<p>Is the landowner supportive of the development of the site?</p>	<p>YES</p>
<p>Is the site owned by a developer?</p>	<p>NO</p>
<p>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</p>	<p>NO</p>
<p>Is the site currently for sale or being marketed by a land agent?</p>	<p>NO</p>
<p>Is there current interest from a developer?</p>	<p>YES</p>
<p>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</p>	<p>Yes, a contract has been signed which is subject to planning permission being obtained.</p>

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)

See above. The HE has confirmed that they do not require the site as a temporary compound. The relevant legal undertakings have been drafted and will be served shortly to my client.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	Start build out - 50
	2021/22	50
	2022/23	50
	2023/24	50
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

See above. There are no issues on the site which cannot be overcome through standard mitigation.

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

NO

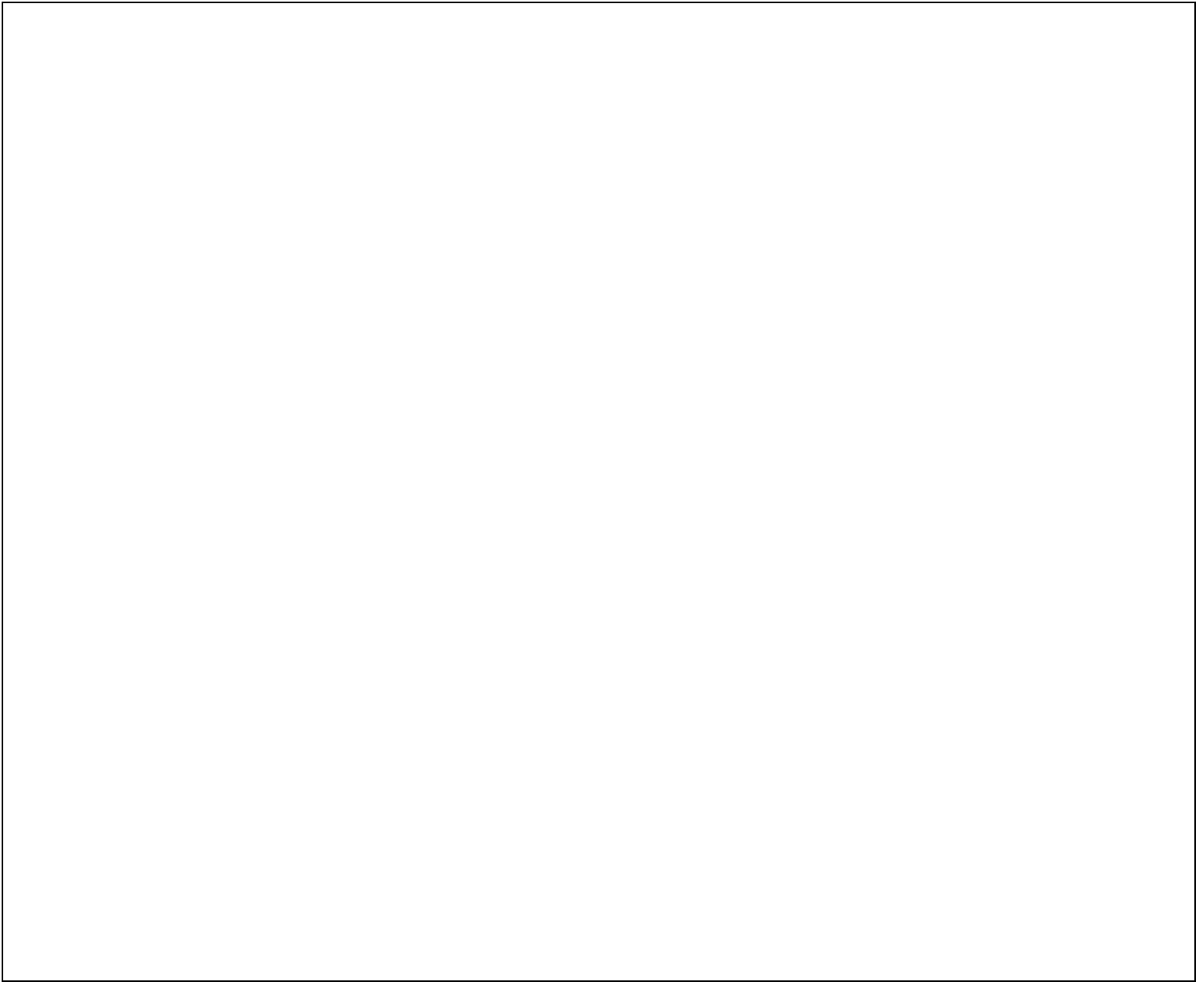
8. Are you actively considering alternative types of development for the site? *Please give details*

NOT AT THIS STAGE

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

The site has an allocation for 150-200 dwellings (HSA12) and a planning application will be submitted shortly. Construction will commence as soon as planning permission is granted (and pre commencement Conditions discharged).

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.



Completed by: _____ Catherine Mason _____

Position: _____ Associate Director _____

Organisation: _____ Savills _____

Date: _____ 15/11/208 _____

HSA13
Land adjacent to Bath Road and Dorking Way, Calcot

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adj Bath Road and Dorking Way (Site Allocation HSA13)	
Site size (ha)	0.62	
Number of residential units proposed	Net additional units	28
	Gross (total) units	28

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		Application submitted (Ref 17/02904/OUTMAJ) and refused. Appeal submitted to PINS, start letter awaited.
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	YES
Is the site owned by a developer?	NO
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	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?	Yes, a developer is lined up within a conditional contract to purchase the site with planning.

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)

An application for full planning permission of a restaurant / pub and outline planning permission for 28 dwellings was submitted by W. Cumber & Son (Theale) Ltd. and Marstons Plc. The LPA has refused permission.

An appeal has been submitted to PINS and is valid. A start letter is awaited.

The site is required by Highways England as a temporary site compound for the M4 Smart Motorway scheme. We understand the land will be returned to the owner by 2023. Assuming planning permission is granted in the meantime work will start after that date.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	Start build out.
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>Requirement for planning permission and Highways England occupation of the site.</p>

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

NO

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

Yes, use of part of the site for restaurant / pub as per the planning application.

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

If planning permission is granted it will be for 28 dwellings with more than 40% affordable housing and a valuable community asset in the form of a family restaurant / pub which will be operated by a proven operator (Marstons).

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Joe Haines

Position: ___Associate_____

Organisation: ___Savills_____

Date: ___15/11/2018_____

HSA14
Land between the A340 and The Green, Theale

Part 2: Information on site deliverability

1. Site details		
Site address	Land between the A340 and The Green, Theale	
Site size (ha)	6.77	
Number of residential units proposed	Net additional units	110
	Gross (total) units	110

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes – Policy HSA14	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No. An outline planning application is expected to be submitted in early 2019
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A		

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

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

An outline planning application is expected to be submitted in early 2019. Subject to outline and reserved matters approval, it is anticipated that development could commence in 2022.

5. Anticipated annual build out rates

Up to 2024	2018/19	
	2019/20	
	2020/21	
	2021/22	25
	2022/23	50
	2023/24	35
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

N/A

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

N/A

Completed by: Jonathan Sebbage _____

Position: Associate Planner _____

Organisation: Savills _____

Date: 20/11/2018 _____

HSA15
Land adjoining Pondhouse Farm, Burghfield Common

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes – Policy HSA15	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No. An outline planning application was submitted on 24 th August 2018 and is due to be determined by 17 th December 2018 (18/02485/OUTMAJ)
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		No
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A		

3. Site achievability (please give details)

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

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

An outline planning application was submitted on 24th August 2018 and is due to be determined by 17th December 2018 (18/02485/OUTMAJ). Subject to outline and reserved matters approval, it is anticipated that development could commence in 2021.

5. Anticipated annual build out rates

Up to 2024	2018/19	
	2019/20	
	2020/21	25
	2021/22	50
	2022/23	25
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

N/A

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

N/A

Completed by: Jonathan Sebbage_____

Position: Associate Planner_____

Organisation: Savills_____

Date: 20/11/2018_____

HSA16
Land to the rear of The Hollies, Burghfield Common

Laila Bassett

From: Steve Smith <[REDACTED]>
Sent: 08 November 2018 16:15
To: Laila Bassett
Subject: Land at Reading Road Burghfield Common - West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Laila

Further to my email below I gather our landowner clients' planning consultant has already replied on this....do let me know if you need anymore information?

In short the site is available readily for development.

With regards.

Steven Smith

From: Steve Smith
Sent: 07 November 2018 11:43
To: Laila Bassett
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Thank you Laila

I confirm I act for the relevant landowners who are keen to see this land come forward for development.

I am taking their instructions on your form and will revert as soon as possible.

With regards.

Steven Smith

Laila Bassett

From: John Cornwell <[REDACTED]>
Sent: 07 November 2018 13:06
To: Laila Bassett
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Laila,

Thanks for that. I act for the Phase 2 landowners on the adopted housing allocation rear of The Hollies. Reading Road, Burghfield Common,

To update you the Phase 1 landowners Crest do not want to purchase Phase 2 and are desperately trying to sell Phase 1. They were in advanced negotiations with Bewlay homes but that appears to have gone cool. There are others interested but the whole thing is up in the air until the ownerships clarify. Phase 2 is very contingent on Phase 1 commencing implementation so until we know what is happening with Phase 1 it is difficult to advise when the allocation will come forward. However, I would be very surprised if it is not built out within the next two to three years.

I hope that helps and I will keep you updated as and when anything material happens.

Kind regards,

John W Cornwell FRTPI

Sent from [Mail](#) for Windows 10

HSA17
Land to the north of the A4, Woolhampton

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the north of the A4, Woolhampton	
Site size (ha)		
Number of residential units proposed	Net additional units	35
	Gross (total) units	35

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	y	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		Yes
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		Yes 18/00997/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Several discharged and remainder to be submitted in next few months		

3. Site achievability (please give details)

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

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)

Proceeding with technical work, which is considerable on this complicated site.
Waiting for confirmation that the cycle lane on the A4 is not necessary.
Site is sloped and infrastructure is thus highly complicated.

Start anticipated summer 2019

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5. Anticipated annual build out rates		
Up to 2024	2018/19	0
	2019/20	5
	2020/21	15
	2021/22	15
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details
<p>No, just the complexity of the site itself as referred to in 4 above.</p>

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ Guy West _____

Position: _____ MD

Organisation: _____ Westbuild Homes

Date: _____ 06/11/18

HSA18
Land east of Salisbury Road, Hungerford

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Part 2: Information on site deliverability

1. Site details		
Site address	Land east of Salisbury Road, Hungerford.	
Site size (ha)	3.9	
Number of residential units proposed	Net additional units	100
	Gross (total) units	100

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		16/03061/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		A reserved matter application is likely to be made in 2019
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		See comments above on a reserved matters application.
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
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 – but is under option to Cala
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?	Yes. We have an Option but planning permission is now granted allowing the option to be 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)

An Outline Planning Permission for 100 dwellings has been granted under application 16/03061/OUTMAJ,

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	0
	2019/20	10
	2020/21	40
	2021/22	40
	2022/23	10
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? Please give details
<p>No</p>

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Paul McCann

Position: Strategic Land Director

Organisation: CALA Group Limited

Date: 19th November 2018

HSA19
Land adjoining Lynch Lane, Lambourn

Vivian Ko

From: Huw Francis <[REDACTED]>
Sent: 26 November 2018 11:53
To: Vivian Ko
Cc: Bec; Ben Francis
Subject: HSA19-Land adjoining Lynch Lane Lambourn(LAM 005)

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

Hi Vivian

Please disregard my earlier email; i got my mobile number wrong!!!

In response to your Site Deliverability Form please note:

1. My name is David Huw Francis of Hygrove Homes Ltd.

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

Tel. [REDACTED].

[REDACTED].

Email - [REDACTED]

I am a private planning consultant/landowner/developer.

2. The owner of the land is [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

I am the sole Director of the Company.

Each Shareholder supports development.

3. The land is at Lynch Lane Lambourn; it consists of 5.7 (ha) and has been allocated 60 units in West Berks Council's Housing Site Allocation DPD.

It is proposed to apply for in excess of 100 units.

4. The site is allocated under the heading HSA19.

The site does not have an outline or full planning consent.

The site does not have prior approval.

5. The landowner is supportive of development on the site.

The site is owned by a Company owned by the Developer.

The site will be developed by the owner of the site.

There is significant interest from third party developers.

6. The owner is currently engaged in discussions with Lambourn Parish Council regarding the future development of the site.

All statutory authorities are being contacted regarding the site.

Architects and Engineers have been instructed and working drawings have been prepared.

Archaeological, Ground, Traffic and Ecological studies have been commissioned. Leading Silk has been instructed to explore the possibility of achieving a higher density on site. It is hoped that an application for planning permission will be submitted in early 2019.

7. Anticipate annual build rate would be 30 - 40 units commencing 2019.

8. The only issue which may influence deliverability of the site is the current very low allocation for the site which would affect the economic viability of the site if not increased.

