

## **Appendix 2**

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

**Local Plan allocations not being retained  
(due to site being at an advanced stage of construction)**

## **Newbury Racecourse**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Newbury Racecourse	
<b>Number of residential units proposed</b>	Net additional units	1384
	Gross (total) units	1384

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	14/03109/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	14/03377/RESMAJ – Eastern Area A (713 dwellings)  23/01100/RESMAJ for 229 dwellings in Eastern Area A  23/02667/RESMAJ for 15 dwellings in Eastern Area A  (other phases built out)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes – in progress.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Eastern Area A is currently under construction. The latest planning consents for this phase will result in a total of 597 dwellings in Eastern Area A. 368 are occupied</p> <p>Works on the final phase commenced on site in Summer 2025. 1<sup>st</sup> occupation of the final phase is expected in June 2027. It is expected that all dwellings will be complete by late Spring 2030.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	5
	2025/26	0
	2026/27	0
	2027/28	108
	2028/29	104
	2029/30	17
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

Economic market conditions.

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

No

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

No

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

No

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Senior Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 4<sup>th</sup> December 2025

## **Local Plan Review Strategic Site Allocations**

**SP13**  
**Sandleford Park East**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	YES			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Sandleford Park East, Newbury	
<b>Number of residential units proposed</b>	Net additional units	800
	Gross (total) units	800

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes - 20/01238/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	<p>Submission for Phase 1 housing development is scheduled for the summer 2026.</p> <p>25/00761/RESMAJ - Reserved Matters approved for the approval of appearance, landscaping, layout, and scale in respect of Primary and Secondary Street infrastructure, associated walking and cycling infrastructure, foul pumping stations, foul drainage, surface water drainage and other associated infrastructure works; as well as: discharge of Condition 23 (pedestrian and cycle access from Monks Lane) and partial-discharge of Condition 18 (surface water drainage SuDS) and Condition 21 (hard and soft landscape works) pursuant to Outline Planning Permission 20/01238/OUTMAJ granted at appeal on 6.5.2022 relating to the residential / mixed use development of the Sandleford Park East site.</p>
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application	N/A

	and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	<p>The following condition details have been discharged.</p> <p>24/01683/COND Central Valley Crossing Details – approved</p> <p>24/01517/COND - Application for Approval of a Country Parkland Landscape and Green Infrastructure Design and Management Plan (LGIDMP) and early advance planting pursuant conditions 24 and 37 – approved.</p> <p>24/01223/COND – approved – details of phasing plan.</p> <p>24/01082/COND – approved – details of Urban Design Code.</p> <p>24/00795/COND – approved – details of arboricultural watching brief.</p> <p>24/00541/COND – approved – detailed scheme for woodland management.</p> <p>24/00452/COND – approved – details of site wide drainage strategy.</p> <p>24/00229/COND – approved – details of badger survey and mitigation.</p> <p>24/00215/COND – approved – details of archaeological survey and recording.</p> <p>23/02390/COND – approved – details of Primary School site boundary plan.</p>	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	YES
<b>Is the site owned by a developer?</b>	NO
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	YES (Bloor Homes Limited)
<b>Is the site currently for sale or being marketed by a land agent?</b>	NO
<b>Is there current interest from a</b>	

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

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

(Please also see response to Question 2. Planning Status - details pertaining to the discharge of conditions and submission of Reserved Matters.)

The Phase 1 Reserved Matters application scheduled for submission in summer 2026 is anticipated to be determined in the autumn 2026. Subject to the planning process, the subsequent start on site would be Spring 2027.

**5. Anticipated annual build out rates (in financial years)**

<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	50
	<b>2028/29</b>	120
	<b>2029/30</b>	120
	<b>2030/31</b>	120
	<b>2031/32</b>	120
	<b>2032/33</b>	120
	<b>2033/34</b>	120
	<b>2034/35</b>	30
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	

	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

The timing of development on site will be subject to the planning process.

**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**

-

**Completed by: Emily Wentworth**

**Position:** Associate

**Organisation:** White Peak Planning

**Date:** 8<sup>th</sup> December 2025

**SP13**  
**Sandleford Park West**

**Part 1: Contact and ownership details**

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

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

2. Ownership details					
<b>Are you the current owner of the site?</b>	Yes				
<b>If YES, are you...</b>	<table border="1"> <tr> <td>Sole owner</td> <td><input type="checkbox"/></td> <td>Part owner</td> <td><input type="checkbox"/></td> </tr> </table>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>		
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	[REDACTED]				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes				

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Sandleford Park West, Warren Road, Newbury, Berkshire	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	360

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	23/01585/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	RM likely to be submitted 2026
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	In part
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	To be decided on a phase by phase basis.
<b>Is the site currently for sale or being marketed by a land agent?</b>	
<b>Is there current interest from a developer?</b>	Donnington New Homes
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Planning permission granted in December 2024, Reserved Matters submission anticipated 2026.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	0
	2025/26	0
	2026/27	0
	2027/28	30
	2028/29	60
	2029/30	60
	2030/31	60
	2031/32	60
	2032/33	60
	2033/34	30
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

Yes, the current Affordable Housing environment is proving to be a delivery challenge, preventing a start on site, alternative delivery options are being investigated.

