

Appendix 1

Schedule of Sites

Table A1.1
Core Strategy Development Plan Document Strategic Site Allocations

Table A1.1: Core Strategy Development Plan Document Strategic Site Allocations

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Greenham	Sandleford Park East	Outline permission	Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission granted subject to conditions. Applications refused: 15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ	Bloor Homes	GF	1000	0	0	1000	<p>Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) refused in Oct 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions.</p> <p>First application for the approval of reserved matters is anticipated in 2024 by developer. Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works, discharge of conditions and drafting of a planning performance agreement (23/01562/PPA), there is clear evidence that housing completions will begin on site within 5 years.</p> <p>Developer anticipated to start on site in 2025, with first delivery in 2025/26, however in light of the scale of the site and associated discharge of conditions required, the suggested phasing has been moved back by a year.</p>	0	0	0	0	50	100	50	150	850
Greenham	Sandleford Park West	Outline application pending determination	18/00828/OUTMAJ 23/01585/OUTMAJ (pending determination)	Donnington New Homes	GF	500	0	0	500	<p>Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (18/00828/OUTMAJ) for 500 units and outline planning permission (23/01585/OUTMAJ) for 360 units awaiting decision. At the current time planning application has not been approved. As such, the site is not currently considered deliverable within the five year period.</p>	0	0	0	0	0	0	0	0	500
Greenham	Newbury Racecourse	Under Construction	14/03109/OUTMAJ 14/03377/RESMAJ	David Wilson Homes	PDL	1500	1102	363	398	<p>Available: Yes. Development under construction Suitable: Allocated site in adopted Core Strategy Achievable: Western and central parcels complete. Final phase (eastern parcel of 713 dwellings) under construction. Phasing based on latest information available from David Wilson Homes.</p> <p>Developer anticipated that 353 dwellings will be completed by June 2024, and the remaining 249 dwellings by Summer 2029.</p> <p>There is a reserved matters application (23/01100/RESMAJ) proposed to reduce the overall total number of dwellings across Eastern Parcel from 713 to 602 dwellings. As this application is still pending determination, reduction in housing numbers will be taken into account when the permission is approved.</p>	67	51	15	39	55	46	160	206	192
Total Core Strategy Allocated Sites						3000	1102	363	1898		67	51	15	39	105	146	210	356	1542

Table A1.2
Housing Site Allocations Development Plan Document Allocations
Stratfield Mortimer Neighbourhood Development Plan Allocation

Table A1.2: Housing Site Allocations Development Plan Document Allocations and Stratfield Mortimer Neighbourhood Development Plan Allocation

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028		
Newbury	Land north of Newbury College, Monks Lane, Newbury	HSA 1	RSA 1	Full permission	19/00669/OUTMAJ 20/00346/RESMAJ	Feltham Properties	PDL	16	0	0	16	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Site granted outline permission (19/00669/OUTMAJ) in August 2019. Reserved Matters application (20/00346/RESMAJ) approved in January 2021. Site owned by a developer.</p> <p>An outline planning application (with additional land) for up to 31 dwellings (23/01732/OUTMAJ) was submitted in July 2023 and pending determination.</p> <p>As the revised scheme for 31 dwellings is still pending determination, the site is not currently considered deliverable within the five year period until the application is determined, although delivery within this period is likely.</p>	0	0	0	0	0	0	0	0	0	0	16
Speen	Land at Bath Road, Speen, Newbury	HSA 2	RSA 2	Outline permission, Reserved Matters pending determination	17/02092/OUTMAJ 17/02093/OUTMAJ 22/01235/RESMAJ (pending determination)	David Wilson Homes	GF	118	0	0	118	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reserved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in 17 May 2022 and pending determination. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road was approved in 18 February 2020.</p> <p>Although the site is located within the River Lambourn Nutrient Neutrality Zone, it has been confirmed in November 2023 that the wastewater would be treated at Newbury wastewater treatment work and therefore no effects on the River Lambourn SAC. As a result, the requirements on nutrient mitigation has been resolved. Given that the site is owned by a developer, has an outline planning permission and firm progress has been made towards approval of reserved matters, there is clear evidence that housing completions will begin on site within 5 years, including the 11 dwellings where there is a full planning permission.</p> <p>The developer anticipates commencement in July 2024 with completions between 2024/25 and 2028/29.</p>	0	0	10	30	30	30	70	100	18		
Cold Ash	Land at Coley Farm, Stoney Lane, Newbury	HSA 3	RSA 3	Under construction	16/01489/OUTMAJ 20/00604/FULEXT	Cala Homes	GF	75	0	0	75	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. Reserved matters application 20/00604/FULEXT approved June 2021. The site is owned by a developer.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commenced on site in June 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	25	25	25	0	75	75	0		
Greenham	Land west of New Road, North of Pyle Hill, Newbury	HSA 4 (NEW047 B)	To be removed	Completed	18/00529/FULEXT	Rivar Ltd	GF	36	36	0	0	<p>Site fully built out in 2022/23.</p>	25	0	0	0	0	0	0	0	0		

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Newbury	Land to the North of Pinchington Lane, Greenham, Newbury	HSA 4 (NEW047 D)	RSA 4	Under construction	17/01096/OUTMAJ 20/02546/RESMAJ	Persimmon Homes	GF	157	0	0	157	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commenced on site in September 2022, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	50	50	57	0	157	157	0
Thatcham	Land at Lower Way, Thatcham	HSA 5	RSA 5	Under construction	18/00964/FULEXT	Persimmon Homes	GF	91	0	0	91	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 18/00964/FULEXT for 91 dwellings approved in January 2023.</p> <p>Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in October 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	0	30	50	11	0	91	91	0
Cold Ash	Land at Poplar Farm	HSA 6	To be removed	No planning permission	None	Site not owned by a developer	GF	Allocated for 10 - 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site does not have planning permission and no planning applications have ever been submitted. In light of this, the fact that no one landowner has overall control of the site, and the issues around financial viability, it is considered that it is not possible to demonstrate that the site is still deliverable.</p> <p>The allocation is proposed to be removed from the Local Plan Review.</p>	0	0	0	0	0	0	0	0	0
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7	To be removed	Completed	16/02529/OUTD 19/00832/REM 21/01203/REM 22/00928/REM	TA Fisher Ltd	GF	5	0	5	5	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 16/02529/OUTD for 5 dwellings approved October 2017. Reserved matters 19/00832/REM refused May 2020 and allowed on appeal January 2021. Reserved matters 21/01203/REM refused Jul 2021 and allowed on appeal January 2022.</p> <p>Site was fully built out in September 2023.</p> <p>The allocation is now proposed to be removed from the LPR as the site has been built out.</p>	0	5	0	0	0	0	5	5	0
Tilehurst	Stonehams Farm, Tilehurst	HSA 9	RSA 6	Under construction	19/00344/COMIND 21/01216/COMIND	GCH (Five) Ltd	PDL/ GF	Permitted for Care Home	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021. Development has commenced in September 2022.</p> <p>Site now included in table for communal accommodation.</p>	0	0	0	0	0	0	0	0	0

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Tilehurst	Stonehams Farm	HSA 10	To be removed	Under construction	16/01223/OUTMAJ 19/00718/RESMAJ	Darcliffe Homes Limited	GF	66	51	15	15	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 66 units (16/01223/OUTMAJ) approved in Dec 2016. Reserved matters application (19/00718/RESMAJ) approved in June 2019. The site is owned by a developer. Work commenced on site in 2021 with completions anticipated in 2023/24. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.</p>	35	15	0	0	0	0	15	15	0	
Purley on Thames	72 Purley Rise, Purley on Thames	HSA 11	RSA 7	Under construction	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	Shanly Homes	GF	29	0	29	29	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in 4 February 2022. Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in 2023, it is realistic that all dwellings will be delivered within the 5 year period.</p>	0	15	14	0	0	0	29	29	0	
Holybrook	Land Adj to J12	HSA 12	To be removed	Under construction	19/01544/FULEXT	Bellway Homes	GF	199	170	29	29	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 19/01544/FULEXT for 199 dwellings approved February 2020. Development commenced in August/September 2020 and the remaining 29 units is anticipated to be built out in 2023/24. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.</p>	68	29	0	0	0	0	29	29	0	
Holybrook	Land adjacent to Bath Road and Dorking Way, Calcot	HSA 13	RSA 8	Hybrid application pending determination	23/00117/OUTMAJ (pending determination)	Site not owned by a developer	GF	Allocated for 35 dwellings	0	0	35	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for restaurant/pub and 28 residential units (17/02904/OUTMAJ) refused in June 2018. Appeal dismissed in Mar 2019. Hybrid planning application (23/00117/OUTMAJ) for full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale, submitted in December 2022 and pending determination and completion of S106 agreement. At the current time no planning application has been permitted. As such, the site is not currently considered deliverable within the five year period.</p>	0	0	0	0	0	0	0	0	0	35