If there is any further information i can help you with please do not hesitate to contact me.

Regards

Huw.

Has the landowner (or each owner) indicated support for development of the land?	
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Part 2: Information on site deliverability

1. Site details		
Site address	Lynch Lane Lambourn	
Site size (ha)	5.7	
Number of residential units proposed	Net additional units	It has been allocated 60 units in West Berks Council's Housing Site Allocation DPD. It is proposed to apply for in excess of 100 units.
	Gross (total) units	

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Y	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N	
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N	
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?	The site is owned by a Company owned by the Developer
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	The site will be developed by the owner of the site
Is the site currently for sale or being marketed by a land agent?	
Is there current interest from a developer?	There is significant interest from third party developers
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)

The owner is currently engaged in discussions with Lambourn Parish Council regarding the future development of the site.
 All statutory authorities are being contacted regarding the site.
 Architects and Engineers have been instructed and working drawings have been prepared.
 Archaeological, Ground, Traffic and Ecological studies have been commissioned.
 Leading Silk has been instructed to explore the possibility of achieving a higher density on site.
 It is hoped that an application for planning permission will be submitted in early 2019.

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5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	30
	2020/21	30
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

The only issue which may influence deliverability of the site is the current very low allocation for the site which would affect the economic viability of the site if not increased.

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

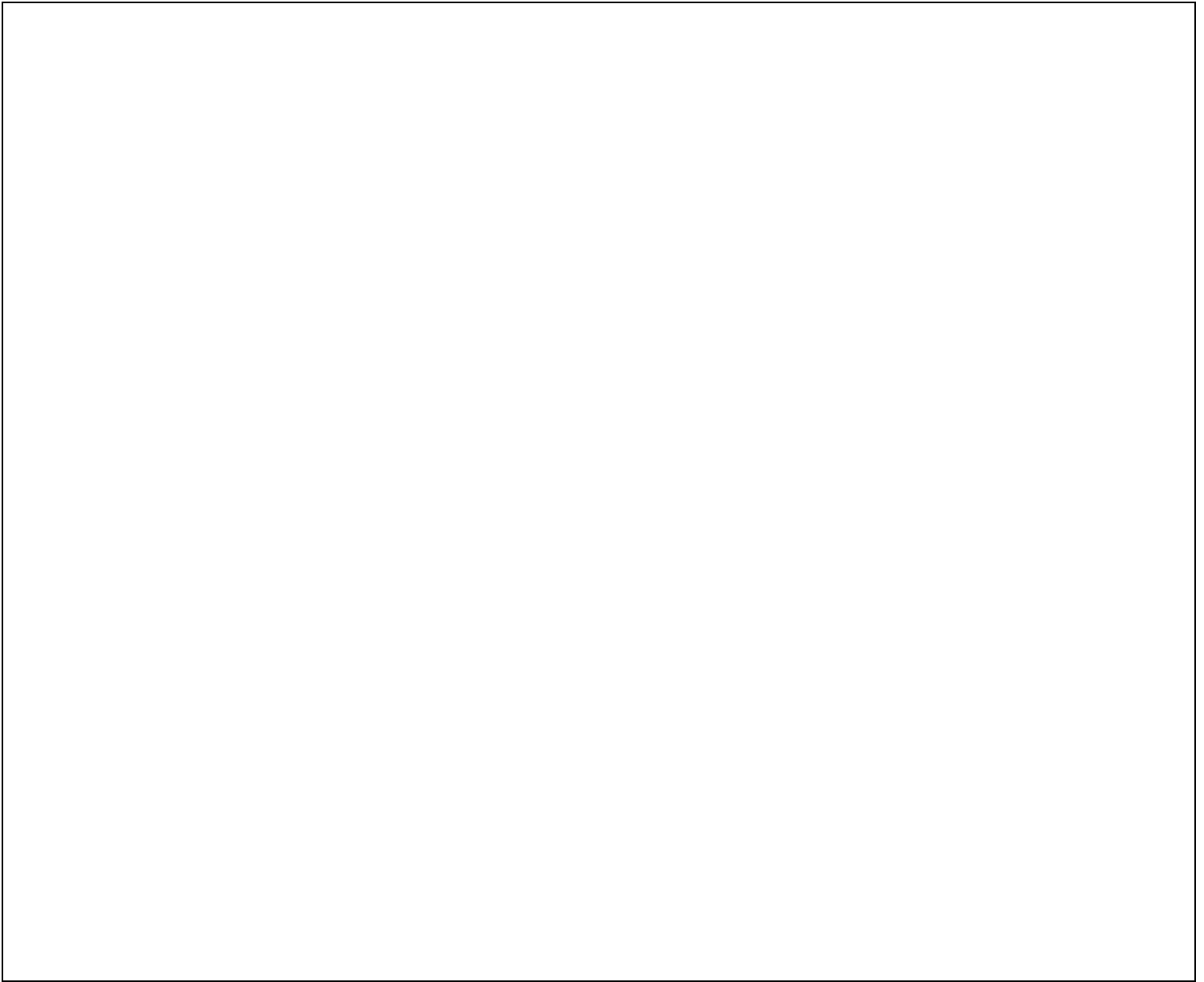
8. Are you actively considering alternative types of development for the site? *Please give details*

9. Do you have any additional comments to make regarding the planning application / site or the current

housing market? Please give details

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.



Completed by: David Huw Francis
Position: Chief Executive
Organisation: Hygrove Homes Ltd
Date: 26 Nov 2018

HSA20
Land at Newbury Road, Lambourn

Laila Bassett

From: Richard Potter <[REDACTED]>
Sent: 06 November 2018 15:01
To: Vivian Ko
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Vivian and thank you for your email.

I have forwarded it to our clients for their response as we are no longer engaged in connection with the project.

Kind regards

Richard Potter RIBA
Director

RPA architects

E: [REDACTED] • T: [REDACTED] • M: [REDACTED] • W: www.rpaarchitects.co.uk

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From: Vivian Ko [mailto:[REDACTED]]
Sent: 06 November 2018 12:20
To: Richard Potter <richard.potter@rpaarchitects.co.uk>
Subject: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Richard,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at Land at Newbury Road (Housing Site Allocation DPD ref: HSA20).

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver. We do not have contact details for the landowner, but as the agent I hope you might be able to assist or forward on the query to the landowner.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

■■■■■■■■■■ | ■■■■■■■■■■ | ■■■■■■■■■■
www.westberks.gov.uk/planningpolicy



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HSA21
Land north of Pangbourne Hill, Pangbourne

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

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	<input checked="" type="checkbox"/>	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		15/03320/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		17/01540/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes. All conditions attached to both the Outline and Reserved Matters consents 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?	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)

The current planning consents have been implemented and the site is currently under construction.

5. Anticipated annual build out rates		
Up to 2024	2018/19	20
	2019/20	10
	2020/21	5
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

A current application to replan the eastern section of the site is currently with West Berks Council to determine under 18/02466/FULEXT. This will increase the number of dwellings on the site from 35 to 40.

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

N/A

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

A current application to replan the eastern section of the site is currently with West Berks Council to determine under 18/02466/FULEXT. This will increase the number of dwellings on the site from 35 to 40.

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

N/A

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: ___Richard Barter_____

Position: ___Senior Planning Manager_____

Organisation: ___Millgate_____

Date: ___6th November 2018_____

HSA22
Land off Stretton Close, Bradfield Southend

Part 2: Information on site deliverability

1. Site details		
Site address	Land off Stretton Close, Bradfield Southend	
Site size (ha)	0.6	
Number of residential units proposed	Net additional units	11
	Gross (total) units	11

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	y	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		Outline submitted but refused. Appeal lodged and pending – decision due spring 2019
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		-
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		-
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
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?	y
Is the site owned by a developer?	N
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Y
Is the site currently for sale or being marketed by a land agent?	N
Is there current interest from a developer?	Us
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)

Appealing on a refusal at committee, when Officer considered scheme should be approved (after 4 months of pre-app too).

5. Anticipated annual build out rates

Up to 2024	2018/19	0
	2019/20	5
	2020/21	6
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ Guy West _____

Position: _____ MD _____

Organisation: _____ Westbuild Homes _____

Date: _____ 06/11/18 _____

HSA23
Pirbright Institute Site, Compton

Part 2: Information on site deliverability

1. Site details		
Site address	Former Pirbright site, High Street, Compton, Berkshire	
Site size (ha)	15.78	
Number of residential units proposed	Net additional units	Tbc through the planning process
	Gross (total) units	Tbc through the planning process

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	No	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Working towards submission June 2019	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	No	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	It is likely that reserve matters submission will be 2020 and will be made by the development partner to be appointed for the site.	
Does the site have full planning permission?	Yes. Please provide the planning application reference	No	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	As above	
Does the site has prior approval?	Yes. Please provide the planning application reference	No	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A		

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	No
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	No
Is the site currently for sale or being marketed by a land agent?	No
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)

Challenging site with a number of existing ground conditions to address. Detailed intrusive ground investigations have been commissioned and will take place late 2018 and early 2019. Once these have been completed and reclamation strategy agreed, the outline planning application will be worked up including consultation. Aiming towards planning submission summer 2019. A number of surveys/studies including ecological to support the planning application and EIA have been completed. Series of pre-app meetings held with WBDC.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	
	2021/22	70
	2022/23	70 (final scheme numbers to tbc as part of planning process)
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>Abnormal costs/programme associated with addressing existing ground conditions. Abnormal costs/programme associated with demolition. Site allocation for 140 dwellings impacts ability to offset abnormal costs associated with the above. Level of non-residential requirement on site will impact on viability.</p>

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

No

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

No

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

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Jonathan Turner

Position: Senior Development Manager

Organisation: Homes England

Date: 13/11/18

HSA24

Land off Charlotte Close, Hermitage

Agent contacted and no response received

HSA25
Land to the south of the Old Farmhouse, Hermitage

Part 2: Information on site deliverability

1. Site details		
Site address	The Old Farmhouse, Newbury Rd, Hermitage	
Site size (ha)	1.38ha	
Number of residential units proposed	Net additional units	21
	Gross (total) units	21

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	<u>Yes</u>		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	17/03290/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved matters application likely to be submitted – Spring 2019	
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See above	
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>			

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	YES
Is the site owned by a developer?	NO
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	YES
Is the site currently for sale or being marketed by a land agent?	NO
Is there current interest from a developer?	YES, us.
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)

The site has been marketed by a local agent who has tabled bids to the owners. A sale is imminent.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	0
	2019/20	3
	2020/21	18
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No issues with achievability, economic viability or timing of the development.

Start on site is delayed by 6 months due to an onerous pre-commencement condition requiring a landscape buffer to be planted 6 months prior to any development.

No development to start until translocation of newts and reptiles.

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

NO

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

NO

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

NO

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _Rory Baxter_____

Position: ___Land Manager___

Organisation: ___TA FISHER_____

Date: ___21/11/2018_____

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

Part 1: Contact and ownership details

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

1. Your details				
Name	[REDACTED]			
Organisation (if relevant)	[REDACTED]			
Representing (if applicable)				
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. (Please continue on a separate sheet if necessary)				
Has the landowner (or each owner) indicated support for development of the land?	N/A.			

Part 2: Information on site deliverability

1. Site details	
Site address	Land east of Laylands Green, Kintbury
Site size (ha)	0.82

Number of residential units proposed	Net additional units	
	Gross (total) units	18

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	X	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/A	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/A	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes- 18/01664/FULEXT	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference	N/A	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	18/02412/COND1 – Application Pending for discharge of all pre-start planning conditions.		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes

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

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

Site strip under ecological supervision and installation of ecology fencing complete.

5. Anticipated annual build out rates

Up to 2024	2018/19	
	2019/20	18

	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

Not currently.