**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**

**Completed by:** Dominic Naughton

**Position:** Land & Planning Manager

**Organisation:** Donnington New Homes

**Date:** 4<sup>th</sup> December 2025

**SP14**  
**North East Thatcham**

**Part 1: Contact and ownership details**

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

1. Your details			
<b>Name</b>	Peter Dowling		
<b>Organisation</b> <i>(if relevant)</i>	Ptarmigan Land Ltd		
<b>Representing</b> <i>(if applicable)</i>	Ptarmigan Land Ltd Catesby Estate Ltd [REDACTED] Donnington New Homes Ltd [REDACTED] [REDACTED] A2Dominion [REDACTED]		
<b>Address</b>	[REDACTED] [REDACTED]		
<b>Telephone</b>			
<b>Email</b>	[REDACTED]		
<b>You are..?</b> <i>(Please tick all that apply)</i>	<input type="checkbox"/> A Private Landowner	<input type="checkbox"/>	<input type="checkbox"/> A Planning Consultant
	<input type="checkbox"/> A Public Land-owning Body	<input type="checkbox"/>	<input type="checkbox"/> A Land Agent
	<input type="checkbox"/> A Registered Social Landlord	<input type="checkbox"/>	<input type="checkbox"/> A Developer
	<input type="checkbox"/> Other <i>(please specify)</i>	Strategic land promoter	

2. Ownership details			
<b>Are you the current owner of the site?</b>	No		
<b>If YES, are you...</b>	<input type="checkbox"/> Sole owner	<input type="checkbox"/>	<input type="checkbox"/> Part owner
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	The North East Thatcham site (also referred to as the North East Thatcham Strategic Site Allocation) under Policy SP15 of the adopted Local Plan is being jointly promoted by Catesby Estates, Donnington New Homes, A2Dominion and Ptarmigan). Details of relevant contacts for each company are provided above.		
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes		

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	North East Thatcham Strategic Site Allocation	
<b>Number of residential units proposed</b>	Net additional units	2,500
	Gross (total) units	2,500

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	The partnership intends to start work with the WBC as soon as possible in 2026 to progress the Supplementary Planning Document for the strategic allocation, with the view to submitting an outline planning application by the end of 2026.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Please see above.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Please see above.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Please see above.	

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

<b>Is the landowner still supportive of the development of the site?</b>	Yes, all landowners are fully supportive.
<b>Is the site owned by a developer?</b>	No, but the site is being promoted by strategic land promoters and housebuilders all with option or promotion agreements to facilitate delivery.
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	For some of the partnership, there may be potential for some or all of their element to be delivered themselves.
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	We are aware of initial interest from housebuilders in the site, but no formal marketing exercise has commenced.
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	N/A

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

The site has been allocated within the adopted WBC Local Plan (2025). Work on the Supplementary Planning Document (SPD) to support the allocation will start, in conjunction with WBC, as soon as possible in 2026. We anticipate submitting an outline planning application at the end of 2026. We expect a start on site in 2031

5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	60
	<b>2032/33</b>	170
	<b>2033/34</b>	170
	<b>2034/35</b>	170
	<b>2035/36</b>	170
	<b>2036/37</b>	170
	<b>2037/38</b>	170
	<b>2038/39</b>	170
	<b>2039/40</b>	170
	<b>2040/41</b>	170
<b>Beyond 2041</b>		910

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

N/A

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

No

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

No, the scheme is proposed to develop in line with the adopted policy.

**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**

**Completed by: Peter Dowling**

**Position: Development Director**

**Organisation: Pfarmigan Land**

**Date: 19/12/2025**

## **Local Plan Review Non-strategic Site Allocations**

**RSA1**  
**Land north of Newbury College, Monks Lane, Newbury**

**Part 1: Contact and ownership details**

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

1. Your details			
<b>Name</b>	Cole Bates		
<b>Organisation</b> <i>(if relevant)</i>	Feltham Properties Ltd		
<b>Representing</b> <i>(if applicable)</i>			
<b>Address</b>	██████████ ██████████ ██████████ ██████████ ██████████		
<b>Telephone</b>	██████████		
<b>Email</b>	██████████		
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	X	A Planning Consultant
	A Public Land-owning Body		A Land Agent
	A Registered Social Landlord		A Developer
	Other <i>(please specify)</i>		X

2. Ownership details			
<b>Are you the current owner of the site?</b>	Yes		
<b>If YES, are you...</b>	Sole owner	X	Part owner
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land North of Just Learning Nursery, Monks Lane, Newbury, West Berkshire.	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	31
2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No - <b>23/01732/OUTMAJ</b> pending decision. Approval expected imminently.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No - Will be submitted this year.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No – as above.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No, pre-commencement conditions will be discharged following approval of Outline application.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
Surveys have taken place, and pre-commencement conditions will be discharged following approval of Outline application. Services and utilities provision is secured. Commencement likely in 2026, subject to planning consent and discharge of conditions.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	N/A
	2025/26	
	2026/27	50%
	2027/28	50%
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

No.

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

No.

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

No.

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

No.

10. Additional comments

N/A

**Completed by:** Cole Bates

**Position:** Development Manager

**Organisation:** Feltham Properties Ltd

**Date:** 05-01-2025

**RSA2**  
**Land at Bath Road, Speen, Newbury**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	17/02092/OUTMAJ (93 dwellings); and 17/02093/OUTMAJ (14 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	22/01235/RESMAJ (93 dwellings); and 23/00373/RESMAJ (14 dwellings).
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	23/00397/OUTMAJ (11 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	All conditions discharge except for condition 9 on 23/00373/RESMAJ – submitted 28 <sup>th</sup> October 2025, to be determined by 29 <sup>th</sup> December 2025.	

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

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

Works commenced on site in June 2024. First occupation was September 2025.

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	0
	<b>2025/26</b>	25
	<b>2026/27</b>	45
	<b>2027/28</b>	45
	<b>2028/29</b>	3
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

Economic market conditions.