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Theale	Field between A340 & The Green, Theale	HSA 14	RSA 9	Full permission	19/01172/OUTMAJ 23/00790/RESMAJ	Croudace Homes	GF	104	0	0	104	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application for up to 104 units (19/01172/OUTMAJ) approved in December 2020. Reserved matters application (23/00790/RESMAJ) approved in October 2023. Developer anticipates that development could commence in late autumn / early winter in 2023 with completions by 2026/27.</p>	0	0	37	52	15	0	104	104	0	
Burghfield	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	HSA 15	RSA 12	Under construction	18/02485/OUTMAJ 22/00325/RESMAJ	Croudace Homes	GF	100	0	0	100	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved in July 2022. Work has commenced on site in 2022/23 with build out between 2024/25 and 2025/26.</p>	0	0	49	51	0	0	100	100	0	
Burghfield	Land to the rear of The Hollies, Burghfield Common	HSA 16	To be removed	Full permission	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	T A Fisher & Sons	GF	60	28	0	32	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD. Achievability: Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved August 2019. Development completed in 2021/22. Phase 2 for 32 units - Planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) in August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved. . Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer.</p>	0	0	0	0	20	12	20	32	0	
Woolhampton	Land to the north of A4, Woolhampton	HSA 17	N/A	Completed	16/01760/OUTMAJ 18/00997/RESMAJ 19/00772/RESMAJ	Westbuild Homes	GF	35	35	0	0	<p>Site fully built out in 2022/23.</p>	2	0	0	0	0	0	0	0	0	0

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Hungerford	Land east of Salisbury Road, Hungerford	HSA 18	To be removed	Completed	16/03061/OUTMAJ 19/01406/RESMAJ	Bewley Homes Plc and Wates Developments Ltd	GF	100	100	0	0	Site fully built out in 2022/23.	66	0	0	0	0	0	0	0	0	
Lambourn	Land adjoining Lynch Lane, Lambourn	HSA 19	RSA 14	No permission	None	Hygrove Homes Ltd	GF	Allocated for 60 dwellings	0	0	60	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: The site is owned by a developer, developer anticipates that planning application is likely to be submitted in early 2024. At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone.</p>	0	0	0	0	0	0	0	0	60	
Lambourn	Land at Newbury Road, Lambourn	HSA 20	RSA 15	Full permission	20/00972/FULMAJ 22/00277/FULMAJ (pending determination)	Palady Homes	GF	8	0	0	8	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 20/00972/FULMAJ for 8 dwellings approved September 2021. This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022. Agent reports that the site is under offer by a developer.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone. The site is also subject to a subsequent planning application for 5 dwellings. As the proposed development is small in scale, short term mitigation solutions would possible to achieve nutrient neutrality. Therefore it is likely that site will be deliverable within the five year period. However, in light of the additional mitigation work required, the Council takes a more cautious approach to phase the site later in the 5 year period.</p>	0	0	0	0	8	0	8	8	0	
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 22	To be removed	Completed	17/03411/OUTMAJ 20/02410/RESMAJ	Westbuild Homes	GF	11	7	4	4	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 17/03411/OUTMAJ recommended for approval by officers but refused at committee due to encroachment into landscape buffer. Appeal allowed in February 2019. Reserved matters application 20/02410/RESMAJ approved January 2021.</p> <p>Site was fully built out in August 2023.</p> <p>The allocation is now proposed to be removed from the LPR as the site has been built out.</p>	7	4	0	0	0	0	4	4	0	
Compton	Pirbright Institute Site, High Street, Compton	HSA 23	RSA 18	Outline permission	20/01336/OUTMAJ	Homes England	PDL	160	0	0	160	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in planning committee in Feb 2022, subject to s106 agreement.</p> <p>Developer did not respond to the Council's request for information.</p> <p>As progression towards reserve matters application is uncertain and depends on the appointment of a developer, there is currently insufficient confidence as to the timing of this. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should application be progressed.</p>	0	0	0	0	0	0	0	0	0	160

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Hermitage	Land off Charlotte Close, Hermitage	HSA 24	RSA 20	Full permission	20/00912/FULEXT	Deanfield Homes Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Full planning application 17/01144/FULEXT for 40 dwellings refused October 2017. Dismissed at appeal December 2018. Full application 20/00912/FULEXT for 16 dwellings approved in October 2021. Site owned by a developer.</p> <p>Given that the site has full planning permission, it is likely that all dwellings will be delivered within the 5 year period. However, as the site is located within the River Lambourn Nutrient Neutrality Zone, it is likely that there will be a delay to commence development due to discharging conditions relating to nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.</p>	0	0	0	0	0	0	0	0	0	0	0	16
Hermitage	Land to the south east of the Old Farmhouse, Hermitage	HSA 25	RSA 21	Outline permission, Reserved Matters pending determination	17/03290/OUTMAJ 19/02993/OUTMAJ 21/02923/RESMAJ (pending determination)	TA Fisher and Sons	GF	21	0	0	21	<p>Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application (17/03290/OUTMAJ) for up to 21 dwellings approved in Nov 2018. Section 73 application to vary the approved plans (19/02993/OUTMAJ) refused in July 2020 and allowed on appeal in September 2021. Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and pending determination.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone and is subject to reserved matters approval. It is likely that there will be a delay to approve the reserved matters application due to requirements on nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.</p>	0	0	0	0	0	0	0	0	0	0	21	
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	Stratfield Mortimer Neighbourhood Development Plan	N/A	Under construction	17/03004/OUTMAJ 19/01715/RESMAJ 21/02347/RESMAJ 22/01422/RESMAJ 23/00297/RESMAJ	TA Fisher (Mortimer) Ltd	GF	110	52	24	58	<p>Available: Yes Suitable: Yes. Site allocated in adopted neighbourhood plan. Achievability: Outline Planning Application 17/03004/OUTMAJ approved in February 2019. Reserved matters application 19/01715/RESMAJ for phase 1 comprising 28 dwellings approved in June 2019. Reserved matters 21/02347/RESMAJ for Phase 2a comprising 16 dwellings approved in February 2022. Reserved matters 22/01422/RESMAJ for Phase 2b comprising 14 dwellings approved in August 2022. Reserved matters 23/00297/RESMAJ for Phase 3 comprising 52 dwellings approved in June 2023.</p> <p>Developer reports that Phase 1 (28 units) completed in 2021/22. Phase 2a (16 units) completed in 2022/23. Phase 2b (14 units) nearing completion in 2022/23. Phase 3 (52 units) commenced in November 2023. Phasing used is that anticipated by developer with adjustment from completion figures.</p>	24	26	14	18	0	0	58	58	0			

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Aldermaston	Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	TS1	RSA24	Full permission	22/00120/FUL		PDL	8	0	0	8	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full planning application 22/00120/FUL for change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches approved in September 2022.	0	0	8	0	0	0	8	8	0
Total Housing Site Allocations DPD and Stratfield Mortimer NDP Allocated Sites								1525	479	106	1141		227	94	237	276	166	42	773	815	326

Table A1.3
Non-allocated Sites for 10 or more dwellings with planning permissions