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

No

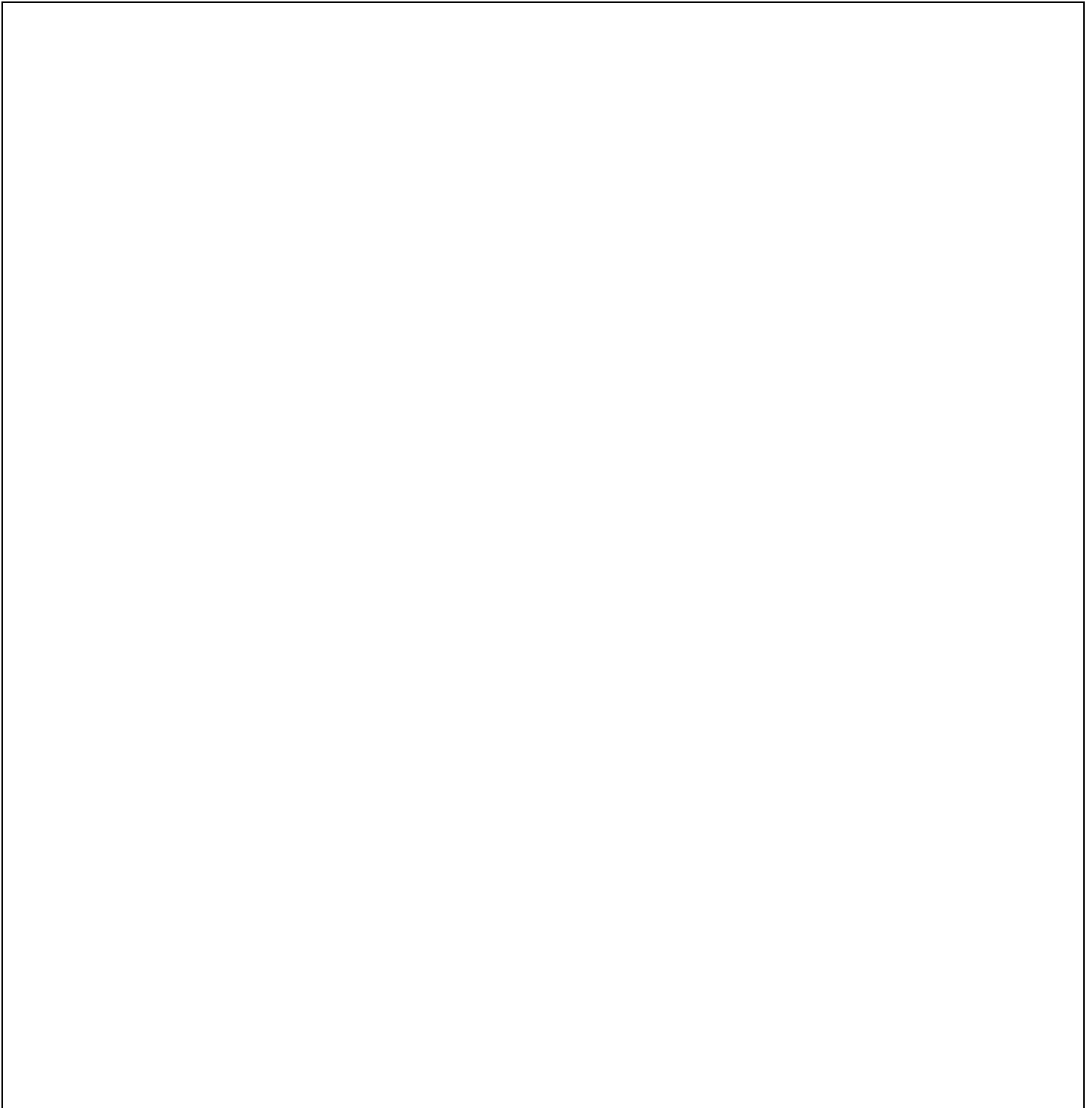
8. Are you actively considering alternative types of development for the site? *Please give details*

No

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

No

**10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.**



Completed by: Philip Simmons_____

Position: Land Manager

Organisation: Donnignton New Homes_____

Date: 12th Nov 2018

Stratfield Mortimer Neighbourhood Plan Allocation

Land to the south of St. John's School, The Street, Mortimer

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 23 November 2018 10:56
To: Laila Bassett; PlanningPolicy
Cc: Katherine Miles; Richard Douglas
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Laila – see my responses below in red. These are my assumptions. I’m afraid we don’t have the time to complete your proforma.

Kind regards
Steven

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED] 8
Director

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From: Chloe Renault <[REDACTED]>
Sent: 21 November 2018 10:36
To: Steven Smallman <[REDACTED]>; Katherine Miles <[REDACTED]>
Cc: Richard Douglas <[REDACTED]>
Subject: Call from Vivien at West Berkshire re 5 year housing land supply

Hi,

She has phoned several times regarding the 5 year housing land supply and is after phasing information of possible deliverability within the next 5 years. Apparently an email from West Berkshire has been sent to each of you regarding this. She has given me a list of sites she is requiring information for from each of you which are:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- St Johns School, Mortimer – Site under option to TA Fisher – RM submission under preparation. Expect first completion 2021/22 and sales rate 50 units pa
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

She says the deadline was yesterday but she has changed the deadline for these sites to the end of this week.

Kind regards,

Chloe

Chloe Renault BA (Hons) | T [REDACTED]

Admin Assistant

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Large and Medium Sites with Planning Permission at March 2018

14/00926/RESMAJ
11/01159/XOUTMA

Greens Yard, High Street, Compton

Part 1: Contact and ownership details

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

1. Your details				
Name	[REDACTED]			
Organisation <i>(if relevant)</i>	Persimmon Homes / Charles Church			
Representing <i>(if applicable)</i>	N/A			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. <i>(Please continue on a separate sheet if necessary)</i>	The development of the site is complete and has been sold to private home owners			
Has the landowner (or each owner) indicated support for development of the land?	N/A			

Part 2: Information on site deliverability

1. Site details			
Site address	Green Yards, High Street, Compton		
Site size (ha)	Unknown		
Number of residential units proposed	Net additional units	/	
	Gross (total) units	23 units	

2. Planning status				
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	25 dwellings - 11/01159/XOUTMA		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	25 dwellings - 14/00926/RESMAJ		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have full planning permission?	Yes. Please provide the planning application reference	2 dwellings – replacement development of Manor Barn (approved to be converted to provide 2 units as part of the above consents) 17/02861/FULD & 17/02860/LBC		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site has prior approval?	Yes. Please provide the planning application reference			
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Conditions all discharged for the Outline & RM consents Persimmon Homes are not building out the approved replacement development of Manor Barn so have not progressed with the discharge of conditions			

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	N/A
Is the site owned by a developer?	N/A
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?	Site of Manor Barn is in the process of being sold
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)

Development of 23 units by Charles Church is complete on site

Final 2 units (Manor Barn site) were originally to be constructed by Charles Church through the conversion of Manor Barn. Planning permission has been obtained to provide 2 replacement new build units on the Manor Barn site. This land is being sold and will not be developed by Persimmon Homes/ Charles Church.

5. Anticipated annual build out rates

Up to 2024	2018/19	N/A
	2019/20	N/A
	2020/21	N/A
	2021/22	N/A
	2022/23	N/A
	2023/24	N/A
Post 2024	2024/25 – 2028/29	N/A
	2029/30 – 2033/34	N/A
	Beyond 2036	N/A

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

N/A – development by Charles Church is complete

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

None

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

N/A

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

N/A

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

N/A

Completed by: Emma Runesson

Position: Development Planner

Organisation: Persimmon Homes/ Charles Church

Date: 8/11/18

09/00744/FULD
Manor House, Church Street, Hampstead Norreys

Landowner contacted. No response received.

16/01759/FULEXT

Land at junction of Mill Lane and Bath Road, Calcot

Part 2: Information on site deliverability

1. Site details		
Site address	Mill Lane and Bath Road, Calcot	
Site size (ha)		
Number of residential units proposed	Net additional units	
	Gross (total) units	45

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		16/01759/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All discharged apart from one		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	We are the developer and Landowner
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?	We owned the Land
Is there current interest from a developer?	We owned the Land
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)

Site is complete

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	Site was completed July 2018
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

N/A site is complete

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

Site is complete

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

Site is complete

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ Chris Weir _____

Position: _____ Technical Manager _____

Organisation: _____ Bellway Homes (Thames Valley) Ltd _____

Date: _____ 21/11/2018 _____

16/02330/FULEXT
Beansheaf Farm, Bourne Close, Calcot

Developer contacted. No response received.

11/01910/FULMAJ
Three Swans Hotel, High Street, Hungerford

Developer contacted. No response received.

07/01687/FULEXT

J & P Motors, Newtown Road, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	FORMER J&P MOTORS SITE, NEWTOWN ROAD, NEWBURY RG14 7EX	
Site size (ha)		
Number of residential units proposed	Net additional units	37
	Gross (total) units	37

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	YES-07/01687/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site has prior approval?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	YES	

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	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)

SITE WELL UNDER CONSTRUCTION AND WILL BE MARKETTED IN SPRING 2019

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	37
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

NOT IN THIS CURRENT ECONOMIC CLIMATE

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

NOT AT THE MOMENT

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

NO

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

NO

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ADRIAN
DOYLE_____

Position: _____OWNER_____

Organisation: _____PALADY DEVELOPEMNTS(NEWTOWN ROAD)LTD_____

Date: _____07/11/18_____

15/00319/FULEXT

Sterling Industrial Estate, Newbury

the land?	
-----------	--

Part 2: Information on site deliverability

1. Site details		
Site address	Sterling Industrial Estate, King's Road, Newbury, Berkshire RG14 5RQ	
Site size (ha)		
Number of residential units proposed	Net additional units	
	Gross (total) units	167

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	15/00319/FULEXT	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
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)

The original buildings have been demolished and the site cleared. The site is now in the process of undergoing decontamination works required.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	119
	2020/21	48
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

Already dealt with

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

No.

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

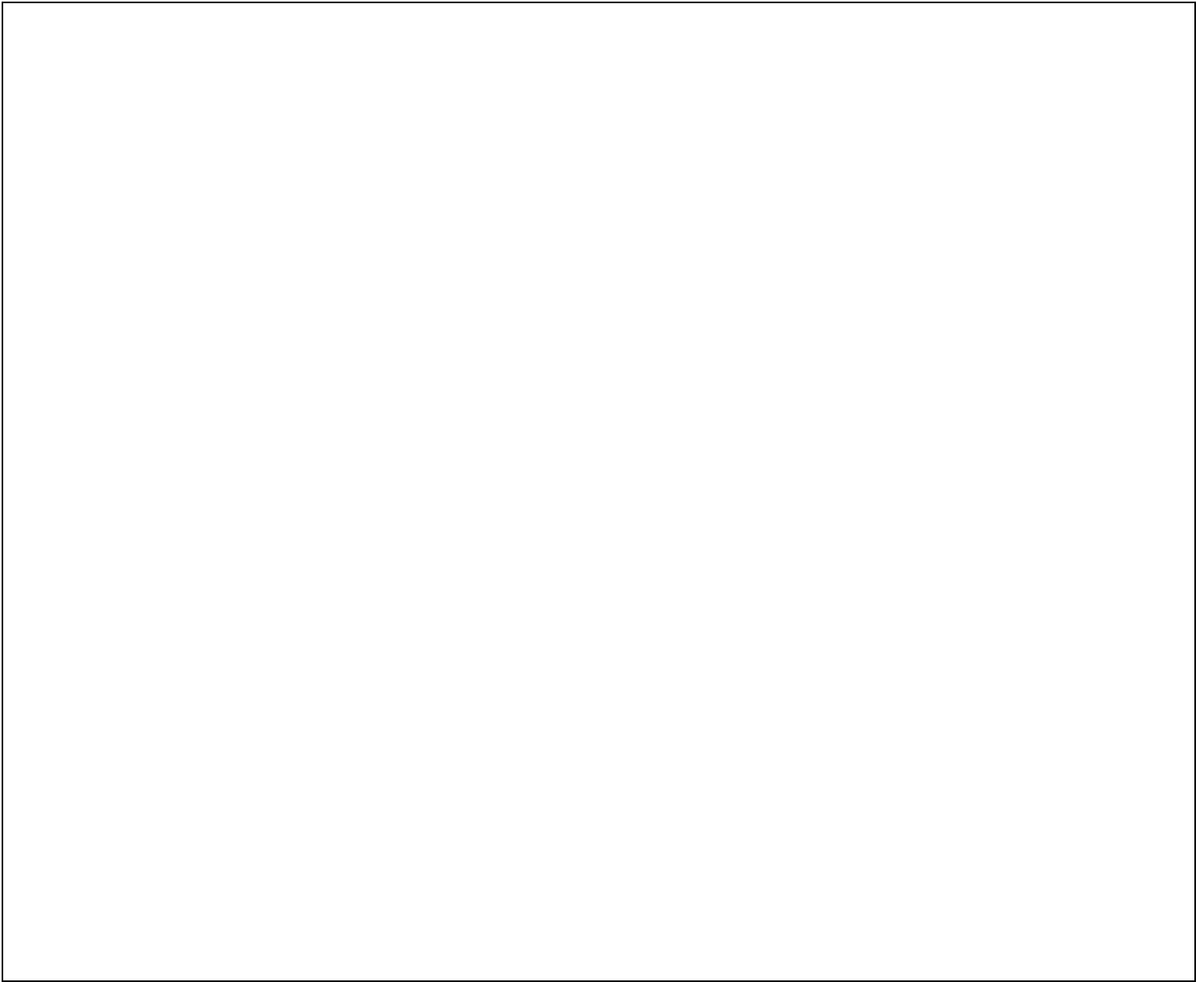
No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.