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

No

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

No

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

No

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Senior Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 4<sup>th</sup> December 2025

**RSA4**  
**Land off Greenham Road, Newbury**

**AND**

**RSA5**  
**Land at Lower Way, Thatcham**

**From:** [Jackson, Laura](#)  
**To:** [PlanningPolicy](#)  
**Subject:** RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply Update  
**Date:** 17 November 2025 10:45:32

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

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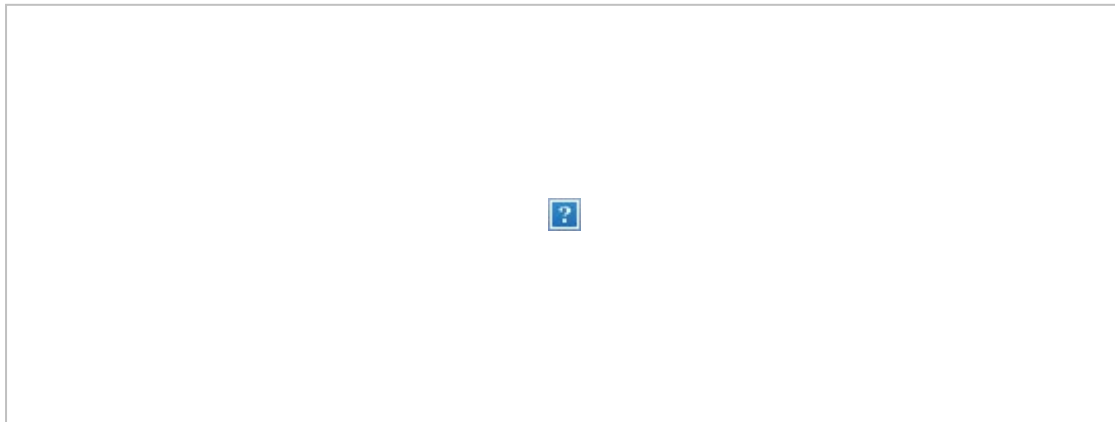
Dear Lalia

Further to your email below, we will likely have completed our development at Thatcham by mid 2026. Woodlark Place will likely be completed by the end of 2026.

I'm afraid I am not in a position to complete your lengthy form but hopefully this gives you some idea about delivery at these two sites.

Kind Regards

**Laura Jackson** | Head of Planning  
**Persimmon (Thames Valley)** | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ  
[REDACTED]  
Web | [persimmonhomes.com](http://persimmonhomes.com) | [charleschurch.com](http://charleschurch.com)



**From:** PlanningPolicy <[PlanningPolicy@westberks.gov.uk](mailto:PlanningPolicy@westberks.gov.uk)>  
**Sent:** 17 November 2025 10:12  
**To:** TVAL Customer Care <[tval.custcare@charleschurch.com](mailto:tval.custcare@charleschurch.com)>  
**Subject:** RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply Update

Good morning,

West Berkshire Council is commencing an update of its Five Year Housing Land Supply. In line with national planning policy, local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide at least five years' worth of housing against their housing requirement.

To ensure our assessment of site deliverability is robust, we would be grateful if you could please complete the attached form for the following two sites that Charles Church are developing and return it to the Planning Policy team via email

**RSA 7**  
**Land east of Regency Park Hotel, Bowling**  
**Green Road, Thatcham**

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

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

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

<b>Has the landowner (or each owner) indicated support for development of the land?</b>	YES
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**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Regency Park Hotel, Bowling Green Road, Thatcham, West Berkshire RG18 3RP	
<b>Number of residential units proposed</b>	Net additional units	150
	Gross (total) units	150

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No planning permission application made, but previously submitted a pre-app
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No, as above.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No, as above.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	NA	

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

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

**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 owned by a developer that has is in the process of delivering 448 units over the next two years. The developer is keen to develop this land as well. No planning permission has been granted to-date, however a pre-app was previously submitted. If it is possible to develop this land, the developer plans to deliver the units 2-3 units from the date of the grant of planning permission.

**5. Anticipated annual build out rates (in financial years)**

<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	150
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

The land is wholly owned by the developer.  
Additionally, the developer is well capitalised and able to execute whenever they want.

**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**

NONE

**10. Additional comments**

NA

**Completed by: Sebastien Hung**  
**Position: Director**

**Organisation:** Regency Homes Limited (representing the freeholder Planned Holdings Limited)

**Date:** 10 December 2025

**RSA8**  
**Land at Pincents Lane,**  
**Tilehurst**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Mike Bodkin			
<b>Organisation</b> <i>(if relevant)</i>	TOWN			
<b>Representing</b> <i>(if applicable)</i>	U and I (Pincents Lane) Ltd			
<b>Address</b>	<div style="background-color: black; width: 150px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 60px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 90px; height: 15px;"></div>			
<b>Telephone</b>	<div style="background-color: black; width: 160px; height: 15px;"></div>			
<b>Email</b>	<div style="background-color: black; width: 220px; height: 15px;"></div>			
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>	Promoter		

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land east of Pincents Lane Tilehurst West Berkshire	
	Net additional units	152
	Gross (total) units	152

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See section 4 below.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See section 4 below.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See section 4 below.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Following a positive pre-app process with the Council for 152 homes, 40% affordable, which concluded in September 2025, the site is currently being marketed on a subject-to-planning basis. The envisaged programme to delivery is as follows, to be verified once a preferred developer is appointed:</p> <ul style="list-style-type: none"> <li>• Deadline on bids for site – 27<sup>th</sup> January 2026;</li> <li>• Decision on preferred developer – 5<sup>th</sup> February 2026;</li> <li>• Legals complete with developer partner – Q2 2026;</li> <li>• Submission of planning application – Q1 2027;</li> <li>• Planning approval – Q3 2027;</li> <li>• Start on site – Q1 2028;</li> <li>• First occupations – Q1 2029;</li> <li>• Practical completion – Q3 2030.</li> </ul>

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	18
	<b>2029/30</b>	78
	<b>2030/31</b>	56
	<b>2031/32</b>	
	<b>2032/33</b>	

	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

There are no site specific factors which may affect delivery. National and international factors including cost inflation and access to mortgage finance for potential purchasers would have the greatest impact on delivery rates.

**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**

None.