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028		
Hampstead Norreys	Manor House, Church Street	Full permission	09/00744 08/11099 08/01099	Unknown	GF	13	11	0	0	M	Available: Yes Suitable: Yes, full planning permission granted Achievable: Site partly complete but two remaining units have been outstanding for some years. Remaining units therefore not considered deliverable within the 5 year period.	0	0	0	0	0	0	0	0	0	0	
Holybrook	Beansheaf Farm, Bourne Close	Under construction	16/02330/FULEXT	Beansheaf Developments	PDL	27	24	3	3	M	Available: Yes Suitable: Full planning permission granted in March 2018. Applications for discharge of conditions have been approved. Achievable: Site is expected to be fully built out in 2023/24.	22	3	0	0	0	0	3	3	0	0	
Newbury	Sterling Industrial Estate	Under construction	15/00319/FULEXT	Nelson Land Ltd	PDL	167	0	167	167	L	Available: Yes Suitable: Yes. The site has full planning permission Achievable: The site is owned by a developer. No indication that this site cannot be viably developed. Site is under construction in 2022/23.	0	119	48	0	0	0	167	167	0	0	
Newbury	Land to rear of 1-15 The Broadway (Bayer site)	Full permission	14/00146/OUTMAJ 17/01999/RESMAJ	Kiesal Properties	PDL	72	0	0	72	M	Available: Yes Suitable: The site has outline and reserved matters permission. Reserved matters application approved Aug 2017. Achievable: The site is owned by a developer. A certificate application (20/02016/CERTE) is approved in Oct 2020 in order to confirm that lawful commencement of outline planning permission 14/00146/OUTMAJ has been made. Developer did not respond to the Council's request for information. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period. However, due to the fact that the application for modification of S106 is still pending determination, the Council has applied a more cautious build out programme and has pushed delivery back by one year.	0	0	0	36	36	0	72	72	0	0	
Newbury	Land off Faraday and Kelvin Road	Full permission	12/00772/XOUTMA 19/00278/RESMAJ	Ressance	PDL	160	0	0	160	L	Available: Some existing uses on the site Suitable: Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019. Achievable: The permission is confirmed to be extant in 2021 by virtue of the setting out of the road, reduced level dig (excavation) and back-filling. However, leases may impact on timing and viability. Site therefore not considered deliverable within the 5 year period.	0	0	0	0	0	0	0	0	0	160	0

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028
Newbury	Market Street	Under construction	16/00547/FULEXT	Grainger Ltd	PDL	226	28	198	198	L	<p>Available: Yes Suitable: Identified in Newbury Vision and adopted SPD. The site has full planning permission. Achievable: Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019 .</p> <p>2 dwellings were completed at March 2023. 156 dwellings are expected to be completed in Summer 2023. 42 dwellings are expected to be completed in Autumn 2023.</p>	2	198	0	0	0	0	198	198	0
Newbury	1 West Street	Lapsed	18/00207/OUTMAJ 20/01568/RESMAJ	Ressance Limited	PDL	20	0	0	0	M	<p>Permission lapsed in 2022/23</p>	0	0	0	0	0	0	0	0	0
Padworth	Westminster House, Bath Road	Under construction	19/02140/FULMAJ	Francis Construction	PDL	13	0	0	13	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: Site is under construction in 2022/23, anticipated completion in 2023/24.</p>	0	13	0	0	0	0	13	13	0
Padworth	Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	22/00117/FULEXT	Reading West Development Ltd	PDL	26	0	0	26	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: The site is owned by a developer. No indication that this site cannot be viably developed.</p>	0	0	0	26	0	0	26	26	0
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: West	Under construction	14/02480/OUTMAJ 18/03061/RESMAJ	David Wilson Homes	GF	222	87	80	135	L	<p>Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site.</p> <p>Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.</p>	73	40	35	35	25	0	135	135	0

Table A1.3: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028	Post 31/03/2028	
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: East	Under construction	14/02480/OUTMAJ 20/00047/RESMAJ	Taylor Wimpey	GF	179	83	77	96	L	<p>Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: 20/00047/RESMAJ approved December 2020 for 179 dwellings on eastern part. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.</p>	70	40	35	21	0	0	0	96	96	0
Thatcham	Crookham House Crookham Hill Crookham Common	Completed	13/01637/FULMAJ 21/00381/FULMAJ	Charlesgate Homes	PDL	8	8	0	0	L	<p>Site fully built out in 2022/23.</p>	2	0	0	0	0	0	0	0	0	
Theale	Lakeside	Full permission	04/01219/FULMAJ 15/02842/OUTMAJ 20/00663/RESMAJ 22/01933/RESMAJ (9 dwellings) 21/03256/RESMAJ (290 dwellings)	Ridgepoint Homes	GF	299	0	0	299	L	<p>Available: Yes Suitable: Planning permission 04/01219/FULMAJ for 350 units allowed on appeal 2007. Application 15/02842/OUTMAJ for 325 units and 70 extra care units allowed on appeal March 2017. Included within amended settlement boundary in HSA DPD. Reserved matters 21/03256/RESMAJ for 290 units including 70 extra care units, 119 apartments and 101 houses approved in March 2023. Phase 1 of the Lakeside development: Reserved matters 20/00663/RESMAJ for phase 1 for 7 dwelling off St Ives Close approved in November 2020. S73 permission 22/01933/RESMAJ allows for the construction of 9 dwellings thus increasing the number of units from 7 to 9 units on the site. Achievable: Phase 1 comprising 9 units have commenced. Developer anticipated that development on the wider site is expected to commence in January 2024 with first delivery in 2023/24. Whilst this is possible, a more cautious approach to the projections has been applied and the suggested phasing has been moved back by a year.</p>	0	0	30	60	60	60	150	210	89	
Theale	19 and 19A High Street	Under construction	18/03209/FULEXT	TA Fisher & Sons Ltd	PDL	15	0	0	15	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: Site is under construction in 2022/23 and is expected to be fully built out in 2024/25.</p>	0	0	15	0	0	0	15	15	0	
Total non-allocated sites for 10 or more dwellings with planning permissions						1447	241	525	1184			169	413	163	178	121	60	875	935	249	

Table A1.4
Sites for 10 or more dwellings with prior approvals

Table A1.4: Sites for 10 or more dwellings with prior approvals

Parish	Address	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2023	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Site size	Assessment of deliverability	2022/23 Completion	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028
Newbury	Emerald House, Newbury Business Park	18/00631/PACOU 18/02279/PACOU	Mountley Ltd	PDL	109	109	0	0	L	Site fully built out in 2022/23.	109	0	0	0	0	0	0	0
Newbury	Bayer House, Strawberry Hill	18/01904/PACOU 23/00115/FULMAJ	Empire Property Concepts Ltd (Applicant)	PDL	191	0	191	191	L	Achievable: Development has commenced in 2022/23. Full planning permission (23/00115/FULMAJ) for external alterations associated with Prior Approval 18/01904/PACOU permitted in 24 October 2023. Completions anticipated in 2023/24 and 2024/25.	0	50	141	0	0	0	191	191
Newbury	Bloor Homes, Southern River View House, Newbury Business Park	21/00603/PACOU	The site is currently being marketed	PDL	0	0	0	0	M	An alternative scheme (22/00536/FUL - Change of use of vacant office building (Class E) to education use (Class F1) and associated works to curtilage, including multi-use games area, car parking and fencing (No external alterations to the building) has been built out in July 2023.	0	0	0	0	0	0	0	0
Theale	James Butcher House, 39 High Street	19/00283/PACOU	Pembroke Property Holdings Ltd (Applicant)	PDL	23	21	0	0	M	Site fully built out in 2022/23.	0	0	0	0	0	0	0	0
Total sites for 10 or more dwellings with prior approvals					323	130	191	191			109	50	141	0	0	0	191	191

Table A1.5
Non-allocated sites for less than 10 dwellings with planning permissions