Completed by: Peter Stone_____

Position: Principal_____

Organisation: PSP Consultants_____

Date: 21.11.18_____

17/01999/RESMAJ
14/00146/OUTMAJ

Land to rear of 1-15 The Broadway, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land To The Rear Of 1 - 15 The Broadway Newbury Berkshire	
Site size (ha)	To be Confirmed	
Number of residential units proposed	Net additional units	72
	Gross (total) units	72

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No <input checked="" type="checkbox"/>
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/00146/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	X	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	17/01999/RESMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	X	
Does the site have full planning permission?	Yes. Please provide the planning application reference	X	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	X	
Does the site has prior approval?	Yes. Please provide the planning application reference	Part of the wider site under reference 18/01904/PACOU	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes Application to discharge Condition 6 - Contamination, Condition 11 - Access Details and Condition 13 - Waste Storage, awaiting decision.		

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 – Kiesel Properties
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, the site has been on the market for recently. No sale has been completed to date
Is there current interest from a developer?	Yes - Multiple
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)

No progress – Waiting on the discharge of necessary pre-commencement conditions

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	72 * This excludes the wider Bayer House application 18/01904/PACOU of 191 residential apartments
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

No

Completed by: Peter Davis

Position: Assistant Planner

Organisation: Turley

Date: 23/11/2018

15/00170/FULEXT
11-17 and land to the side of Mill Lane, Newbury

Development complete and occupied May 2018.

12/00772/XOUTMA

Land off Faraday Road and Kelvin Road, Newbury

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 23 November 2018 10:56
To: Laila Bassett; PlanningPolicy
Cc: Katherine Miles; Richard Douglas
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Laila – see my responses below in red. These are my assumptions. I’m afraid we don’t have the time to complete your proforma.

Kind regards
Steven

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED]
Director

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PLANNING | ARCHITECTURE | URBAN DESIGN

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From: Chloe Renault <[REDACTED]>
Sent: 21 November 2018 10:36
To: Steven Smallman <[REDACTED]>; Katherine Miles <[REDACTED]>
Cc: Richard Douglas <[REDACTED]>
Subject: Call from Vivien at West Berkshire re 5 year housing land supply

Hi,

She has phoned several times regarding the 5 year housing land supply and is after phasing information of possible deliverability within the next 5 years. Apparently an email from West Berkshire has been sent to each of you regarding this. She has given me a list of sites she is requiring information for from each of you which are:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- Land off Faraday Rd, Newbury – Application to amend conditions to allow phasing approved. RM submission due to be submitted early 2019. Complex site – delivery timescale uncertain

- [REDACTED]

- [REDACTED]
[REDACTED]

She says the deadline was yesterday but she has changed the deadline for these sites to the end of this week.

Kind regards,

Chloe

Chloe Renault BA (Hons) | T 01794 368 698
Admin Assistant

PRO VISION

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GROSVENOR COURT, AMPFIELD HILL, AMPFIELD, ROMSEY, HANTS SO51 9BD

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16/03043/FULEXT

St. Marys Surgery, St. Marys Road, Newbury

Laila Bassett

From: Steven Smallman <[REDACTED]>
Sent: 23 November 2018 10:56
To: Laila Bassett; PlanningPolicy
Cc: Katherine Miles; Richard Douglas
Subject: FW: Call from Vivien at West Berkshire re 5 year housing land supply

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Laila – see my responses below in red. These are my assumptions. I’m afraid we don’t have the time to complete your proforma.

Kind regards
Steven

Steven Smallman MRTPI, MRICS | **T** [REDACTED] | **M** [REDACTED]
Director

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From: Chloe Renault <[REDACTED]>
Sent: 21 November 2018 10:36
To: Steven Smallman <[REDACTED]>; Katherine Miles <[REDACTED]>
Cc: Richard Douglas <[REDACTED]>
Subject: Call from Vivien at West Berkshire re 5 year housing land supply

Hi,

She has phoned several times regarding the 5 year housing land supply and is after phasing information of possible deliverability within the next 5 years. Apparently an email from West Berkshire has been sent to each of you regarding this. She has given me a list of sites she is requiring information for from each of you which are:

[REDACTED]

Rich D
- St Marys Surgery – Feltham Properties - under construction – assume completions 2019/20 – sales rate 1 per week

[REDACTED]

- [REDACTED]
[REDACTED]

She says the deadline was yesterday but she has changed the deadline for these sites to the end of this week.

Kind regards,

Chloe

Chloe Renault BA (Hons) | T [REDACTED]

Admin Assistant

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17/01892/RESMAJ
16/00924/OUTMAJ

115 London Road and part of Merchant Court, Newbury

Vivian Ko

From: Duncan Crook <[REDACTED]>
Sent: 06 November 2018 17:40
To: Vivian Ko
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Vivian,

I am extremely busy but also keen to assist. I have therefore input information in your email below, which I hope is sufficient.

Best regards

Duncan

Duncan Crook / Managing Director

e: [REDACTED]

dd: [REDACTED]

m: [REDACTED]



Rissance Ltd.

Office: 01635 521133

116 Bartholomew Street, Newbury, Berks, RG14 5DT

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From: Vivian Ko <[REDACTED]>
Sent: 06 November 2018 17:26
To: Duncan Crook <[REDACTED]>
Subject: FW: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Duncan,

In Sarah Melton's absence, are you able to assist with the request for information below?

Many thanks,
Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted]

www.westberks.gov.uk/planningpolicy



From: Vivian Ko
Sent: 06 November 2018 16:42
To: 'sarah.melton [Redacted]' <[Redacted]>
Subject: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Sarah,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at the following 4 sites:

1. 115 London Road and part of Merchant Court (plan app ref: 16/00924/OUTMAJ,17/01892/RESMAJ):
Anticipate delivery by end 2020

[Redacted]

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted]

www.westberks.gov.uk/planningpolicy



16/00657/FULEXT
Land at Former Travis Perkins, Mill Lane, Newbury

Development complete June 2018.

17/03113/FULEXT
15/03228/FULEXT

11-15 Bartholomew Street, Newbury

Part 2: Information on site deliverability

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

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	17/03113/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Also current application 18/01827
Does the site has prior approval?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	It is in hand	

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?	

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)

Existing buildings on the site have been demolished to make way for redevelopment

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	100%
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: John Montgomery

Position: Development
Consultant _____

Organisation: ___Tanner &
Tilley _____

Date:

06.11.18.

14/00234/FULD

Dolmans, Newbury

Laila Bassett

From: Janice Paulin <[REDACTED]>
Sent: 19 November 2018 14:39
To: PlanningPolicy
Subject: FW: 5 year housing land supply site development Form

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Vivian

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

Good afternoon

I have just called for advice on completing a 5 year land supply form that we have received. I have left a message for someone to get back to me.

We have a project at Dolmans, Shaw Hill, Newbury which is near completion and WBC have been up to date with this site throughout the build. I am unsure if this form is relevant to us.

I would appreciate if you would contact me asap.

Kind Regards

Janice Paulin
Accounts Manager

Email [REDACTED]

Mobile: [REDACTED]



THE DOLMANS, NEWBURY

An exclusive development of 8 luxury apartments and 3 five bedroom town-houses in a highly desirable setting.

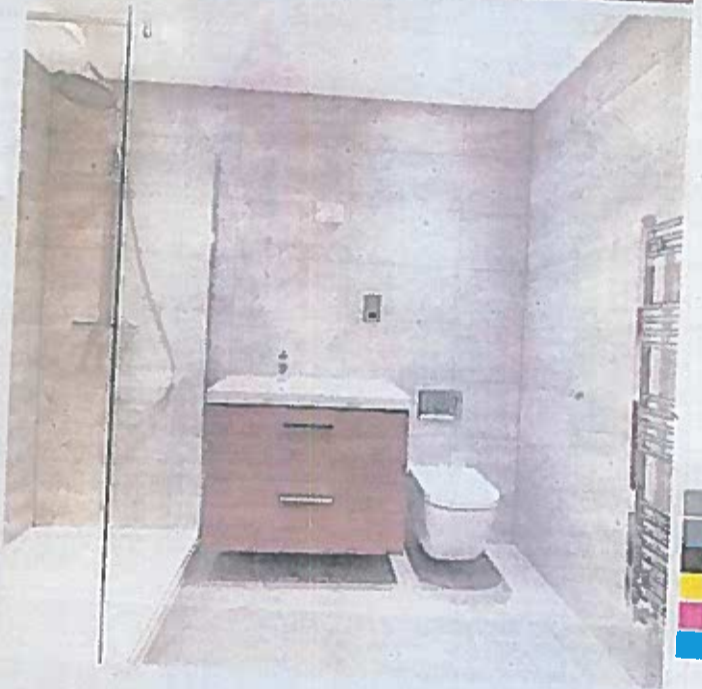


**TWO BEDROOM LUXURY APARTMENTS
FROM £365,000**

**FIVE BEDROOM TOWN HOUSES
FROM £550,00**

These brand new properties offering extraordinary spacious living accommodation within a very desirable location that is close to town, local schools and amenities. Named after the family that built Shaw House, The Dolmans are built to the highest specification by a local developer who has ensured that the quality and attention to detail is not compromised.

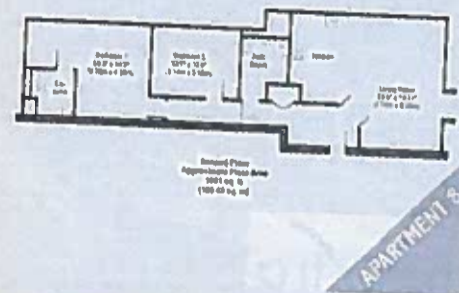
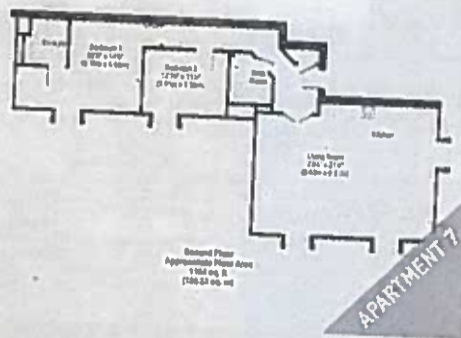
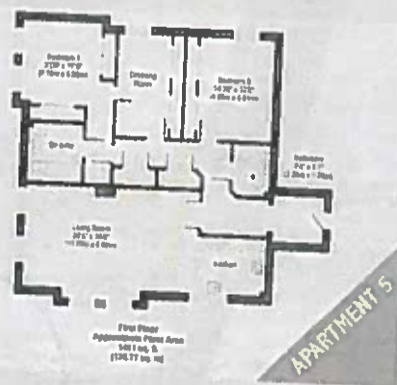
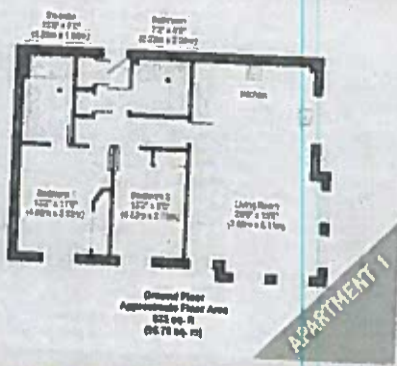
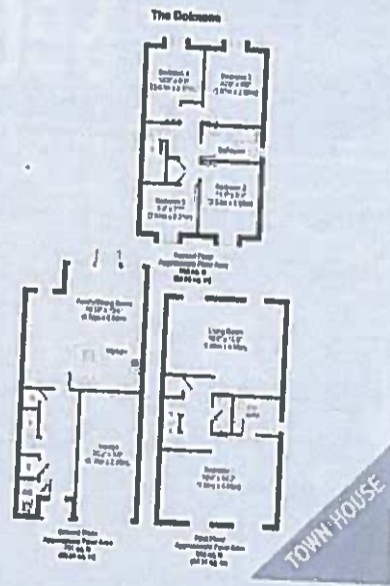
ROOTS ESTATE AGENCY, BATEMAN HOUSE, 44-47 THE BROADWAY, THATCHAM, BERKSHIRE, RG19 3HP
 Tel: 01635 261402 | Email: thatcham@rootsestateagency.co.uk | www.rootsestateagency.co.uk



The apartments offer the buyers a rare opportunity to become joint owners of the block freehold, ensuring a level of control over the cost of future ownership. All the properties feature fully integrated kitchens with quartz surfaces, quality appliances, floor coverings throughout, gas central heating and fully tiled bathrooms including all the en-suites. The decoration in attractive, neutral and to the highest standards making most of the light and spacious surroundings on every floor. These apartments are offer light, unprecedented space, integrated sun tunnels and far reaching views across the

rooftops of Newbury and surrounding countryside. The apartments and houses are surrounded by low maintenance landscaped gardens with the houses having private gardens that incorporate a fantastic decked area that offers additional family space. All the accommodation has allocated parking with the houses having a spacious integrated garage and shared visitor spaces ensuring all owners can enjoy their new homes. All homes are finished to the highest standard using quality products which is covered by a new build 10 year warranty directly to the owners giving them piece of mind.