**Completed by: Mike Bodkin**

**Position: Head of Planning**

**Organisation: TOWN.**

**RSA12**  
**Land between A340 and The Green,**  
**Theale**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Scott Cromack			
<b>Organisation</b> <i>(if relevant)</i>	Croudace Homes Group			
<b>Representing</b> <i>(if applicable)</i>	N/A			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	[REDACTED]			
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	<input checked="" 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 type="checkbox"/>
	Other <i>(please specify)</i>			

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Ochre Meadows, Land North of The Green, Theale, Reading, RG7	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	104

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	19/01172/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	23/00790/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, discharge on-going against relevant conditions associated with the outline planning and reserved matters planning approvals	

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

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

--

5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	7
	<b>2025/26</b>	60
	<b>2026/27</b>	37
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
None foreseen at present

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

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

No

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

No

**10. Additional comments**

N/A

**Completed by: Scott Cromack**

**Position: Design Manager**

**Organisation: Croudace Homes Group**

**Date: 17 November 2025**

**RSA13**  
**Whitehart Meadow, Theale**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Nigel Rose			
<b>Organisation</b> <i>(if relevant)</i>	Harding Rose Architects			
<b>Representing</b> <i>(if applicable)</i>	CENTRAL CORPORATION WHM LTD			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	[REDACTED]			
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	Architect	<input checked="" type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	CENTRAL CORPORATION WHM LTD [REDACTED]			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	YES			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	White Hart Meadow, Theale, RG7 5AF	
<b>Number of residential units proposed</b>	Net additional units	40
	Gross (total) units	40

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Application Currently Submitted Ref 25/02146/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Pending outline decision Target date 30.12.25
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	YES
<b>Is the site owned by a developer?</b>	YES
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	The site will be sold once we receive outline planning consent to a residential developer.
<b>Is the site currently for sale or being marketed by a land agent?</b>	No – marketing will commence once OPP is granted
<b>Is there current interest from a developer?</b>	No
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	No

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

Awaiting planning decision for current outline application

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5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	10
	<b>2027/28</b>	15
	<b>2028/29</b>	15
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
<b>2038/39</b>		
<b>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

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

Will depend on any onerous terms and conditions contained in the outline planning permission or financial obligations in any Section 106 Agreements.

**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**

**Completed by: Nigel Rose**

**Position:** Director

**Organisation:** Harding Rose Architects

**Date:** 20.11.25

**RSA14**  
**Former sewage treatment works, Theale**

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Emma Jewson			
<b>Organisation</b> <i>(if relevant)</i>	Carter Jonas			
<b>Representing</b> <i>(if applicable)</i>	Kennet Properties Ltd (Kennet Properties is a subsidiary development company within the Thames Water Group)			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	[REDACTED]			
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input checked="" type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	Kennet Properties Ltd c/o Thames Water [REDACTED] [REDACTED] [REDACTED]			

<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes
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## Part 2: Information on site deliverability

1. Site details		
<b>Site address</b>	Former Theale Sewerage Works, Blossom Lane, Theale Berks	
<b>Number of residential units proposed</b>	Net additional units	60
	Gross (total) units	60

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Technical work to understand the development potential and capacity of the site has been undertaken.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	x
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	x
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Technical work has been undertaken to confirm the deliverability of a housing development at the site and site capacity.</p> <p>The site is allocated in the Local Plan (Site ref: THE7).</p> <p>It is anticipated an outline planning application will be submitted in late 2026 with determination early 2027. Subject to approval of Reserved Matters, it is expected that development pursuant to a permission would begin in year 2027/28 with housing being delivered in 2028/29 and 29/30.</p>

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

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

Technical work has confirmed that development at the site is achievable and that there would not be any abnormal costs which would potentially impact upon economic viability. The timing of delivery will be dependent on the sale of the site to a developer and planning process.

**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**

Thames Water Utilities Ltd remains committed to progressing with development at the former Theale Sewage Treatment Works

**Completed by:**

**Position:**

**Organisation:**

**Date:**

**RSA 15**

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

**Part 1: Contact and ownership details**

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

1. Your details				
<b>Name</b>	Ed Barton			
<b>Organisation</b> <i>(if relevant)</i>	Croudace Homes			
<b>Representing</b> <i>(if applicable)</i>	The developer that is building out and selling the site			
<b>Address</b>	[REDACTED]			
<b>Telephone</b>	[REDACTED]			
<b>Email</b>	[REDACTED]			
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other <i>(please specify)</i>			

2. Ownership details				
<b>Are you the current owner of the site?</b>	Croudace Homes own the site, construction and sales are well progressed.			
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>				

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>		
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	

2. Planning status		
<b>Does the site have outline planning permission?</b>	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	
<b>Does the site have reserved matters permission?</b>	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	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	All discharged	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	
<b>Is the site owned by a developer?</b>	Yes
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Croudace are developing the site
<b>Is the site currently for sale or being marketed by a land agent?</b>	Croudace purchased the site in 2021
<b>Is there current interest from a developer?</b>	See above
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
Croudace are well progressed on site, with 39 properties handed over, and 47 reserved.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	52
	2025/26	10
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

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

**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**

Sales rates are depressed due to lack of FTB support.

**10. Additional comments**

Croudace are building out a development in Theale (Ochre Meadows) as well, which will deliver 55 homes this year, 45 next.

**Completed by:** Ed Barton

**Position:** Senior Land Manager

**Organisation:** Croudace Homes

**Date:** 18<sup>th</sup> December 2025

**RSA16**  
**LLand north of A4 Bath Road,**  
**Woolhampton**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

1. Site details	
<b>Site address</b>	Land north of A4 Bath Road, Woolhampton
	Net additional units 16

<b>Number of residential units proposed</b>	Gross (total) units	16
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<b>2. Planning status</b>		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	23/00736/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes, we are the landowner/developer
<b>Is the site owned by a developer?</b>	Yes

<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	No
<b>Is the site currently for sale or being marketed by a land agent?</b>	The site will be marketed for sale in Jan 2026.
<b>Is there current interest from a developer?</b>	Not currently but the site isn't on the market.
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

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

The site hasn't been marketed for sale yet due to market conditions and limited off market approaches, the site will be launched on the open market in January 2026.