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Aldermaston	18/02489/FULD	Site Of Former SilvertreesRed LaneAldermastonReadingBerkshire	0	1	0	0	
Aldermaston	21/02294/FULD	The Cedars School, Church Road, Aldermaston	1	0	0	1	
Aldworth	20/01609/FUL	ChandersAldworthReadingRG8 9RU	0	0	0	0	
Aldworth	22/02050/FULD	Pibworth House, AldworthvRG8 9RU	1	0	1	1	
Ashampstead	15/02650/FUL	Barn at Pyt HouseAshampsteadReadingBerkshire	1	0	1	1	
Basildon	17/00186/COMIND	The GrottoLower BasildonReadingBerkshireRG8 9NE	0	0	0	0	Y
Basildon	17/03374/FULD	Knappswood FarmPangbourne RoadUpper BasildonReadingBerkshireRG8 8LN	-1	-3	2	0	
Basildon	18/01032/FULMAJ	The Nursery, Pangbourne Road, Newtown RG8 8JG	2	0	2	2	
Basildon	19/02947/FULD	Maple CornerMaple LaneUpper BasildonReadingRG8 8PF	1	0	0	1	
Basildon	19/03066/FULD	Hillfields FarmPark Wall LaneLower BasildonReadingRG8 9PE	0	0	0	0	
Basildon	21/01816/FUL	GalveyUnnamed Road From Beckfords To Pangbourne RoadUpper BasildonReadingWest BerkshireRG8 8LU	0	0	0	0	
Basildon	21/02012/FULMAJ	West LodgeRoad Known As Reading RoadStreatleyReadingWest BerkshireRG8 9NA	0	-1	0	1	
Basildon	22/00463/FULD	Garlands, Pangbourne Road, RG8 8LN	1	0	0	1	
Basildon	22/02336/FULD	AptonAshampstead RoadUpper BasildonReadingWest BerkshireRG8 8NS	0	0	0	1	
Beedon	14/02775/FULD	3 And 4 Stanmore, Beedon RG20 8SR	1	0	0	2	
Beedon	18/03151/PIP 20/01491/TDC	Britwell FarmOxford RoadChieveleyNewburyBerkshireRG20 8RU	4	0	2	2	
Beedon	19/01322/FULD	2 Worlds End CottagesWorlds EndBeedonNewburyBerkshireRG20 8SB	1	0	1	1	
Beedon	22/02922/FUL	42 - 43 Beedon HillBeedonNewbury	-1	0	0	-1	
Beenham	17/03400/FULD 22/02800/CERTE	The Barn North Of Hillfoot CourtBeenham HillBeenhamReadingBerkshire	1	0	1	1	
Beenham	19/02952/FULD	KintarnClay HillBeenhamReadingRG7 5PG	0	0	1	1	
Beenham	19/03096/FUL	Northway PorscheGrange PlaceGrange LaneBeenhamReadingRG7 5PT	-1	0	0	-1	
Beenham	21/01635/FUL	The CottageBath RoadBeenhamReadingBerkshireRG7 5JB	0	1	0	0	
Beenham	22/01012/CERTE	NorthcourtPangbourneReadingRG8 8PT	2	2	0	0	
Boxford	18/02771/FUL	Land To The East Of Moorbridge Farm RG20 8DA	1	1	0	0	
Boxford	20/02680/FULD	Land Rear Of Alder HouseWestbrookNewbury RG20 8DJ	1	0	0	1	
Bradfield	17/03286/FULD 20/01431/FUL	Poltava, Stanford Road, Bradfield Southend	1	0	0	1	
Bradfield	17/03546/FULD 18/01102/FULD	Tudor HouseMaidenhatchPangbourneReadingBerkshireRG8 8HP	3	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Bradfield	19/00829/FULMAJ	Hewins Wood HouseBradfieldReadingBerkshireRG7 6DH	4	0	0	0	Y
Bradfield	19/01399/FULD	LinnetsAdmoor LaneBradfield SouthendReadingBerkshireRG7 6HT	0	1	0	0	
Bradfield	20/00644/OUT	Doctors SurgeryCock LaneBradfield SouthendReadingRG7 6HN	2	0	0	2	
Bradfield	20/01486/FULD	SpeedwellScratchface LaneBradfieldReadingRG7 6DN	0	1	0	0	
Bradfield	20/01876/FULMAJ	Fishers Copse HouseRotten RowBradfieldReadingRG7 6LN	0	0	1	1	
Bradfield	21/00857/FUL	The Village Montessori Nursery SchoolCock LaneBradfield SouthendReadingWest BerkshireRG7 6HW	1	1	0	0	
Bradfield	22/01874/FULD	Orchard Lodge, Tutts Clump, RG7 6JX	0	0	0	0	
Brightwalton	15/03083/FULD	SheardonPudding LaneBrightwaltonNewburyBerkshireRG20 7BY	0	0	0	0	
Brimpton	19/01948/FULD	Land at The OsiersBrimpton RoadBrimptonReadingBerkshireRG7 4SL	1	0	0	0	Y
Brimpton	19/03155/FULD	Wasing CottageWasing RoadBrimptonReadingRG7 4TB	0	-1	0	1	
Brimpton	20/01825/FULD	Washoe LodgeBrimpton LaneBrimptonReadingRG7 4TL	3	-1	0	4	
Brimpton	21/02055/FULD 22/00303/FULD	5 The WillowsBrimptonReadingWest BerkshireRG7 4GY	0	0	0	0	
Brimpton	22/02252/CERTE	Oaktree Farm, Brimpton Common, RG7 4RN	1	1	0	0	
Bucklebury	15/01308/FULD	Bucklebury Farm Park	1	1	0	0	
Bucklebury	16/01548/FULD 19/00242/FULD	69 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	1	0	0	0	Y
Bucklebury	17/02266/FUL 19/03182/FUL 21/00641/FUL	Bucklebury Chase (formerly Little Roselands), The Avenue, Bucklebury	0	-1	1	1	
Bucklebury	18/02947/FULD 20/02771/FULD	82 - 83 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	2	0	2	2	
Bucklebury	20/00610/FUL	Peachs Garage, Long Grove, Upper Bucklebury	4	0	0	4	
Bucklebury	21/03191/FULD	Broad View Farm The Ridge, Cold Ash, RG18 9HX	1	0	0	1	
Burghfield	16/03346/FULD 19/02207/FULD	Sunnyside Village StoresReading RoadBurghfield CommonReadingBerkshireRG7 3EG	1	1	0	0	
Burghfield	19/03062/FULD	Red Kite HouseReading RoadBurghfield CommonReadingBerkshireRG7 3BH	7	0	0	7	
Burghfield	18/00554/FULD	2 New CottagesReading RoadBurghfieldReadingBerkshireRG30 3RH	1	0	1	1	
Burghfield	19/00895/FULD	The Old ManorWhite House GreenSulhamsteadReadingBerkshireRG7 4EA	1	0	0	0	Y