If you would like to view any of the properties featured here or if you have any questions about the development please call Roots Estate Agency on 01635 261402



ROOTS ESTATE AGENCY, BATEMAN HOUSE, 44-47 THE BROADWAY, THATCHAM, BERKSHIRE, RG19 3HP
 Tel: 01635 261402 | Email: thatcham@rootsestateagency.co.uk | www.rootsestateagency.co.uk

16/00547/FULEXT

Market Street, Newbury

Part 1: Contact and ownership details

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

1. Your details				
Name	[REDACTED]			
Organisation (if relevant)	[REDACTED]			
Representing (if applicable)	N/A			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. (Please continue on a separate sheet if necessary)	West Berkshire District Council			
	[REDACTED] [REDACTED] [REDACTED] [REDACTED]			
Has the landowner (or each owner) indicated support for development of the land?	Yes – WBC have worked closely with Grainger throughout the project and are supportive of the development.			

Part 2: Information on site deliverability

1. Site details		
Site address	Market Street Redevelopment, Newbury, RG14 5DP	
Site size (ha)	2.2 hectares	
Number of residential units proposed	Net additional units	-
	Gross (total) units	232

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No X
Does the site have outline planning permission?	Yes. Please provide the planning application reference	-	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	-	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	-	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	-	
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes – 16/00547/FULEXT	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	-	
Does the site has prior approval?	Yes. Please provide the planning application reference	-	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	-	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – only three pre-commencement conditions remain outstanding. Grainger plc have submitted information to assist with the discharge of these conditions.		

3. Site achievability (please give details)	
Is the landowner supportive of the development of the site?	Yes – WBC have worked closely with Grainger throughout the project and fully support development of the site.
Is the site owned by a developer?	No – the site is currently owned by West Berkshire Council.
Are you (or the landowner if being completed by the site promoter) looking	Yes

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?	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)
<p>Start on site scheduled for 7th January 2019. Utility disconnections/diversions currently taking place and hoarding to be erected from 3rd December 2018.</p>

5. Anticipated annual build out rates		
Up to 2024	2018/19	Demolition of existing buildings on site, and construction of multi-storey car park. No residential homes completed.
	2019/20	Construction of multi-storey car park, completing in March 2020. No residential homes completed.
	2020/21	Residential blocks A & C complete in August 2020 (34 units).
	2021/22	All residential blocks complete July 2021 (198 units)
	2022/23	N/A
	2023/24	N/A
Post 2024	2024/25 – 2028/29	N/A
	2029/30 – 2033/34	N/A
	Beyond 2036	N/A

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

Construction is due to commence on site on 7th January. There are a number of outstanding actions which need to be resolved prior to this date. These are on target to be completed but do represent risk that commencement of the development may be delayed.

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

No.

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

No.

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

N/A

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Sarah Gulliford_____

Position: Development Surveyor_____

Organisation: Grainger plc_____

Date: 14/11/2018_____

18/00226/RESMAJ
16/01942/OUTMAJ

31-34 Bartholomew Street, Newbury

Vivian Ko

From: Duncan Crook <[REDACTED]>
Sent: 06 November 2018 17:40
To: Vivian Ko
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Vivian,

I am extremely busy but also keen to assist. I have therefore input information in your email below, which I hope is sufficient.

Best regards

Duncan

Duncan Crook / Managing Director

e: [REDACTED]

dd: [REDACTED]

m: [REDACTED]



Rissance Ltd.

Office: 01635 521133

116 Bartholomew Street, Newbury, Berks, RG14 5DT

www.ressance.co.uk

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From: Vivian Ko <[REDACTED]>
Sent: 06 November 2018 17:26
To: Duncan Crook <[REDACTED]>
Subject: FW: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Duncan,

In Sarah Melton's absence, are you able to assist with the request for information below?

Many thanks,
Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted] | [Redacted] | [Redacted]
www.westberks.gov.uk/planningpolicy



From: Vivian Ko
Sent: 06 November 2018 16:42
To: 'sarah.melton [Redacted]' <[Redacted]>
Subject: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Sarah,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at the following 4 sites:

- [Redacted]
- 2. 31-34 Bartholomew Street (plan app ref: 16/01942/OUTMAJ, 18/00226/RESMAJ): [Anticipate delivery by end 2019](#)
- [Redacted]
- [Redacted]

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted] | [Redacted] | [Redacted]
www.westberks.gov.uk/planningpolicy



17/01348/FULEXT

Land at Hutton Close, Newbury

Part 2: Information on site deliverability

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

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		17/01348/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	<p>Yes</p> <p>18/00950/COND1 – Application for approval of details reserved by Conditions 4 - Suds, 8 - Contamination, 9 - Noise, 12 - Construction Environmental Management Plan, 14 - Tree Protection, 15 - Arb Method Statement, 18 - Finished Floor Levels, 19 - Contractors Parking, 20 - 4m wide buffer zone alongside the Spout ditch and 22 - Parking. Approved August 2018.</p> <p>18/02622/COND2 Application for approval of details reserved by Condition 4 - Suds and Condition 20 - Spout ditch. Awaiting decision.</p>		

3. Site achievability (please give details)

Is the landowner supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes – option agreement with DWH
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?	Not relevant
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes – option agreement with DWH

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

The sale of the site to DWH is currently in advanced negotiations with the sale expected to complete in December 2018.

DWH are intending to submit a s73 application to make a minor variation to the design of the apartment block, though this will not delay the start on site date or delivery of units.

DWH intends to start on site in January 2019, with the delivery of the first units in November 2019.

5. Anticipated annual build out rates	
Up to 2024	2018/19

	2019/20	26
	2020/21	54
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.

No

Completed by: Sophie Horsley _____

Position: Senior Planning Manager _____

Organisation: David Wilson Homes _____

Date: 9th November 2018 _____

17/00836/FULEXT

25-27 Bartholmew Street, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	25-27 Bartholomew Street, Newbury, RG14 5LL	
Site size (ha)		
Number of residential units proposed	Net additional units	8-30
	Gross (total) units	

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference		NO
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		We submitted for 8 units but withdrew due to resistance from the council
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		NO
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		See above
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		18/00382/FULEXT
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
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?	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)

The existing office building and part of the ground floor were converted into 16 apartments (17/00836/FULEXT) All conditions discharged and CIL payments made. The units are currently being sold.

The car park to the rear of the building could accept up 8-10 two bed apartments or 30 studio apartments however the council do not seem to want to bring this into to being siting inadequate parking provision as the main reason even though this is a brownfield site in the middle of the town centre.

If this has changed please advise me by return!

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>Planning consent & CIL + affordable housing costs.</p>

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

No

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

Yes

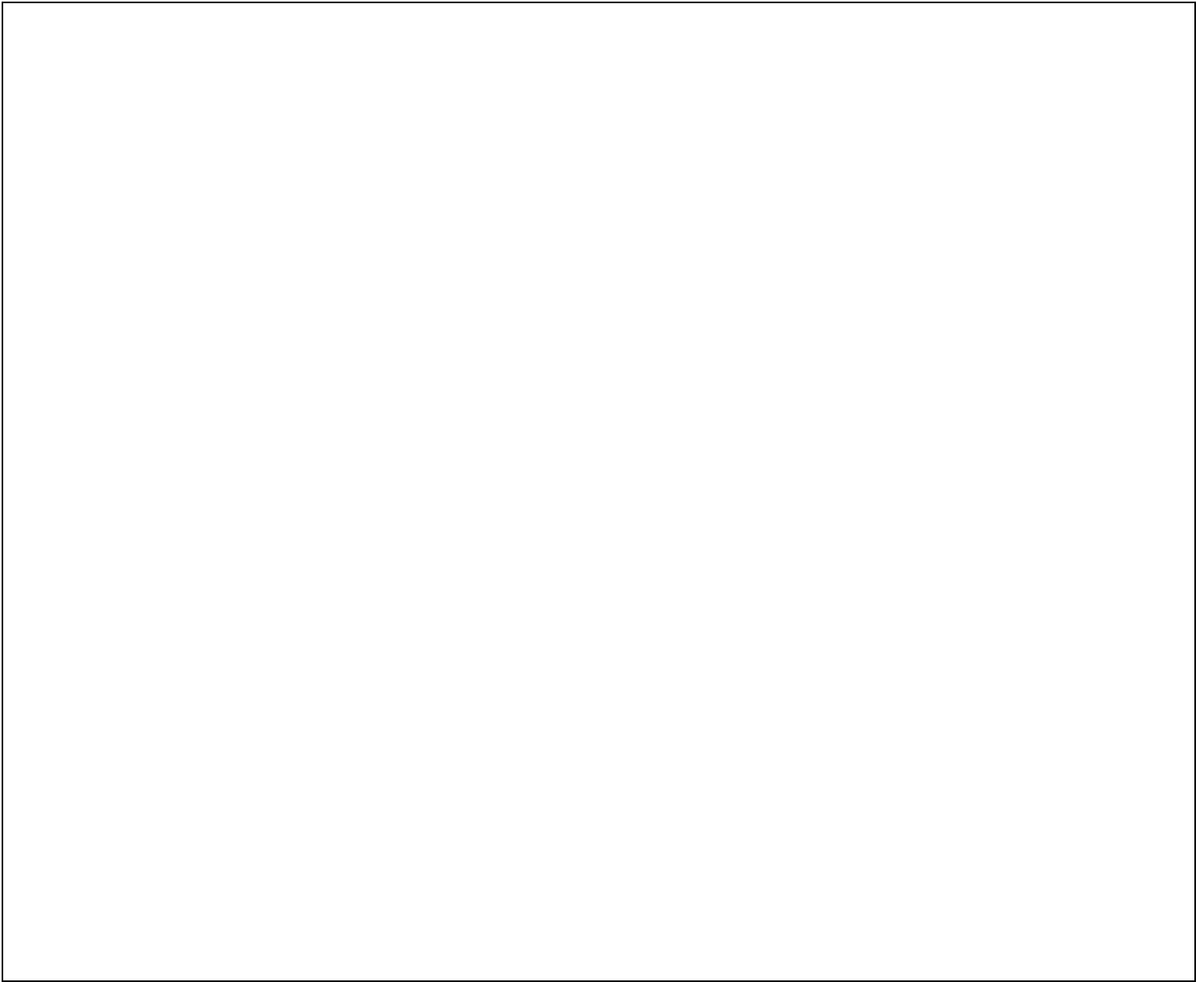
9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

The undersupply of housing has been driving the market for some time. Affordable housing contributions do nothing to help and in fact stifle the supply of housing and sites coming forward. The cumulative impact of this will affect the local authority in many ways, including the fact that there will be far less home ownership to fall back on for the provision of social care in the future.

Smaller more affordable units such as the ones we would like to bring forward to the free market will be caught by the affordable housing threshold and unlikely to happen unless under PDR's. This is further driving the need for affordable units provided by housing associations.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.



Completed by: Matthew Moat_____

Position: Director

Organisation: Emarek Ltd

Date: 9/11/18

11/01564/FULMAJ

Land adjacent to Kennet and Avon Canal, Wharfside, Aldermaston Wharf

PlanningPolicy

From: James Bull <[REDACTED]>
Sent: 15 November 2018 14:42
To: PlanningPolicy
Subject: Re: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Vivian

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Dear sirs

Reference site 'Land adjacent to Kennet And Avon Canal, Wharf side, Padworth : 11/01564/FULMAJ' I write to confirm that the development is now complete.

I have not therefore completed a site deliverability form as the questions/answers are no longer relevant. However, please let me know should you require this confirmed in any other format.

I trust this is clear but please contact the undersigned with any queries.

Regards

Jamie

James M J Bull
Director

RIVAR LTD.

Telephone: [REDACTED]

Facsimile: [REDACTED]

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16/03615/RESMAJ
15/02320/OUTMAJ
Land adjacent to Bath Road, Padworth

No response from landowner. Development well underway.

14/02480/OUTMAJ

Land adjacent to Hilltop, Oxford Road, Donnington, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjacent to Hilltop, Oxford Road, Donnington, Newbury	
Site size (ha)	23.1 hectares	
Number of residential units proposed	Net additional units	401
	Gross (total) units	401

2. Planning status		
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes	No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/02480/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved Matters application is due for submission in November 2018.
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site has prior approval?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
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 – the site is being promoted by CEG on behalf of the landowner. DWH have purchased the part of the site west of the A339 for 222 units.

Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	DWH will build out the site subject to the reserved matters (222 units)
Is the site currently for sale or being marketed by a land agent?	The remainder of the site is due to be marketed by CEG during November 2018.
Is there current interest from a developer?	Yes – DWH will deliver 222 units
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)

Reserved matters for the part of the site west of the A339 was submitted in the week commencing 12th November 2018. Assuming the application is determined by end of February 2019 DWH expect to start on site in Summer 2019 and completions from Q4 2019.

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	21
	2020/21	75
	2021/22	75
	2022/23	51
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	

	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

No

Completed by: Sophie Horsley _____

Position: Senior Planning Manager _____

Organisation: David Wilson Homes _____

Date: 20th November 2018 _____

15/02667/FULEXT

Fairwinds and Tower House, Mortimer

Part 2: Information on site deliverability

1. Site details		
Site address	Tower House & Fairwinds, The Street, Mortimer Common	
Site size (ha)		
Number of residential units proposed	Net additional units	15
	Gross (total) units	17

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No <input checked="" type="checkbox"/>
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	15/02667/FULEXT	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All 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?	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)

Construction underway – anticipated site completion April '19.