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	16
	<b>2028/29</b>	
	<b>2029/30</b>	

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

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

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

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***

Very tricky market for SME's at the moment with build costs and limited interest from HA's for small numbers of units.

**10. Additional comments**

**Completed by:** Chris Peters

**Position:** Director

**Organisation:** JPP Land Limited

**Date:** 15 December 2025

**RSA17**  
**Land adjoining Lynch Lane, Lambourn**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	Representing the owner of the site – Hygrove Holdings Ltd			
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	N/a – in sole ownership			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	N/a – in sole ownership			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG	
<b>Number of residential units proposed</b>	Net additional units	90
	Gross (total) units	90

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below 'Site Promotion Activity: Summary' for detailed information.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/a	

**Site Promotion Activity : Summary**

The applicant has engaged in pre-application discussions with the Local Planning Authority (pre-application references: 20/00093/PREAPP and 24/01188/PREAIIP). These have confirmed that the site is currently allocated within the Housing Site Allocations Development Plan Document (HSA DPD May 2017) so the principle of development is in accordance with Policy HSA19 and acceptable in policy terms. The pre-application response has recognised that further design work, to finalise an appropriate layout (and establish a sustainable number of units) in line with the Local Planning Authority's feedback, is needed. In response to this, the applicant is currently undertaking further design work / due diligence to revise the proposals. This is in order to front-load any requirements, to ensure the planning application process is straightforward – this underpins the applicant's aspiration to achieve a timely, favourable determination and commence development on the site to deliver much-needed residential development.

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

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

The applicant will be submitting a planning application in January (2026) and is aiming to commence work on site as soon as planning permission is achieved; the applicant will commence work in 2026 if planning consent is issued.

The sole issue to resolve is the capacity of, and yield of, the site (unit numbers).

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

**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)**

In light of the disruption caused by the pandemic, the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent time engaging in pre-application discussions with the Local Planning Authority. In particular justification for additional units on site have been targeted.

Further delay has been caused by the emergence of the Nitrate issue and delays experienced in responding to these issues. Engineers have been appointed to advise on the effect this will have on the site and a way forward found to mitigate any nitrate issue has now been designed. A Nutrient Neutrality Assessment was also submitted as part of the documentation to support pre application reference 24/01188/PREAIP.

As stated above it is, therefore, anticipated that a planning application will be submitted in January, and for development on site to begin within the next year, subject to a planning consent being issued.

**5. Anticipated annual build out rates (in financial years)**

<b>Up to 2041</b>	<b>2024/25</b>	N/A
	<b>2025/26</b>	N/A
	<b>2026/27</b>	30
	<b>2027/28</b>	30
	<b>2028/29</b>	30
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
<b>2038/39</b>		
<b>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

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

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

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery of this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020 and October 2024) to the formal enquiry submitted by the applicant (May 2020 and August 2024 retrospectively). This exercise, the aim of which was to obtain a steer from the Local Planning Authority regarding the principle of development on the site took over three months. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. As also stated the delivery of the site has been affected by

the emergence of the Nitrate issue especially given the proximity of the river Lambourn. Whilst this will not impact on the viability of the site additional investigation and Engineering work has been required to ensure no adverse ecological impact.

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

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

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

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

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

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

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

**10. Additional comments**

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

**Completed by: Rebecca Sleep**

**Position:** Planning Officer

West Berkshire Council - Five Year Housing Land Supply Site Deliverability Form (2025)

**Organisation:** Hygrove Property Services Ltd

**Date:** 18<sup>th</sup> November 2025

**RSA19**  
**Land north of Pangbourne Hill,**  
**Pangbourne**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	Pangbourne Beaver Investments Ltd own the site			
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Pangbourne Beaver Investments Ltd support the development of the site. We endorse Policy RSA19.			

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## Part 2: Information on site deliverability

1. Site details		
<b>Site address</b>	Land to the north of Sheffield Place, Pangbourne Hill	
<b>Number of residential units proposed</b>	Net additional units	25
	Gross (total) units	

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	<p>A pre application submission is being prepared and will be submitted in early 2026.</p> <p>It is intended that a planning application will be submitted in mid 2026.</p>
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	NA
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	NA
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	The relevant drawings and reports are being prepared to enable a planning application to be submitted in mid 2026
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	NA	

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

<b>Is the landowner still supportive of the development of the site?</b>	Pangbourne Beaver Investments Ltd support the development of the site. We endorse Policy RSA19.
<b>Is the site owned by a developer?</b>	No. The site is fully owned by Pangbourne Beaver Investments Ltd.
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	To be decided.
<b>Is the site currently for sale or being marketed by a land agent?</b>	No, the site is not for sale.
<b>Is there current interest from a developer?</b>	We receive interest from developers, but we need to secure a viable planning permission.
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

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

A pre application submission is being prepared and will be submitted in early 2026.

It is intended that a planning application will be submitted in mid 2026.

A start on site in 2028 would be achievable.

**5. Anticipated annual build out rates (in financial years)**

<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	13
	<b>2029/30</b>	12
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	

	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

The site comprises an enclosed field to the north of Sheffield Close, the residential development that is accessed from Pangbourne Hill. The site is allocated as Policy RSA19 within the West Berkshire Local Plan Review 2023 – 2041. (WBLPR)

The existing overhead electricity cables that currently run along the eastern boundary of the site will be undergrounded as part of the development.

A Transport Assessment has been prepared that demonstrates that Pangbourne Hill, and the surrounding road network, has the capacity to accommodate the proposed development.