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Burghfield	19/03054/FULD	The White CottageHolybrook FarmBurghfield BridgeBurghfieldReadingRG30 3RA	0	0	1	1	
Burghfield	21/01937/FUL 22/03127/FUL	WillowbankBerrys LaneBurghfieldReadingWest BerkshireRG30 3XD	0	-1	0	1	
Chaddleworth	15/03199/FULD	Barn 80m South East Of Manor Farm, RG20 7EG	2	0	1	2	
Chaddleworth	19/01701/FUL	Chaddleworth RectoryMain StreetChaddleworthNewburyBerkshireRG20 7EW	1	0	0	0	Y
Chieveley	19/01220/FULD	Lych Gate HouseChurch LaneChieveleyNewburyBerkshireRG20 8UT	1	1	0	0	
Chieveley	19/02092/FULD	Snelsmore Farm	1	0	0	0	Y
Cold Ash	19/01102/FULD	Westrop FarmThe RidgeCold AshThatchamBerkshireRG18 9JA	2	0	2	2	
Cold Ash	18/00676/FULD	IglsCollaroy RoadCold AshThatchamBerkshireRG18 9PG	1	1	1	1	
Compton	17/02914/FULD 20/02293/FUL	NieliaDowns RoadComptonNewburyBerkshireRG20 6RE	0	0	0	0	
Compton	18/02326/FULD	Hamilton Stables, Hockham Road	2	0	2	2	
Compton	21/02271/FULD	Land North Of 31Horn StreetComptonNewburyWest Berkshire	1	0	0	1	
East Ilsley	20/01106/FULD	Land Adjacent Down BarnRoad Known As Dennisford RoadEast IlsleyNewbury	1	0	0	1	
Enborne	21/02646/FULMAJ	Enborne KennelsEnborne StreetEnborneNewburyBerkshireRG20 0JP	0	0	0	0	
Farnborough	20/02589/FUL	Gamekeepers BungalowFarnboroughWantageOX12 8NX	0	0	0	0	
Fawley	18/02737/FULD 21/02713/FULD	North Farm StudNorth FarmNorth FawleyWantageOxfordshireOX12 9NJ		0	0	2	
Frilsham	18/00035/FULMAJ	Frilsham Lime QuarryFrilshamThatchamBerkshireRG18 9UY	1	0	0	1	
Frilsham	20/02534/FUL	Homerstead HouseHawkridge HillFrilshamThatchamRG18 9XA	0	0	0	0	
Great Shefford	20/01444/FULD	Pheasant InnErmin StreetShefford WoodlandsHungerfordRG17 7AA	2	1	0	0	
Great Shefford	20/01770/FUL	BarnFishers FarmErmin StreetShefford WoodlandsHungerford	2	2	0	0	
Great Shefford	21/02594/OUTD	Wood ViewBaydon RoadShefford WoodlandsHungerfordWest BerkshireRG17 7AD	1	0	0	1	
Great Shefford	22/01947/FULD	Barndown Garden CottageBaydon RoadShefford WoodlandsHungerfordRG17 7AE	1	1	0	0	
Greenham	15/02479/FULD	Drake House Bishops Green	0	0	0	1	
Greenham	16/00645/FUL	Garden HouseBurys Bank RoadGreenhamThatchamBerkshireRG19 8DB	0	0	1	1	
Greenham	18/02435/OUTD 19/02133/REM	Land between 3-6 and Unit 7 Vo-Tec Centre, Hambridge lane RG14 5XH	9	0	0	9	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Greenham	20/02005/FULD	Lincoln HouseNewtown RoadNewburyRG14 7HA	1	0	0	1	
Greenham	22/00795/FULMAJ	41 Burys Bank RoadGreenhamThatchamRG19 8DB	1	0	0	1	
Hampstead Norreys	14/00173/FUL	Ramsworth Cottages And Barns, RG18 0SS	0	0	0	1	
Hamstead Marshall	18/02166/FULD 20/00901/FULD	Oak Tree BarnHamstead MarshallNewburyBerkshireRG20 0JH	1	0	1	1	
Hamstead Marshall	19/03076/OUTD 21/00721/REM	Garage Site Adjacent To 1 The VillageHamstead MarshallNewburyRG20 0HN	1	1	0	0	
Hamstead Marshall	20/00320/FUL	Fishery CottageHamstead MarshallNewburyRG20 0JD	0	0	0	0	
Hamstead Marshall	21/00047/FULD	Garage ServingWhite Hart CottageHamstead MarshallNewburyBerkshireRG20 0HW	1	0	0	1	
Hermitage	17/03334/FULD	4 High Street	3	0	3	3	
Hermitage	18/03268/FULD	ClairewoodHampstead Norreys RoadHermitageThatchamBerkshireRG18 9RZ	1	0	0	0	Y
Hermitage	21/00043/FULD	White HorseNewbury RoadHermitageThatchamRG18 9TB	4	0	0	4	
Hermitage	21/01649/FULMAJ	Sancta Maria Del La GrottoSlanting HillHermitageThatchamBerkshireRG18 9QG	0	0	0	0	
Hermitage	22/01451/FULD	MarariPond LaneHermitageThatchamRG18 9RN	0	-1	0	1	
Holybrook	20/02355/FULD 21/00253/FUL	West MewsMill LaneCalcotReadingRG31 7RS	1	0	2	2	
Holybrook	21/00488/FUL	3 Goodwin CloseCalcotReadingRG31 7ZW	-1	0	0	-1	
Hungerford	02/00911/FUL	Berkshire Trout Farm RG17 0UN	1	0	1	1	
Hungerford	03/02557/FUL	Land Adjacent To 19 Kennet Way	1	0	1	1	
Hungerford	13/02806/FUL 14/03282/FUL	Cakewood Farmhouse, Bath Road, Hungerford, RG17 0SR	0	0	1	1	
Hungerford	15/02312/COMIND 19/03183/COMIND	Highclose Farm Bath RoadHungerfordBerkshireRG17 0SP	3	0	0	3	
Hungerford	16/00787/FULD 17/03506/FULD	Station YardStation RoadHungerfordBerkshireRG17 0DY	7	0	7	7	
Hungerford	16/03205/FULD	26 Charnham StreetHungerfordBerkshireRG17 0EJ	6	0	4	4	
Hungerford	18/02173/FULD	Leverton ManorLevertonHungerfordBerkshireRG17 0TA	0	0	0	0	Y
Hungerford	19/02160/FULD	100 High StreetHungerfordBerkshireRG17 0NB	1	0	0	0	Y
Hungerford	21/00124/FUL	2 and 3 Bridge StreetHungerfordRG17 0EH	1	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Hungerford	21/00472/FUL	9 Chilton WayHungerfordRG17 0JR	0	1	0	0	
Hungerford	21/01131/FULD	20 Prospect RoadHungerfordWest BerkshireRG17 0JL	1	0	0	1	
Hungerford	21/02634/FULD	32 High StreetHungerfordBerkshireRG17 0NJ	0	0	0	0	
Hungerford	22/01319/FULD	Cakewood Farmhouse, Bath Road, Hungerford	1	0	0	1	
Hungerford	22/02946/CERTE	The Flat The Old Malthouse15 Bridge StreetHungerfordRG17 0EG	0	0	0	0	
Hungerford	22/02720/FUL	11 Sarum WayHungerfordWest BerkshireRG17 0LJ	1	0	0	1	
Inkpen	21/01484/FUL 21/02855/FUL	LeyfieldRoad Known As Post Office RoadUpper GreenInkpenHungerfordWest BerkshireRG17 9PZ	0	0	0	0	
Kintbury	14/03208/FULD	Elcot Park HotelElcotNewburyBerkshireRG20 8NJ	9	0	9	9	
Kintbury	16/01666/FUL 19/01716/FULD 20/01490/FULD	Clapton Bottom, The Benham Estate RG17 9SD	-1	0	0	-1	
Kintbury	18/01370/FULD	Kintbury Holt FarmKintbury HoltNewburyBerkshireRG20 0DD	3	0	3	3	
Kintbury	19/00277/FULD	Inglewood Farm CottageTempleton RoadKintburyHungerfordBerkshireRG17 9SJ	0	0	1	1	
Kintbury	19/01861/FULD	Tudor CottageStation RoadKintburyHungerfordBerkshireRG17 9UT	0	0	0	0	Y
Kintbury	19/02146/FULD 21/00526/FUL	College FarmUpper DenfordHungerfordBerkshireRG17 0PD	0	0	1	1	
Kintbury	20/01620/FULD	Denford HouseDenford ParkHungerfordRG17 0PG	1	0	1	1	
Kintbury	20/01688/FUL	Dove House52 High StreetKintburyHungerfordRG17 9TN	1	1	0	0	
Kintbury	20/02827/FUL	45 High StreetKintburyHungerfordRG17 9TL	0	0	1	1	
Kintbury	21/01012/FUL	Kintbury Methodist ChurchInkpen RoadKintburyHungerfordRG17 9TU	1	0	1	1	
Kintbury	21/02405/FULD	The Prince Of Wales28 Newbury StreetKintburyHungerfordRG17 9UU	0	0	0	0	
Kintbury	22/00731/FULD	54 High StreetKintburyHungerfordRG17 9TN	0	0	0	0	
Lambourn	03/02206	Francomes Field	6	0	0	2	
Lambourn	16/00971/OUTD 17/00733/FULD 17/03562/FULD 20/00040/FULD	Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT	2	0	0	2	
Lambourn	16/02007/FULD	Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH	3	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Lambourn	17/02170/OUTD 21/00374/REM	Upshire HouseGreenwaysLambournHungerfordBerkshireRG17 7LE	1	0	0	1	
Lambourn	17/02600/FULD	37 WoodburyLambournHungerfordBerkshireRG17 7LT	1	1	0	0	
Lambourn	18/00774/FULMAJ	Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire	1	0	1	1	
Lambourn	17/02079/COMIND 18/02967/COMIND 21/01133/COMIND	Whitehouse FarmhouseUpper LambournHungerfordBerkshireRG17 8QP	2	2	0	0	
Lambourn	19/02596/FULD	Land North Of Whitcombe House StablesUpper LambournHungerfordBerkshire	1	0	0	1	
Lambourn	19/02812/FULMAJ 21/01530/FULMAJ	Lambourn Methodist ChurchLambournHungerfordRG17 8YA	9	0	0	9	
Lambourn	20/00425/FULD	Broadway House2 The BroadwayLambournHungerfordRG17 8XY	1	0	0	1	
Lambourn	20/00917/FULD	The Old Malt HouseUpper LambournHungerfordRG17 8RG	0	0	0	1	
Lambourn	20/01264/FULMAJ	Fognam FarmUpper LambournHungerfordBerkshire RG17 8RB	1	0	0	1	
Lambourn	20/01280/FUL	Mobile HomeSaxon HallUpper LambournHungerfordRG17 8QH	0	0	1	1	
Lambourn	20/02099/FULD	PerivaleBaydon RoadLambournHungerfordRG17 8NU	2	0	0	2	
Lambourn	20/02275/FUL	Land South Of Coppington StablesGreenwaysLambournHungerford	1	1	0	0	
Lambourn	20/02922/FUL	39 Newbury StreetLambournHungerfordRG17 8PB	3	0	0	3	
Lambourn	21/02304/FUL	35 - 36 Mill LaneLambournHungerfordWest BerkshireRG17 8YP	1	1	0	0	
Lambourn	21/02045/FUL	Land at Ermin Street, Lambourn Woodlands, RG17 7TR	1	1	0	0	
Leckhampstead	21/01708/FUL	WoodsideWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	0	1	
Leckhampstead	22/01663/FULD	Nightingale FarmWantage RoadLeckhampsteadNewburyBerkshireRG20 8QT	0	0	0	0	
Midgham	20/00728/FUL	Spire RidgeBath RoadMidghamReadingRG7 5XB	3	1	0	0	
Midgham	20/03068/FULD	Button Court Farm Windmill LaneMidghamReadingRG7 5TY	1	0	1	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	14/02830/FULD 18/02068/FULD	101 Bartholomew Street	3	0	0	1	
Newbury	05/02416/FULD	Land Adj To 58 Conifer Crest, Wash Common	1	0	1	1	
Newbury	11/00668/FULD	30 Rowan Drive	1	0	0	1	
Newbury	15/00486/FULD 20/01140/FUL	Land Adjacent To Sundial House Carnegie Road Newbury Berkshire	3	0	0	3	
Newbury	15/01157/OUTD 18/01491/REM	Land To Rear Of 59 Chandos Road Newbury Berkshire RG14 7EG	3	0	3	3	
Newbury	16/02312/FULD 21/00234/FUL	Arcade House	3	0	3	3	
Newbury	16/02886/FULD 20/02522/FUL	9 Bartholomew Street Newbury Berkshire RG14 5LL	4	4	0	0	
Newbury	17/00144/FUL	100 Bartholomew Street Newbury Berkshire RG14 5DY	1	0	0	0	Y
Newbury	17/00243/FULD	6 Cheap Street Newbury Berkshire RG14 5DD	4	0	0	0	Y
Newbury	17/00517/OUTD 18/01620/FULD 19/01694/FULD	108 Bartholomew Street And Land To The Rear Of Newbury Berkshire RG14 5DT	8	0	8	8	
Newbury	17/00525/FUL	73 London Road Newbury West Berkshire RG14 1JN	3	0	3	3	
Newbury	17/00705/FULD	13 Rockingham Road Newbury Berkshire RG14 5PD	1	0	1	1	
Newbury	17/01208/FULD	10 Hampton Road Newbury Berkshire RG14 6DB	1	0	0	1	
Newbury	17/01808/OUTD 20/00455/REM	Garden Land at 5 Normay Rise Newbury Berkshire	1	1	0	0	
Newbury	17/01963/FULD	75 London Road Newbury West Berkshire RG14 1JN	5	0	6	6	
Newbury	17/02087/FULD	48 Bartholomew Street	1	1	0	0	
Newbury	17/02551/FULD	4 Cheap Street Newbury Berkshire RG14 5DD	2	0	2	2	
Newbury	18/01069/FULD 19/01050/FULD	Prezzo 58 Cheap Street Newbury Berkshire RG14 5DH	6	0	0	0	Y
Newbury	19/00577/FULD	6 Northwood Drive Newbury Berkshire RG14 2HB	1	0	1	1	
Newbury	19/00995/FULD	Battery End Hall Battery End Newbury Berkshire	1	0	0	0	Y