5. Anticipated annual build out rates		
Up to 2024	2018/19	17
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: **S J**
Davies _____

Position:
_____ **Director** _____

Organisation: _____ **T A**
Fisher _____

Date: _____ **16.11.18** _____

17/02578/RESMAJ
14/01730/OUTMAJ

Firlands Farm, Burghfield Common

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Firland Farm, Hollybush Lane, Burghfield Common	
Site size (ha)		
Number of residential units proposed	Net additional units	90
	Gross (total) units	90

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/01730/OUTMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	17/02578/RESMAJ	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
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?	N/A
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 – Site Owned by Miller Homes Ltd
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)

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	10
	2019/20	50
	2020/21	30
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? <i>Please give details</i>
<p>Currently there are no issues, however build out rates are dependent on the housing market and as such may be subject to change if there are changes in the housing market.</p>

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

No

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

No

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

The site is currently under construction and build out rates are dependent on the housing market and as such may be subject to change if there are changes in the housing market

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

[Empty space for additional comments]

Completed by: Rob Collett

Position: Senior Planning Manager

Organisation: Miller Homes Ltd

Date: 20/11/2018

13/01637/FULMAJ

Crookham House, Crookham Hill, Crookham Common

Developer contacted and no response received. Change of use complete at June 2018 and remainder of development outstanding.

16/03490/FULMAJ

1 The Broadway, Thatcham

Laila Bassett

From: Nick Quincey <[REDACTED]@lifestyleconstructionsussex.co.uk>
Sent: 06 November 2018 19:10
To: Vivian Ko
Subject: Re: West Berkshire Council 5 Year Housing Land Supply Update

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

Haven't looked at the form yet.
In the market April 2019

On 6 Nov 2018, at 17:30, Vivian Ko <[REDACTED]> wrote:

Dear Nick,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at 1 The Broadway, Thatcham (plan app ref: 16/03490/FULMAJ, 06/02314/FULMAJ)

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[REDACTED] | [REDACTED] | [REDACTED]
www.westberks.gov.uk/planningpolicy



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<WBC 5YHLS Site Deliverability Form.doc>

07/00739/RESMAJ
05/02916/OUT

Turnfields, land rear of Regent, The Moors, Thatcham

Landowner contacted. No response received.

15/02077/OUTMAJ

129, 129a, 131, 133, 137 and land at 139 and 141 Bath Road, Thatcham

Vivian Ko

From: Duncan Crook <[REDACTED]>
Sent: 06 November 2018 17:40
To: Vivian Ko
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Vivian,

I am extremely busy but also keen to assist. I have therefore input information in your email below, which I hope is sufficient.

Best regards

Duncan

Duncan Crook / Managing Director

e: [REDACTED]

dd: [REDACTED]

m: [REDACTED]



Rissance Ltd.

Office: 01635 521133

116 Bartholomew Street, Newbury, Berks, RG14 5DT

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From: Vivian Ko <[REDACTED]>
Sent: 06 November 2018 17:26
To: Duncan Crook <[REDACTED]>
Subject: FW: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Duncan,

In Sarah Melton's absence, are you able to assist with the request for information below?

Many thanks,
Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

██████████ | ██████████ | ████████████████████
www.westberks.gov.uk/planningpolicy



From: Vivian Ko
Sent: 06 November 2018 16:42
To: 'sarah.melton' ██████████ <██████████>
Subject: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Sarah,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at the following 4 sites:

1. 115 London Road and part of Merchant Court (plan app ref: 16/00924/OUTMAJ,17/01892/RESMAJ):
[Anticipate delivery by end 2020](#)
2. 31-34 Bartholomew Street (plan app ref: 16/01942/OUTMAJ, 18/00226/RESMAJ): [Anticipate delivery by end 2019](#)
3. 129,129a,131,133,137and land at 139 and 141 Bath Road (plan app ref: 15/02077/OUTMAJ):
[Anticipate delivery by Q1 2019](#)
4. Units 3-6, The Vo-Tec Centre, Hambridge Lane (plan app ref: 17/01698/PACOU): [Anticipate delivery by end 2019](#)

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

██████████ | ██████████ | ████████████████████
www.westberks.gov.uk/planningpolicy



16/02611/OUTMAJ

Crown Yard and 171,181 and 183 Station Road, Thatcham

Agent contacted who advised they are no longer involved in the site but that the site had been sold to a new landowner. New landowner contacted and no response received.

16/02611/OUTMAJ

Land east of Tull Way, Thatcham

Part 2: Information on site deliverability

1. Site details		
Site address	Land east of Tull Way, Thatcham	
Site size (ha)	7.49 ha	
Number of residential units proposed	Net additional units	
	Gross (total) units	75

2. Planning status				
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No	X
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes ref. 16/00625/OUTMAJ Allowed on appeal		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes ref. 18/00307/RM		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/A		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site has prior approval?	Yes. Please provide the planning application reference	N/A		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, all pre-commencement conditions submitted. 3, 6, 7, 8, 9, 10, 14, 16, 19 and 22 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 – site is under construction
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A – site is developer owned
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)

Development has commenced.

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	46
	2020/21	29
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____

Position: _____

Organisation: _____

Date: _____

18/01715/FULEXT
15/03468/FULEXT

Pound Lane Depot, Thatcham

Developer contacted and no response received.

15/02842/OUTMAJ
04/01219/FULMAJ

Lakeside, The Green, Theale

--	--

Part 2: Information on site deliverability

1. Site details		
Site address	Lakeside, The Green, Theale	
Site size (ha)		
Number of residential units proposed	Net additional units	Up to 305.
	Gross (total) units	Up to 305.

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	18/02121/OUTMAJ is the most recent consent, however, there are other consents on the site including 15/02842/OUTMAJ and 04/01219/FULMAJ.	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	There are various consents across the site.	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference	There are various consents across the site including 04/01219/FULMAJ for 350 dwellings.	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Residential consent 04/01219/FULMAJ) has been lawfully implemented.		

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)

A lawful development certificate (11/001117/CERTP) was approved on 10th June 2011. This certificate confirmed that planning permission 04/01219/FULMAJ was deemed to be lawful by virtue of its implementation prior to the 26th September 2010 (3 years after the grant of permission).

--

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	
	2020/21	50
	2021/22	75
	2022/23	75
	2023/24	105
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

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

No.

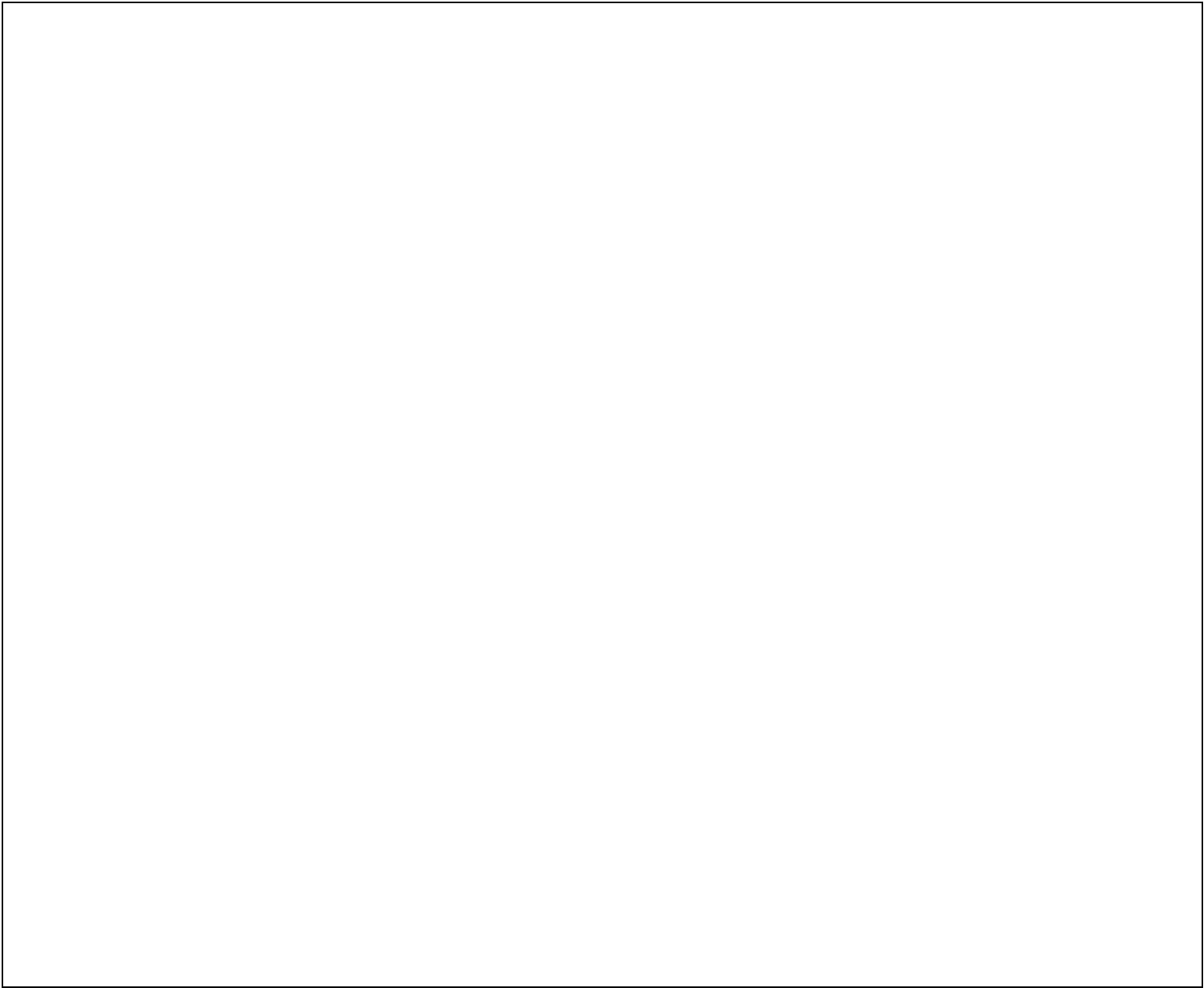
8. Are you actively considering alternative types of development for the site? *Please give details*

No.

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

No.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.
Please also use this section if you require more space to respond to any of the earlier questions.



Completed by: _____ Liz
Alexander _____

Position: _____ Planning
Consultant _____

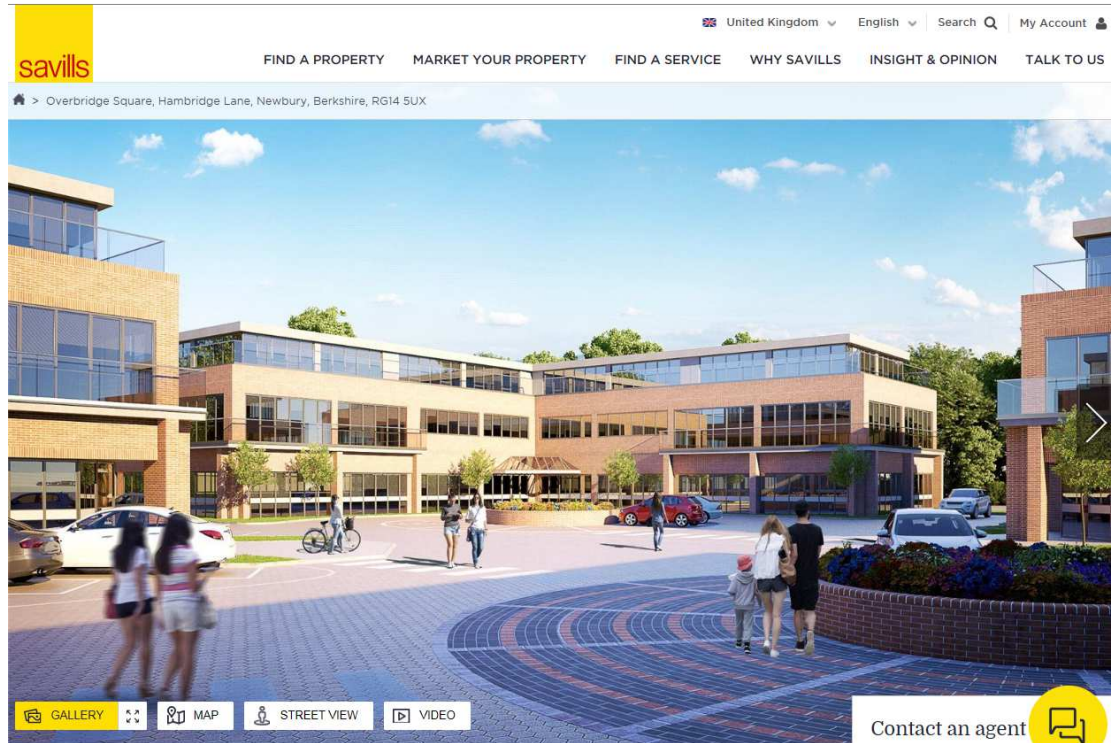
Organisation: _____ Bell Cornwell
LLP _____

Date: _____ 03/12/2018 _____

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

16/02498/PACOU
17/00333/FULD
Lock House, Overbridge Square, Newbury

Agent contacted and no response received. Site currently under constructed and is being marketed.