The development will incorporate links to the amenity area adjoining Sheffield Close. A footpath will run around the western perimeter of the residential area. The existing and proposed landscaping will create a well treed boundary that screens the site from views particularly from the north and west.

The two storey housing will be designed to be compatible with the adjoining development at Sheffield Close.

**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**

Not at this time.

**10. Additional comments**

**Completed by: Adrian Keal**

**Position: Consultant Planner**

**Organisation:** Nexus Planning Ltd

**Date:** 19<sup>th</sup> December 2025

**RSA20**  
**Land north of South End**  
**Road, Bradfield Southend**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land North of South End Road, Bradfield Southend Cripps Farm Southend Road Bradfield Berkshire RG7 6EP	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	23

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	The site has been allocated for residential development
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No application has been submitted.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No application has been submitted.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	Yes, Rivar Ltd
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	Rivar has an agreement with the owner for the site to be promoted with a view for it to purchase the site if consent is forthcoming.

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Following allocation technical matters and purchase arrangements are being further considered.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	
	2025/26	
	2026/27	In view of current planning status
	2027/28	Unable to suggest a build out rate
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

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

TBC

**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**

None

**Completed by:** J.M.J Bull

**Position:** Director

**Organisation:** Rivar Ltd

**Date:** 17.11.2025

**RSA21**  
**Land at Chieveley Glebe,**  
**Chieveley**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land at Chieveley Glebe, north of East Lane, Chieveley.	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	15

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Has allocation for 15 units within recently adopted local plan. Planning application due to be submitted in first half of 2026.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/a
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/a
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>		

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No, we plan to obtain planning permission and then commence marketing to identify developer to take site forward.
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	No
<b>Is the site currently for sale or being marketed by a land agent?</b>	Carter Jonas will be instructed.
<b>Is there current interest from a developer?</b>	Marketing will not formally commence until planning permission granted.
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	No

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Consultation event held locally on 18/11/25 in respect of plans for site. As mentioned above allocation in local plan. Now working on preparing an application which will be submitted next year.</p>

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5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	15
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
<b>2040/41</b>		
<b>Beyond 2041</b>		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
<p>We understand that Registered Provider interest in taking on new affordable housing units is currently weak but we are committed to delivering policy complaint affordable housing.</p>

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i>
<p>N/a</p>

**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***

Recent public consultation highlighted need for smaller 2 and 3 bed houses in this location.

**10. Additional comments**

**Completed by: T Armstead**

**Position:** Deputy Director of Property

West Berkshire Council - Five Year Housing Land Supply Site Deliverability Form (2025)

**Organisation:** Oxford Diocesan Board of Finance

**Date:** 24/11/25

**RSA22**  
**Pirbright Institute Site, 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			
<b>Name</b>	Matthew Squires		
<b>Organisation</b> <i>(if relevant)</i>	Homes England		
<b>Representing</b> <i>(if applicable)</i>			
<b>Address</b>	[REDACTED]		
<b>Telephone</b>	[REDACTED]		
<b>Email</b>	[REDACTED]		
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner		A Planning Consultant
	A Public Land-owning Body	Y	A Land Agent
	A Registered Social Landlord		A Developer
	Other <i>(please specify)</i>		

2. Ownership details			
<b>Are you the current owner of the site?</b>	Homes England		
<b>If YES, are you...</b>	Sole owner	Y	Part owner
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Former Pirbright Institute for Animal Health, High Street, Compton, RG20 7NN	
<b>Number of residential units proposed</b>	Net additional units	160
	Gross (total) units	160

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes – 20//01336/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	A preferred residential developer has been selected to deliver the site, and they will be submitting Reserved Matters by March 2026.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Please see above.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes – please see the planning portal. Reserved Matters will be submitted by our preferred residential developer by Mach 2026.	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No, however a preferred developer has been selected.
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	No
<b>Is the site currently for sale or being marketed by a land agent?</b>	A comprehensive marketing process has been concluded with a preferred developer selected to deliver the site.
<b>Is there current interest from a developer?</b>	Yes – see above commentary.
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	N/A

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Extensive site demolition and remediation has been completed by Homes England pursuant to the outline planning permission, to facilitate the delivery of the residential development by a developer. The site was marketed earlier in 2025 and following a competitive process a developer has been selected. It is expected that the selected developer will submit Reserved Matters by March 2026. It is anticipated that construction works for the infrastructure for the residential part of the site would commence in April 2027, subject to approval of the reserved matters application.</p>

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5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	50
	<b>2029/30</b>	50
	<b>2030/31</b>	50
	<b>2031/32</b>	10
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
<b>2038/39</b>		
<b>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
No

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

None

West Berkshire Council - Five Year Housing Land Supply Site Deliverability Form (2025)

**Position:** Development Manager

**Organisation:** Homes England

**Date:** 16 December 2025

**RSA23**  
**Land west of Spring**  
**Meadows, Great Shefford**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	[REDACTED]			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land West of Spring Meadows Great Shefford	
<b>Number of residential units proposed</b>	Net additional units	16
	Gross (total) units	16

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Full application submitted. 25/01800/FULMAJ
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Full application submitted 25/01800/FULMAJ
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Full application submitted 25/01800/FULMAJ
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>Full application submitted</p> <p>25/01800/FULMAJ</p>

5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	4
	<b>2026/27</b>	6
	<b>2027/28</b>	6
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

Dependant on when planning approval is 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***

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**

**Completed by: Stephen Marbus**

West Berkshire Council - Five Year Housing Land Supply Site Deliverability Form (2025)

**Position:** Director

**Organisation:** Marbus Developments Ltd

**Date:** 17<sup>th</sup> Nov 2025

**RSA25**

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

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Old Farmhouse, Newbury Road, Hermitage, Berkshire	
<b>Number of residential units proposed</b>	Net additional units	21
	Gross (total) units	21

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Outline. 19/02993/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have reserved</b>	Yes. Please provide the planning	N/A

<b>matters permission?</b>	application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved Matters submitted and currently being determined under 21/02923/RESMAJ
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Conditions relating to Outline permission 19/02993/OUTMAJ submitted, and being determined under 21/03264/COND1, 22/00129/COND2, and 22/00330/COND3.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
None. Reserved matters approval awaited. Currently being delayed due to Nitrate Neutrality issues within the River Lambourne SAC.