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	19/02090/FULD 21/01864/FULD	Land To The Rear Of 15 Leys Gardens Strawberry Hill Newbury Berkshire	1	0	1	1	
Newbury	19/02100/FULD	90A Turnpike Road Newbury Berkshire RG14 2NF	1	0	1	1	
Newbury	19/02591/FULD	44 Donnington Square Newbury Berkshire RG14 1PP	0	0	0	0	
Newbury	19/02630/FULD	1 Gilroy Close Newbury RG14 6TA	1	0	1	1	
Newbury	19/02840/FUL	Bartholomew House 38 London Road Newbury West Berkshire RG14 1JX	1	0	0	0	Y
Newbury	20/01186/FUL 20/02372/FUL	1 and 3 Kennet Road Newbury RG14 5JA	4	4	0	0	
Newbury	20/01282/OUT	75 Turnpike Road Newbury RG14 2QR		0	0	1	
Newbury	20/01323/FULD	Hornbeam House Speen Lane Newbury RG14 1RW	2	0	2	2	
Newbury	20/01509/FULD	The Red House 12 Hampton Road Newbury RG14 6DB	2	0	2	2	
Newbury	20/02191/FUL	Greenham House Greenham Road Newbury RG14 7HS	4	0	0	4	
Newbury	20/02454/FUL	The Studio Station Approach Newbury RG14 5DG	-2	-2	0	0	
Newbury	20/02499/FUL	32A Northbrook Street Newbury RG14 1DJ	1	0	0	1	
Newbury	20/03076/FUL	Jacobs Well West Street Newbury RG14 1BD	6	6	0	0	
Newbury	21/00288/FULD	2A The Arcade Newbury RG14 5AD	1	0	0	1	
Newbury	21/00415/FUL	2A Hambridge Road Newbury RG14 5SS	2	0	0	2	
Newbury	21/01010/FULD	3 Craven Road Newbury West Berkshire RG14 5NG	1	0	0	1	
Newbury	21/01998/FUL	Old Bell 215 Andover Road Newbury West Berkshire RG14 6ND	1	0	1	1	
Newbury	21/02211/FULD	34 Culver Road Newbury West Berkshire RG14 7AR	1	0	1	1	
Newbury	21/02395/FULD	19 Henshaw Crescent Newbury West Berkshire RG14 6ES	1	1	0	0	
Newbury	21/02558/FULD	152 Bartholomew Street Newbury West Berkshire RG14 5HB	1	0	1	1	
Newbury	20/01210/FULD	41 Cheap Street Newbury Berkshire RG14 5BX	1	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Newbury	21/02109/FULD	25B - 25C Northbrook Street Newbury West Berkshire	4	0	4	4	
Newbury	22/02919/OUT	Arniston Manor Lane Newbury West Berkshire RG14 2QT	1	0	0	1	
Newbury	22/01784/FULD	Newbury House 237 and 235 Andover Road Newbury West Berkshire RG14 6NG	1	0	0	1	
Newbury	22/02591/FUL	116 Bartholomew Street Newbury RG14 5DT	3	0	0	3	
Newbury	21/01911/FULD	Land Adjoining 11 Pond Close, Newbury	4	0	0	4	
Newbury	22/01711/FULD	The Pilgrims Guest House 33 Oxford Road Newbury		0	0	0	
Newbury	22/01970/FUL	50 Bartholomew Street Newbury West Berkshire	3	0	3	3	
Pangbourne	16/03109/FULD	Knole And Land Adjacent To Riverview Road, Pangbourne, RG8 7AU	0	0	1	1	
Pangbourne	18/00184/FULD 20/00093/FULD 20/00473/FULD	Camden Ridge Riverview Road Pangbourne Reading Berkshire RG8 7AU	1	2	0	0	
Pangbourne	19/02333/FULD	Three Cliffs Bere Court Road Pangbourne Reading Berkshire RG8 8JY	1	0	0	1	
Pangbourne	19/02460/FULD	Clifton House 17 Reading Road Pangbourne Reading Berkshire RG8 7LU	9	0	0	9	
Pangbourne	21/02191/FULD	Kiosks Water Pumping Station Tidmarsh Road Pangbourne Reading West Berkshire	1	0	1	1	
Pangbourne	21/02273/FULD	Gulberg Pangbourne Hill Pangbourne Reading West Berkshire RG8 7AS	0	0	0	0	
Pangbourne	20/02508/FULD	Oakleigh House Bere Court Road Pangbourne	1	0	0	1	
Pangbourne	22/01616/FULD	75 Reading Road Pangbourne Reading West Berkshire RG8 7JA	3	-1	0	4	
Pangbourne	22/00344/FULD	Fire Station Horseshoe Road Pangbourne	4	0	4	4	
Peasmore	16/02261/FULD	The Stable Cottage Peasmore Newbury Berkshire RG20 7JH	1	0	1	1	
Peasmore	20/01835/FULD	Mead Bungalow Peasmore Newbury RG20 7JE	1	0	0	1	
Peasmore	20/02261/FUL	Peasmore Manor Peasmore Newbury RG20 7JF	1	0	1	1	
Peasmore	21/00865/FUL	The Old Rectory Unnamed Road From Princes Lane To Mud Lane Peasmore Newbury West Berkshire RG20 7JH	0	0	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Purley	17/00822/OUTD 18/016631/REM	1 Brading WayPurley On ThamesReadingBerkshireRG8 8BS	0	-1	0	1	
Purley	17/03494/FULD	40A Long Lane Tilehurst, RG31 6YJ	1	0	1	1	
Purley	21/01160/FULD	72a Purley Rise Purley On Thames Reading	1	0	1	1	
Purley	19/00352/FULD	39 Purley RisePurley On ThamesReadingBerkshireRG8 8AJ	2	0	1	1	
Purley	20/00103/FUL	1095 Oxford RoadTilehurstReadingBerkshireRG31 6YE	1	0	0	0	Y
Purley	19/03105/FULD	6 River Gardens, Purley on Thames, RG8 8BX	0	0	0	0	
Purley	20/03017/FULD	1 Bryant Place Purley On Thames RG8 8ET	1	0	0	1	
Shaw cum Donnington	20/00623/FUL	Bracken CottageShelsmore CommonNewburyRG14 3BG	0	-1	1	1	
Shaw cum Donnington	20/02853/FUL	Shaw FarmShaw Farm RoadShawNewburyRG14 2HY	1	1	0	0	
Shaw cum Donnington	19/01259/FULD	Craven Farm Long lane	1	0	0	0	Y
Speen	15/02978/REM 13/02229/OUT	Pique Furze Hill, Stockcross, RG20 8ET	0	0	0	1	
Speen	20/01151/FULD	Rookwood FarmStockcrossNewburyRG20 8JX	1	1	0	0	
Speen	21/01166/FUL	Nalder Hill HouseNalder HillStockcrossNewburyWest BerkshireRG20 8EU	1	0	0	1	
Stratfield Mortimer	13/00507/XFULD	Old Fire Station	1	1	0	0	
Stratfield Mortimer	15/02186/FUL	WillowbraeMortimer LaneMortimerReadingBerkshireRG7 3PP	0	0	0	1	
Stratfield Mortimer	16/03348/FULD	49 Stephens CloseMortimer CommonReadingBerkshireRG7 3TY	1	0	1	1	
Stratfield Mortimer	19/01038/FULD	Land Adjacent To 1A King StreetMortimer CommonReadingBerkshire	4	4	0	0	
Streatley	17/01476/FULD	SunfieldTownsend RoadStreatleyReadingBerkshireRG8 9LH	1	0	1	1	
Streatley	20/00835/FULD 21/02105/FULD	The Old Golf HouseRectory RoadStreatleyReadingRG8 9QA	0	-1	0	1	
Streatley	20/01602/FULD	DuzacThe CoombeStreatleyReadingRG8 9QL	0	0	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Sulhamstead	17/02255/FULD	Land Adjacent To 2Abbots RoadBurghfield CommonReadingBerkshire	2	2	0	0	
Sulhamstead	18/01013/FULD	Land South OfJordans LaneBurghfield CommonReadingBerkshire	2	0	2	2	
Sulhamstead	18/03096/OUTD 21/01278/FUL	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshireRG7 3JS	1	0	0	1	
Sulhamstead	21/01288/FUL	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshireRG7 3JS	1	0	0	1	
Sulhamstead	20/00413/FULD	Shortheath HouseShortheath LaneSulhamsteadReadingRG7 4EF	1	0	0	1	
Sulhamstead	20/02231/COMIND	1The Mile House Bath Road Sulhamstead	-1	-1	0	0	
Sulhamstead	21/00399/FUL	Riding StablesSulham LaneSulhamReadingRG8 8EA	0	-1	0	1	
Thatcham	10/01485/FUL	4 Colthrop Cottages Colthrop Lane Thatcham	0	0	2	2	
Thatcham	13/02624/FULD	58 The Broadway, RG19 3HP	9	0	3	3	
Thatcham	13/02701/FULD	30 Westfield Crescent, Thatcham, RG18 3EH	1	0	1	1	
Thatcham	16/01094/FULD 19/02329/FULD	Land Adjacent To 9London RoadThatchamBerkshire	1	0	0	0	Y
Thatcham	16/03548/OUTD 19/02738/OUTD	Land To The Rear Of 66-74 And Between 66 and 68ARoman WayThatchamBerkshire	3	0	0	0	Y
Thatcham	17/02859/FULD 21/02657/FULD	Wimbles BarnThe WimblesHarts Hill RoadThatchamBerkshire	1	0	0	1	
Thatcham	19/02236/FUL	54 - 55 and 55A The Broadway Thatcham Berkshire	3	0	0	0	Y
Thatcham	19/02348/FULD	42 Masefield RoadThatchamBerkshireRG18 3AF	1	0	1	1	
Thatcham	19/03188/FULD	Foxhold FarmCrookham CommonThatchamRG19 8EL	2	0	0	2	
Thatcham	20/00859/FULD	5 Winston WayThatchamRG19 3TY	1	0	0	1	
Thatcham	20/01013/FUL	1 Eliot CloseThatchamRG18 3UG	1	0	1	1	
Thatcham	21/00207/FUL 22/00779/FUL	Travellers FriendCrookham Common RoadCrookham CommonThatchamBerkshireRG19 8EA		0	0	0	
Thatcham	21/00612/FULD	27 Roman WayThatchamRG18 3BP	1	0	0	1	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Thatcham	21/01509/FULD	27 Victor RoadThatchamWest BerkshireRG19 4LX	2	0	0	2	
Thatcham	21/01959/FULD	The PrioryChurch LaneThatchamBerkshireRG19 3JL	1	0	0	2	
Thatcham	21/02657/FULD	Wimbles BarnThe WimblesHarts Hill RoadThatchamBerkshire	1	0	0	1	
Thatcham	21/03167/FUL	Thatcham RG19 3JQ	4	0	0	4	
Thatcham	22/00885/FUL	31 Chapel StreetThatchamWest BerkshireRG18 4JP	1	0	0	1	
Thatcham	22/00354/FULD	Units 4 - 5The CourtyardThe BroadwayThatchamWest BerkshireRG19 3HQ	1	0	1	1	
Theale	19/01792/FUL	Unit 7Brewery CourtThealeReadingBerkshireRG7 5AJ	2	0	0	0	Y
Theale	20/01759/FUL	1 Cloister Mews	1	0	0	1	
Theale	21/00156/FUL	49 Church StreetThealeReadingRG7 5BX	1	1	0	0	
Theale	20/01367/FUL	10-12 Church Street Theale RG7 5BT	2	0	2	2	
Theale	21/02925/FUL	Malpas Farm & Annexe, North Street, Theale	0	0	0	2	
Tidmarsh	10/01999/REM	Forge House, Tidmarsh, RG8 8ER	1	0	1	1	
Tidmarsh	17/00968/FULD 18/00402/FULD	Forge House, Tidmarsh, RG8 8ER	3	0	3	3	
Tilehurst	11/00994/FULD 18/00443/FULD	Land adj. 94 Royal Avenue Calcot	1	0	1	1	
Tilehurst	21/02940/FULD	347 The MeadwayTilehurstReadingBerkshireRG30 4NU	1	-1	2	2	
Tilehurst	17/02903/OUTD 21/00614/OUTD 21/01814/REM	MurdochsBath RoadCalcotReadingBerkshireRG31 7QJ	4	0	4	4	
Tilehurst	18/02104/FULD	Land South West Of Glen HavenLangley Hall DriveAnd Rear Of 8 Langley HillCalcotReadingBerkshire	1	1	0	0	
Tilehurst	18/02681/FULD	Land North Of 17Hugh Fraser DriveTilehurstReadingBerkshire	1	0	1	1	
Tilehurst	19/00771/FULD	2 Sandringham WayCalcotReadingBerkshireRG31 4XA	1	1	0	0	