Overbridge Square
 Hambridge Lane, Newbury, Berkshire, RG14 5UX

Guide price
£155,000 - £260,000

NEW DEVELOPMENT HELP TO BUY

New development 364 to 772 sq ft (33.82 to 71.72 sq m) 1 - 2 1 - 2 1

Reading RDS
 +44 (0) 1189 520 523
CONTACT NOW

Arrange a viewing

Key features

- Stunning Location Canal side
- Walking distance of station
- Great investment
- Close to Newbury Racecourse
- Please note that the images are of the show apartment and exterior are CGI's
- Help to Buy Available

Show home open 10am - 4pm Thursday - Sunday
 An exciting mix of contemporary, well designed 1 & 2 bed apartments. Call 01635 904011 to find out more - Help to Buy Available.



About this property

Overbridge Square is an exciting mix of contemporary, well designed one and two bedroom apartments.

Constructed as four separate blocks comprising of Wier House, Bridge House, Lock House and Leat House, many of which enjoy splendid views across the River Kennet to the lush, green meadows and canals beyond.

Built by BYM Capital who specialise in high specification building conversions across the UK, Overbridge Square is a blend of office to residential conversion, with the addition of having a brand new, storey added to each block, providing stunning new-built apartments to the second floor.

I love the location of these apartments so close to the canal

- Penny Brooke
Property agent

Properties in this development



HELP TO BUY 5

Guide price

£155,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

364 sq ft (33... 1 1 1



HELP TO BUY 5

Guide price

£260,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

665 sq ft (61... 2 2 1



RESERVED HELP TO BUY

Guide price

£165,000

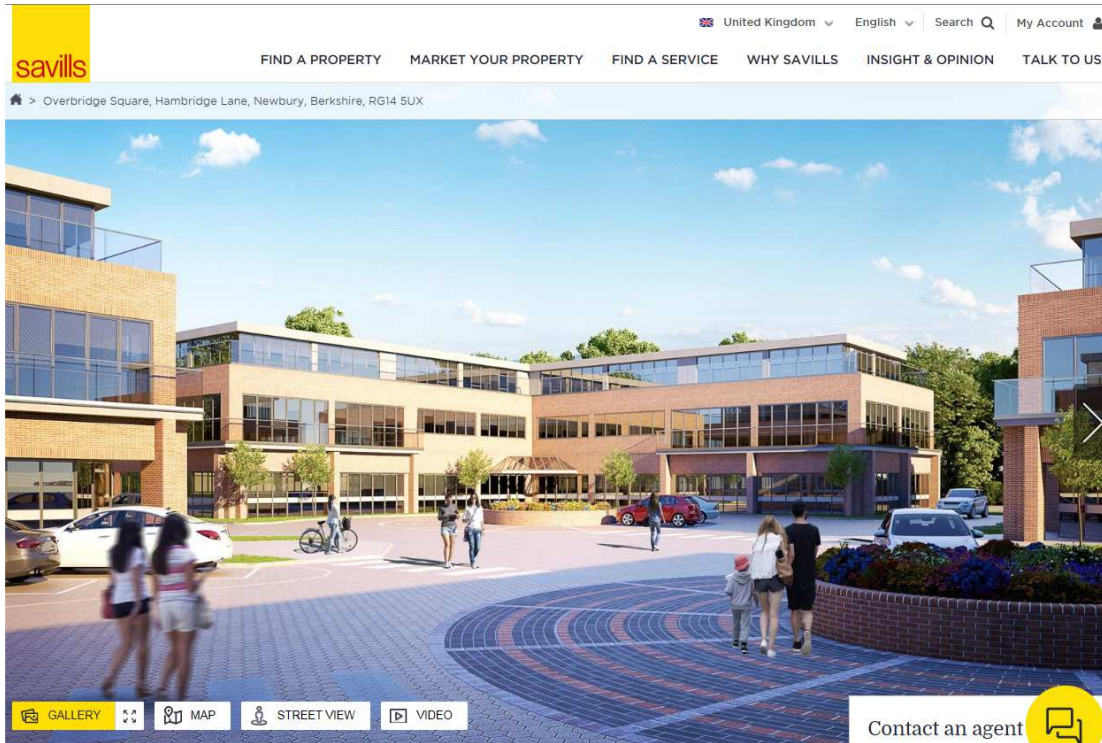
Overbridge Square

Hambridge Lane, Newbury,
RG14 5UX

392 sq ft (36... 1

16/02499/PACOU
17/00334/FULD
Leat House, Overbridge Square, Newbury

Agent contacted and no response received. Site currently under constructed and is being marketed.



Overbridge Square
 Hambridge Lane, Newbury, Berkshire, RG14 5UX

Guide price
£155,000 - £260,000

NEW DEVELOPMENT HELP TO BUY

New development 364 to 772 sq ft (33.82 to 71.72 sq m) 1 - 2 1 - 2 1

Reading RDS
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CONTACT NOW

Arrange a viewing

- ☆ Save < Share
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Market your property

Whether you're selling or looking to attract new tenants, we're here to help

READ MORE

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- Penny Brooke
Property agent

Properties in this development



HELP TO BUY 5

Guide price

£155,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

364 sq ft (33...)



HELP TO BUY 5

Guide price

£260,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

665 sq ft (61...)



RESERVED HELP TO BUY

Guide price

£165,000

Overbridge Square

Hambridge Lane, Newbury,
RG14 5UX

392 sq ft (36...)

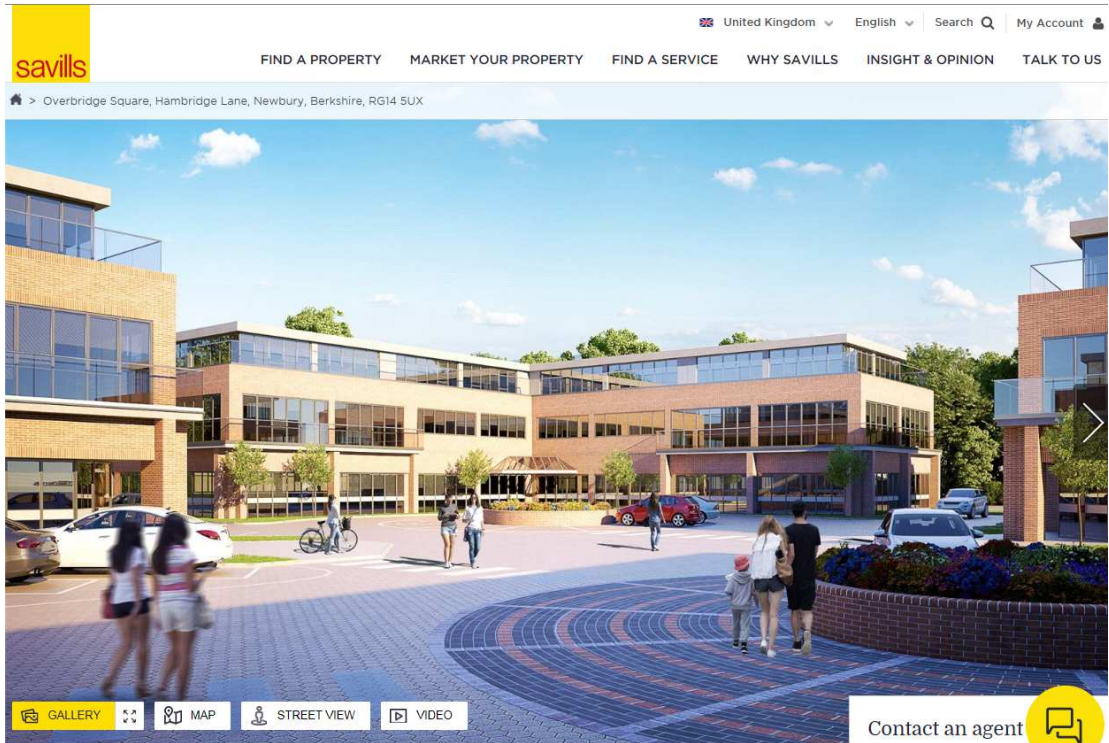


16/02500/PACOU
17/01046/FULD
Mill House, Overbridge Square, Newbury

Agent contacted and no response received.

16/02501/PACOU
17/00335/FULD
Weir House, Overbridge Square, Newbury

Agent contacted and no response received. Site currently under constructed and is being marketed.



Overbridge Square
 Hambridge Lane, Newbury, Berkshire, RG14 5UX

Guide price
£155,000 - £260,000

NEW DEVELOPMENT HELP TO BUY

New development 364 to 772 sq ft (33.82 to 71.72 sq m) 1 - 2 1 - 2 1

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Properties in this development



HELP TO BUY 5

Guide price
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Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

364 sq ft (33... 1 1 1



HELP TO BUY 5

Guide price
£260,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

665 sq ft (61... 2 2 1



RESERVED HELP TO BUY

Guide price
£165,000

Overbridge Square

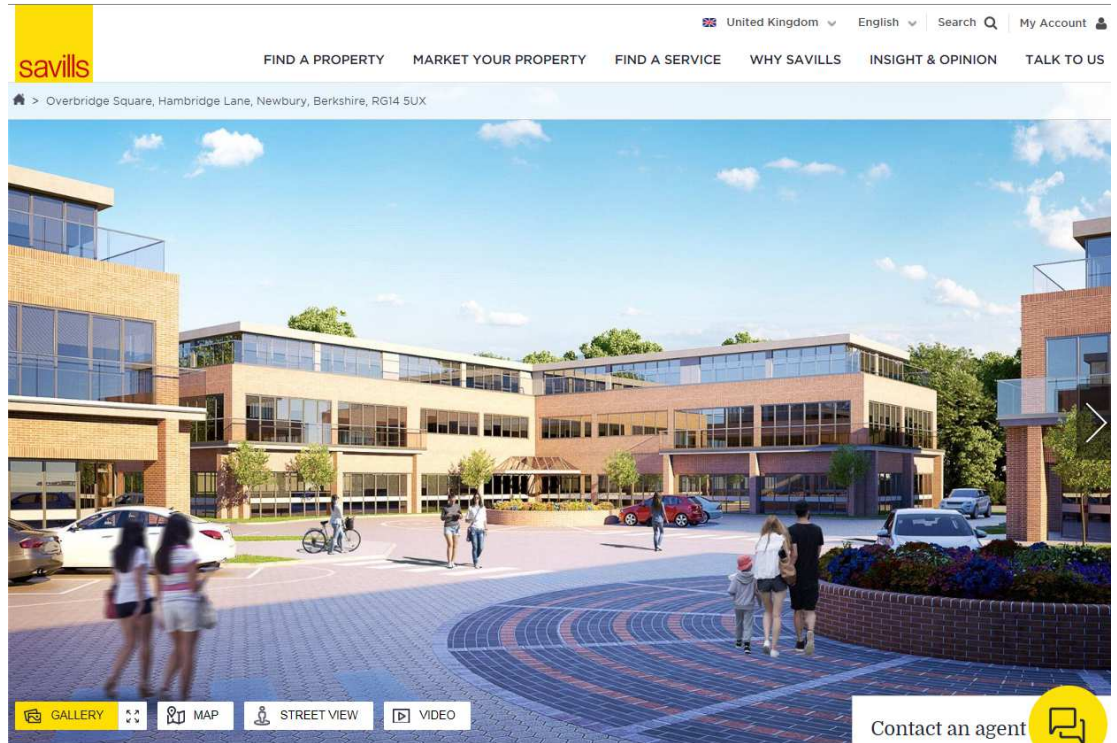
Hambridge Lane, Newbury,
RG14 5UX

392 sq ft (36... 1



16/02497/PACOU
17/00331/FULD
Bridge House, Overbridge Square, Newbury

Agent contacted and no response received. Site currently under constructed and is being marketed.



Overbridge Square
 Hambridge Lane, Newbury, Berkshire, RG14 5UX

Guide price
£155,000 - £260,000

NEW DEVELOPMENT HELP TO BUY

New development 364 to 772 sq ft (33.82 to 71.72 sq m) 1 - 2 1 - 2 1

Reading RDS
 +44 (0) 1189 520 523
CONTACT NOW

Arrange a viewing

Key features

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- Walking distance of station
- Great investment
- Close to Newbury Racecourse
- Please note that the images are of the show apartment and exterior are CGI's
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Properties in this development



HELP TO BUY 5

Guide price

£155,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

364 sq ft (33... 1 1 1



HELP TO BUY 5

Guide price

£260,000

Overbridge Square

Hambridge Lane, Newbury, Berkshire,
RG14 5UX

665 sq ft (61... 2 2 1



RESERVED HELP TO BUY

Guide price

£165,000

Overbridge Square

Hambridge Lane, Newbury,
RG14 5UX

392 sq ft (36... 1

16/01584/PACOU
16/00169/PACOU

Consort House, Bone Lane, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Consort House, 42 Bone Lane, Newbury, RG14 5RS	
Site size (ha)	0.25	
Number of residential units proposed	Net additional units	17
	Gross (total) units	17

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No X
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		X
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		X
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		X
Does the site has prior approval?	Yes. Please provide the planning application reference		16/01584/PACOU
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Some early stage planning work, no construction yet.		