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	11
	<b>2027/28</b>	10
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	

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

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

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

BNG requirements / Timings

CIL rate

Allocation of land to the rear of the site, and the development of the south off Charlotte Close to the south – timings on these sites will influence build out rates and commencement.

**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**

No

**Completed by:** Richard Barter  
**Position:** Land & Planning Manager  
**Organisation:** T A Fisher & Sons  
**Date:** 18<sup>th</sup> November 2025

**RSA26**  
**Land adjacent Station Road, Hermitage**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	[REDACTED]			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes, both have indicated strong support for development.			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land adjacent Station Road, Hermitage (allocated under Policy HSA26 of the West Berkshire Local Plan Review 2023 – 2041).	
<b>Number of residential units proposed</b>	Net additional units	Approximately 47 dwellings.
	Gross (total) units	Approximately 47 dwellings.

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No progress to date.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No progress to date.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No progress to date.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	No progress to date.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>The site has been allocated in the adopted West Berkshire Local Plan Review 2023 – 2041 under Policy HSA26 for a development of approximately 42 dwellings.</p>

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	Approx 6 units
	<b>2029/30</b>	Approx 21 units
	<b>2030/31</b>	Approx 20 units
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

1. It is considered that the site can accommodate approximately 47 dwellings, compared with the Policy HSA26 allocation of approximately 42 dwellings.
2. In determining the developable area of the site, the Council excluded the proposed open space as shown on the Indicative Map (1.17 hectares), on the basis that it will serve the wider area and then applied a 25% discount to the remaining gross site area of 2.8 hectares (following the Density Pattern Book approach), to take account of the need to make provision within the gross site area for such things as landscape buffers and open space to meet the needs of the development itself. This approach established a developable area of 2.1 hectares which, at 20 dph, results in a development of 42 dwellings.
3. However, the open space shown on the Indicative Map clearly provides for the open space needs of the development itself as well as the wider area. Therefore, in calculating the developable area there is no need to make any further provision for additional open space within the gross site area. In other words, it is not appropriate to apply the 25% discount in this case, because this amounts to "double-counting" the open space needs of the development itself.
4. The actual (rather than hypothetical) developable area of the HSA26 site is clearly shown on the Indicative Map and is approximately 2.35 hectares. At 20 dph, development of the site will deliver approximately 47 dwellings.
5. If West Berkshire Council seeks to restrict the amount of development on the site to approximately 42 dwellings, this will have a negative effect on the economic viability of developing the site and is likely to lead to unnecessary delays to the planning application process and the grant of planning permission.

In addition to the above, should the Council be minded to increase the number of dwellings on allocated sites to meet the governments new housing target for West Berkshire, the joint site owners have indicated that they would be supportive of this in relation to the Policy HSA26 site.

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

There have been no changes in circumstances that would affect the suitability of the site for residential development since the Five Year Housing Land Supply Deliverability Form 2024 was completed and submitted.

**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**

None.

**Completed by:** Lance Flannigan

**Position:** Consultant

**Organisation:** Wey Planning

**Date:** 10/12/2025

**Neighbourhood Development Plan  
Site Allocations**

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

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land to the Rear of Tower Gardens, The Street, Mortimer, Berkshire	
<b>Number of residential units proposed</b>	Net additional units	110
	Gross (total) units	110

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	19/00981/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	Phase 1 – 19/01715/RESMAJ Phase 2a – 21/02347/RESMAJ Phase 2b – 23/02527/RESMAJ Phase 3 – 23/02392/RESMAJ Southern Landscaping Area – 23/00072/RESMAJ (APP/W0340/W/23/3327705)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes – All conditions discharged for outline and all reserved matters consents.	

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

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
74 total completions as at 31 March 2024.  Phases 2b & 3 being constructed at present.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	74 (Completions)
	2025/26	28 (Under Construction)
	2026/27	8 (Under Construction)
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

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

No

**Completed by:** Richard Barter

**Position:** Land & Planning Manager

**Organisation:** T A Fisher & Sons

**Date:** 18<sup>th</sup> November 2025

**Hungerford Neighbourhood Plan Allocation  
Land at Smitham Bridge Road, Hungerford**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	Donnington New Homes			
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>				
<b>Has the landowner (or each owner) indicated support for development of the land?</b>				

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land at Smitham Bridge Road, Hungerford	
<b>Number of residential units proposed</b>	Net additional units	44
	Gross (total) units	44

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress	Ecology work completed this year,

	has been made on a full application and when it is likely to be submitted to the Council	application expected to be submitted over the course of 2026.
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	N/A	

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

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

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

The developer was awaiting the final allocation in the Neighbourhood Plan. The ecology work was completed in 2025 and an application is expected to follow in 2026.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	
	2025/26	
	2026/27	
	2027/28	
	2028/29	44
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

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*

N/A.