Table A1.5 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Tilehurst	21/00717/FUL	145 Long Lane Tilehurst Reading RG31 6YW	1	0	0	1	
Tilehurst	21/01644/FUL	42 Langley Hill Calcot Reading West Berkshire RG31 4QU	0	-1	1	1	
Tilehurst	20/02311/FULD	28 Barbaras Meadow Tilehurst Reading RG31 6YF	1	1	0	0	
Tilehurst	22/01139/FULD	44 Langley Hill Calcot Reading RG31 4QU	0	0	0	0	
Tilehurst	20/02509/FULD	145 Long Lane Tilehurst Reading RG31 6YW	1	0	0	0	Y
Tilehurst	21/03217/FULMAJ	Pincents Manor Hotel Pincents Lane Tilehurst		0	0	0	
Ufton Nervet	19/00094/FULD	Three Acres Farm Ufton Lane Ufton Nervet Reading Berkshire RG7 4HG	0	0	0	1	
Ufton Nervet	20/02017/FULD	Ufton Green Farm Church Lane Ufton Nervet Reading RG7 4HQ	3	0	3	3	
Welford	12/01469/FULD 11/02677/XFUL	1-6 Easton Hill	0	0	0	6	
Welford	18/01090/FULD 20/01642/FULD	Elton Farm Weston Newbury Berkshire RG20 8JG	4	3	0	0	
West Woodhay	20/02606/FUL	Park House West Woodhay Newbury RG20 0BP	0	-1	0	1	
Winterbourne	19/02178/FULMAJ	Rose Farm, Pebble Lane, Winterbourne, Berkshire, RG20 8AS	1	1	0	0	
Wokefield	19/02215/FULD	Huntsman Cottage Goring Lane Mortimer Reading Berkshire RG7 3BA	1	0	0	1	
Woolhampton	17/03065/FULD	Land To The West Of The Rising Sun Bath Road Woolhampton Reading Berkshire	4	4	0	0	
Woolhampton	17/00983/FULD	Brook Lawn Bath Road Woolhampton Reading Berkshire RG7 5RE	1	0	1	1	
Woolhampton	19/03191/FULD	Rose Cottage Bath Road Woolhampton Reading RG7 5RT	1	1	0	0	
Yattendon	22/02455/FUL	Everington Bungalow, Everington Hill, Yattendon RG18 0UD	1	0	0	1	
Total non-allocated sites for less than 10 dwellings with planning permissions			385	50	153	314	