3. Site achievability (please give details)

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

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)

Currently have an occupant in the offices to be converted, they leave in early 2020 and the plan is to arrange financing and building regs drawings ahead of this date with goal of development upon return of offices to me.

Originally tenant had planned to voluntarily leave the site sooner (this year) but that is no longer progressing.

5. Anticipated annual build out rates

Up to 2024	2018/19	
	2019/20	
	2020/21	17
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

Access to financing, awaiting vacant possession of office space.

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

No change.

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

A potential buyer of the property may not proceed with the development and instead re-let as commercial space.

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

No.

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ Aman Mahal _____

Position: _____ Director _____

Organisation: _____ Orchard Investments (I) Ltd _____

Date: _____ 26/11/18 _____

17/02307/PACOU

Sherwood House, 78 London Road, Newbury

Agent contacted and no response received. Site is under construction.

17/03540/PACOU

Centrix House, 5 Oxford Road, Newbury

Laila Bassett

From: Michael Butler
Sent: 23 November 2018 14:52
To: Vivian Ko
Subject: RE: 5 Year Housing Land Supply

Hello Vivian.

[Redacted]

2—This will almost certainly be built out in the next 5 years as the developers are actively pursuing applications subsequent to this before starting on site.

Regards

Michael Butler
Principal Planning Officer
Development and Planning
West Berkshire Council. West Area.

01635 [Redacted]

From: Vivian Ko
Sent: 23 November 2018 14:34
To: Michael Butler <[Redacted]>
Cc: Laila Bassett <[Redacted]>
Subject: 5 Year Housing Land Supply

Hi Michael,

We are currently updating the 5 Year Housing Land Supply as to make sure that the projected housing will be delivered within the five year period by gathering deliverability information from agents and developers.

We've contacted agents and developers, and in some cases they have not either responded to us, or they have indicated that the delivery will depend upon the outcome of the determination of a planning application. It would be really helpful if you could provide any updates /further clarifications on the following sites to the best of your knowledge so that we can make a judgement about whether a site might deliver in the next five years or not:

[Redacted]

2. Centrix House, 5 Oxford Road, Newbury (17/03540/PACOU) – we are unable to get in touch with the agent, do you have any updates on the site?

Sorry that we have a very tight deadline, it would be much appreciated if you could get back to us by today.

Many thanks,
Vivian

FREEHOLD FOR SALE



CENTRIX HOUSE

Newbury

Office building with permitted development rights for residential conversion

10,525 sq ft 977.9 sq m

(Measured to IPMS 3 standards)

For more information visit the data room:

www.centrixnewbury.co.uk

CENTRIX HOUSE 5 OXFORD ROAD, NEWBURY RG14 1PD



Parkway Shopping Centre



Newbury Racecourse

LOCATION AND DESCRIPTION

Centrix House is located on the Oxford Road in Newbury town centre. It is a short 5 minute walk from the retail and leisure complex at the Parkway Shopping Centre and a 2 minute walk from the Waitrose supermarket on the corner of Western Avenue.

Connectivity is excellent with Junction 13 of the M4 just a 7 minute drive away and Newbury Station within a 15 minute walk.*

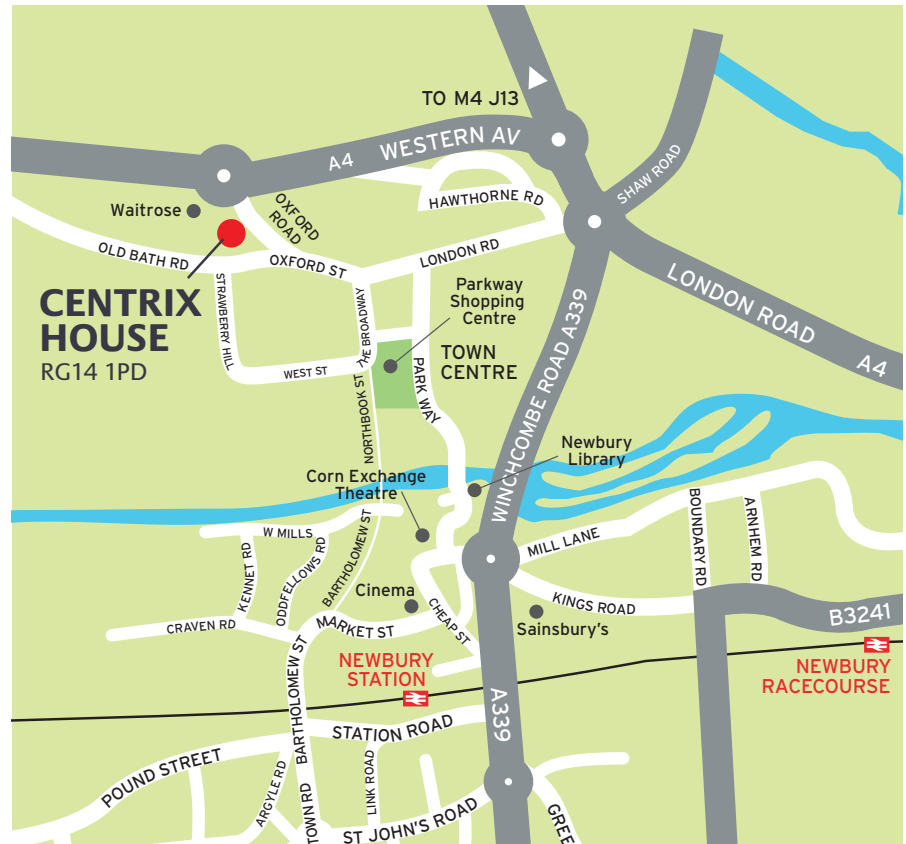
The building is brick clad, with concrete floor slabs, a raised front entrance, undercroft parking and a raised rear parking lot. It is currently fitted as an office building and laid out across 3 floors.

PLANNING

Centrix House has planning permission for residential conversion under permitted development rights.

The permission dated 27th January 2017 grants approval for the conversion of the existing office building Centrix House to 15 residential flats.

Floor plans for the consented scheme are available at www.centrixnewbury.co.uk



* Source Google Maps

FURTHER DEVELOPMENT OPPORTUNITIES

ROOF TERRACE

The roof terrace shown in the above plan offers the possibility to expand on the net sales area of the top floor by extending out the footprint of the main building. Subject to planning.



BUILDING EXPANSION

In addition, the existing building could be extended over the exposed undercroft car park in part, or additional floors could be added, subject to planning.



CAR PARK DEVELOPMENT

The rear car park may be available as a separate site, subject to further discussions. The current strategy is that the owner will retain this.



SALE

The property consists of a self contained office building with undercroft parking and permission to convert to 15 residential apartments.

The property is offered with full vacant possession.

The rear car park may be available as a separate site, subject to further discussions.

PRICE

Offers are invited subject to contract only.

For more information visit the data room:

www.centrixnewbury.co.uk

CONTACTS

**CAMPBELL
GORDON**

0118 959 7555
campbellgordon.co.uk

Duncan Campbell
duncan@campbellgordon.co.uk

Jake Booth
jake@campbellgordon.co.uk

17/00581/PACOU

19 and 19a High Street, Theale

Vivian Ko

From: Steve Davies <[REDACTED]>
Sent: 16 November 2018 18:39
To: Vivian Ko
Subject: Re: West Berkshire Council 5 Year Housing Land Supply Update

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

Hi Vivian.

We have a prior approval for 10 units but we're going back in with a scheme for 15 under a full redevelopment application following a positive pre-app.

Hope that clarifies things.

Kind regards,

Steve

Sent from my iPhone

On 16 Nov 2018, at 18:11, Vivian Ko <[REDACTED]> wrote:

Hi Steve,

The forms are well received with thanks.

Regarding the site 19 & 19a High Street, Theale (plan app ref: 17/00581/PACOU), I understand from the form that the proposed residential units is 15, which is different from the info we gathered from the planning application i.e. 10 residential units. Can you confirm with the number of residential units proposed please.

Many thanks,
Vivian

Vivian Ko
Planning Officer
Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD
[REDACTED] | [REDACTED] | [REDACTED]

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

2. Planning status				
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No	✓
Does the site have outline planning permission?	Yes. Please provide the planning application reference			
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have reserved matters permission?	Yes. Please provide the planning application reference			
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site have full planning permission?	Yes. Please provide the planning application reference			
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
Does the site has prior approval?	Yes. Please provide the planning application reference		17/00581/PACOU	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council			
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)

Detailed consent to be submitted for comprehensive demolition and redevelopment

5. Anticipated annual build out rates		
Up to 2024	2018/19	
	2019/20	15
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

Planning permission yet to be granted

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

No

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

Yes – application being submitted for demolition and redevelopment for 15 dwellings plus retail

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: _____ S J Davies _____

Position: _____ Director _____

Organisation: _____ T A Fisher _____

Date: _____ 16.11.18 _____

17/00648/PACOU

Lambourn, Nexus and Derby House, Newbury Business Park, Newbury

Part 2: Information on site deliverability

1. Site details		
Site address	Lambourn, Nexus and Derby House, Newbury Business Park, Newbury, Berkshire RG14 2PZ	
Site size (ha)		
Number of residential units proposed	Net additional units	120
	Gross (total) units	

2. Planning status			
Is the site allocated in either the Core Strategy or Housing Site Allocations Development Plan Document	Yes		No <input checked="" type="checkbox"/>
Does the site have outline planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have reserved matters permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site have full planning permission?	Yes. Please provide the planning application reference		
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Does the site has prior approval?	Yes. Please provide the planning application reference	<input checked="" type="checkbox"/>	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council		
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, the application is in		

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)

Development is underway, we expect the first building (Nexus House) to ready in March 2019

5. Anticipated annual build out rates

Up to 2024	2018/19	120 units
	2019/20	
	2020/21	
	2021/22	
	2022/23	
	2023/24	
Post 2024	2024/25 – 2028/29	
	2029/30 – 2033/34	
	Beyond 2036	

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

No

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

No

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

No

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

No

10. Additional comments. Please attach any additional information that you think may be helpful to the Council in its update to the 5 year housing land supply.

Please also use this section if you require more space to respond to any of the earlier questions.

Completed by: Steven Naylor

Position: Land Buyer _____

Organisation: Stonegate Homes Ltd

Date:

8/11/2018

17/01698/PACOU

Units 3-6 The Vo-Tec Centre, Hambridge Lane, Newbury

Vivian Ko

From: Duncan Crook <[REDACTED]>
Sent: 06 November 2018 17:40
To: Vivian Ko
Subject: RE: West Berkshire Council 5 Year Housing Land Supply Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Vivian,

I am extremely busy but also keen to assist. I have therefore input information in your email below, which I hope is sufficient.

Best regards

Duncan

Duncan Crook / Managing Director

e: [REDACTED]

dd: [REDACTED]

m: [REDACTED]



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From: Vivian Ko <[REDACTED]>
Sent: 06 November 2018 17:26
To: Duncan Crook <[REDACTED]>
Subject: FW: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Duncan,

In Sarah Melton's absence, are you able to assist with the request for information below?

Many thanks,
Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted]

www.westberks.gov.uk/planningpolicy



From: Vivian Ko
Sent: 06 November 2018 16:42
To: [Redacted] <[Redacted]>
Subject: West Berkshire Council 5 Year Housing Land Supply Update
Importance: High

Dear Sarah,

The Council is currently updating the information it has on the deliverability of housing sites across the District and so I am writing to request an update on the progress of development at the following 4 sites:

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

4. Units 3-6, The Vo-Tec Centre, Hambridge Lane (plan app ref: 17/01698/PACOU): [Anticipate delivery by end 2019](#)

As part of this process we need to establish when sites with planning permission / prior approval or which are allocated in the Local Plan might deliver.

Attached is a site deliverability form which I would be grateful if you could complete and return to the Planning Policy Team by **Tuesday 20 November 2018**. We anticipate that this information should be sufficient, however please note that our consultant, iceni, may be in contact with you should we require any additional information about the delivery of your site or to chase you if you have not replied.

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

Many thanks for your help.

Kind regards,

Vivian

Vivian Ko
Planning Officer

Planning Policy | Development and Planning
West Berkshire Council | Market Street | Newbury | Berkshire | RG14 5LD

[Redacted]

www.westberks.gov.uk/planningpolicy