Table A1.6
Sites for less than 10 dwellings with prior approvals

Table A1.6 Sites for less than 10 dwellings with prior approvals

Parish	Planning application reference	Address	No. of dwellings permitted (net)	2022/23 Completions	Under Construction at 31/3/2023	Outstanding commitments at 31/3/2023	Lapsed permission at 31/3/2023
Beech Hill	17/02131/PACOU	Woodlands FarmWood LaneBeech HillReadingBerkshire	1	0	1	1	
Brimpton	19/00353/PACOU	Hyde End FarmHyde End LaneBrimptonReadingBerkshireRG7 4RJ	1	0	0	0	Y
Cold Ash	20/01865/PACOU	Oak Tree Farm, Stoney LaneAshmore GreenThatcham RG18 9HE	1	0	1	1	
Cold Ash	22/02184/PACOU	St Gabriels Farm The Ridge Cold Ash Thatcham	5	0	0	5	
Enborne	18/03358/PACOU	Wheatlands Farm BarnWheatlands LaneEnborneNewburyBerkshire	1	0	1	1	
Enborne	21/03177/PACOU	Land and Barn East Of Andover Drove and South OfEnborneNewbury	1	0	1	1	
Newbury	19/01515/PACOU	Mercantile House18 London RoadNewburyWest BerkshireRG14 1JX	8	8	0	0	
Newbury	19/02315/PACOU	4 - 5 Saddlers Court Newbury Berkshire RG14 1AZ	1	0	0	0	Y
Newbury	20/01739/PACOU	34 Boundary RoadNewburyRG14 5RR	3	0	0	3	
Newbury	20/02828/PACOU	7 - 9 The BroadwayNewburyRG14 1AS	4	0	4	4	
Newbury	21/00524/PACOU	1 Northbrook PlaceNewburyRG14 1DQ	4	0	0	4	
Newbury	21/01290/PACOU	1 Bolton Place Newbury West Berkshire RG14 1AJ	2	2	0	0	
Newbury	21/01979/PACOU	First, Second and Third FloorWinchcombe House123 - 126 Bartholomew StreetNewburyWest BerkshireRG14 5BN	5	0	0	5	
Newbury	21/02599/PACOU	22 Park StreetNewburyWest BerkshireRG14 1EA	6	6	0	0	
Newbury	22/00725/PACOU	Gandlake HouseLondon RoadNewburyWest BerkshireRG14 1LA	8	0	8	8	
Thatcham	21/02791/CLASSM	1st And 2nd Floor4 - 6 High StreetThatchamWest BerkshireRG19 3JD	5	0	5	5	
Theale	22/01609/PACOU	Pilates Studio Part First Floor 27A High Street Theale Reading RG7 5AH	1	0	0	1	
Theale	22/00221/CLASSM	27A High Street Second Floor Theale Reading RG7 5AH	1	0	1	1	
Total Sites for less than 10 dwellings with prior approvals				16	22	40	

Table A1.7
Communal accommodation

Table A1.7: Communal accommodation

Parish	Address	Planning application reference	Development proposal	No. of bedrooms	Equivalent net dwellings (No. of beds / 1.8)	Total completions at 31/3/2023 (dwelling equivalent)	Under Construction at 31/3/2023 (dwelling equivalent)	Outstanding commitments at 31/3/2023 (dwelling equivalent)	Assessment of deliverability	2022/23 completions	2023/24	2024/25	2025/26	2026/27	2027/28	Total 01/04/2023-31/03/2027	Total 01/04/2023-31/03/2028
Holybrook	3 Goodwin Close, Calcot	21/00488/FUL	Proposed Change of Use of Dwellinghouse (C3) to Residential Care Accommodation (C2)	4	2	0	0	2	Achievable: No indication that site is not viable	0	2	0	0	0	0	2	2
Lambourn	Land East of Malt Shovel, Upper Lambourn	18/00774/FULMAJ	Proposed change of use of land from agricultural to equestrian use, formation of racing stable complex including new dwelling for horse trainer, residential accommodation block for staff, horse stable block, new access from the B4000 and associated infrastructure	6	3	0	3	3	Achievable: A material start has been made on site but the proposed development had been put on hold as a condition could not be discharged due to Nutrient Neutrality mitigation required.	0	0	0	0	3	0	3	3
Lambourn	Land North Of Whitcombe House Stables Upper Lambourn Hungerford Berkshire	19/02596/FULD	Formation of racing stable complex	8	4	0	0	4	Achievable: No indication that site is not viable. Development has commenced in April 2023.	0	4	0	0	0	0	4	4
Newbury	The Pilgrims Guest House, 33 Oxford Road, Newbury	22/01711/FULD	Change in Use from (Class C1) Guest house to (Class C2) Residential Care Home for 10 adults (4 residential and 6 supported living) with live in staff without changing the structure of the building	15	8	0	0	8	Achievable: No indication that site is not viable	0	8	0	0	0	0	8	8
Sulhamstead	The Mile House, Bath Road, Sulhamstead	20/02231/COMIND	Change of use of existing dwelling and ancillary buildings (C3 Use) to education facility with residential accommodation (Mixed C2 and F1 use).	3	2	2	0	0	Fully built out in 2022/23	2	0	0	0	0	0	0	0
Thatcham	Travellers Friend, Crookham Commo Road, Crookham Common	21/00207/FUL	Change of use of existing buildings and new detached outbuilding to provide accommodation for people with autism and learning disabilities (falling within a Class C2 residential institutional use), and retention and relocation of the existing shop	18	10	0	0	10	Achievable: No indication that site is not viable	0	10	0	0	0	0	10	10
Tilehurst	Stonehams Farm	19/00344/COMIND	Demolition of existing structures, and erection of a 64 bed care home (Class C2) with associated works including one access, parking, services, and landscaping	64	36	0	36	36	Achievable: The site is owned by a developer. Development has commenced in September 2022.	0	0	36	0	0	0	36	36
Tilehurst	Pincents Manor Hotel, Pincents Lane, Tilehurst	21/03217/FULMAJ	Convert the redundant former Pincents Manor Hotel (Use Class C1) into 50 extra care (Use class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings.	50	28	0	0	28	Achievable: No indication that site is not viable	0	0	0	28	0	0	28	28
Total communal accommodation										2	24	36	28	3	0	91	91