10. Additional comments

N/A

**Completed by:** Kimberley Parry

**Position:** Associate

**Organisation:** Neame Sutton

**Date:** 12/12/2025

**Hungerford Neighbourhood Plan Allocation  
Land north of Cottrell Close, Hungerford**

**Part 1: Contact and ownership details**

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

1. Your details			
<b>Name</b>	Rupert Thompson		
<b>Organisation</b> <i>(if relevant)</i>	Private		
<b>Representing</b> <i>(if applicable)</i>	Not applicable		
<b>Address</b>	[REDACTED]		
<b>Telephone</b>	[REDACTED]		
<b>Email</b>	[REDACTED]		
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner <b>YES</b>	<input type="checkbox"/>	A Planning Consultant
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent
	A Registered Social Landlord	<input type="checkbox"/>	A Developer
	Other <i>(please specify)</i>		

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

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land to the north of Cottrell Close, Hungerford	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	12-14

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Trying to find a developer or builder at present
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	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
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	NA	

<b>3. Site achievability (please give details)</b>	
<b>Is the landowner still supportive of the development of the site?</b>	Yes
<b>Is the site owned by a developer?</b>	No
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	No, I want to find a developer or builder to do it
<b>Is the site currently for sale or being marketed by a land agent?</b>	No, but I hope to do so
<b>Is there current interest from a developer?</b>	Yes, one builder has expressed interest and a topographical survey is being undertaken at landlord's expense
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	No

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

No development because I was waiting for the results of the town plan. I have spoken to 2-3 developers but there seems limited interest. I think it is deemed a small site so sub-optimal for development and there is a question about layout because of the slope, hence topological survey, and also concerns that 4 of the 12/14 houses must be affordable which apparently reduces the profitability of the development and the attraction of the rest of the site.

I do need some specialist advice on this so I am trying to find an adviser, but proving difficult!

--

5. Anticipated annual build out rates (in financial years)		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	I do not know...I guess sometime in 26/7
	<b>2026/27</b>	
	<b>2027/28</b>	
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
<b>2038/39</b>		
<b>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
<p>Possibly – see point 4 above. I need an adviser.</p>

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

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

No. I think that if housing became too difficult or economically unfeasible, there are alternatives like sheltered or supported housing for the elderly where there is still a clear social and market need, but I am not considering that at this early stage. My belief is there is a good need for mixed type housing in this area in line with what has already been developed at Cottrell Close .

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

Not at this moment. My understanding is that the cost of planning and site development has gone up an so the return for the landowner has dropped but as long as there is still a reasonable return I am intending to continue.

**10. Additional comments**

None

**Completed by: Rupert Thompson**

**Position: Landowner**

**Organisation:**

**Date:**

**Non-allocated Sites for 10 or more dwellings with  
planning permissions**


**22/00244/FULEXT**  
**LLand to the rear of The Hollies, Burghfield Common**

**Part 1: Contact and ownership details**

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

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

2. Ownership details				
<b>Are you the current owner of the site?</b>	No			
<b>If YES, are you...</b>	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
	[REDACTED]			

	 
<b>Has the landowner (or each owner) indicated support for development of the land?</b>	Yes

## Part 2: Information on site deliverability

1. Site details		
<b>Site address</b>	Land to the Rear of The Hollies, Reading Road, Burghfield Common, Berkshire,	
<b>Number of residential units proposed</b>	Net additional units	32
	Gross (total) units	32

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	Yes, granted at appeal under APP/W0340/W/22/3312261
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Appeal decision subject to current Judicial Review by the High Court.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes 25/00227/COND, 25/00998/COND & 25/01835/COND all submitted and approved.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
<p>None. Appeal Granted on 18th November 2024.</p> <p>Site Clearance undertaken, and ecology works ongoing to prepare the site for tree works and development commencement in Q1 2026.</p>

<b>5. Anticipated annual build out rates (in financial years)</b>		
<b>Up to 2041</b>	<b>2024/25</b>	
	<b>2025/26</b>	
	<b>2026/27</b>	14
	<b>2027/28</b>	18
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
<b>2038/39</b>		
<b>2039/40</b>		
<b>2040/41</b>		
<b>Beyond 2041</b>		

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

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

Updates and requirements of the DEPZ and/or Offsite Emergency Plan

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Richard Barter  
**Position:** Land & Planning Manager  
**Organisation:** T A Fisher & Sons  
**Date:** 18<sup>th</sup> November 2025

**24/00823/FULMAJ**  
**Hungerford Railway Station Car Park, Station Road**

**Part 1: Contact and ownership details**

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

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

2. Ownership details			
<b>Are you the current owner of the site?</b>	Yes		
<b>If YES, are you...</b>	Sole owner	<input checked="" type="checkbox"/>	Part owner

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Hungerford Railway Station Car Park, Station Road, Hungerford	
<b>Number of residential units proposed</b>	Net additional units	42
	Gross (total) units	42

2. Planning status		
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	24/00823/FULMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Details are being prepared for early submission in 2026.	

3. Site achievability <i>(please give details)</i>	
<b>Is the landowner still supportive of the development of the site?</b>	Abri is landowner and will be building out the site.
<b>Is the site owned by a developer?</b>	
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	
<b>Is the site currently for sale or being marketed by a land agent?</b>	
<b>Is there current interest from a developer?</b>	
<b>Does a potential purchaser have an</b>	

**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)**

Work to discharge conditions will take place early 2026 before starting works.

**5. Anticipated annual build out rates (in financial years)**

Up to 2041	2024/25	
	2025/26	
	2026/27	42

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

Speed of obtaining CIL relief (as the site is being delivered as 100% affordable housing) and discharging conditions may hold up progress, but this is not generally anticipated.

**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**

**Completed by:** Mrs Meghan Rossiter MRTPI

**Position:** Planning Manager

**Organisation:** Abri Group Ltd.

**Date:** 20<sup>th</sup> January 2026

**22/02754/OUTMAJ**  
**Land East of Newbury College, Monks Lane, Newbury**

**Part 1: Contact and ownership details**

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

1. Your details			
<b>Name</b>	Cole Bates		
<b>Organisation</b> <i>(if relevant)</i>	Feltham Properties Ltd		
<b>Representing</b> <i>(if applicable)</i>			
<b>Address</b>	██████████ ██████████ ██████████ ██████████ ██████████		
<b>Telephone</b>	██████████		
<b>Email</b>	██████████		
<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner	X	A Planning Consultant
	A Public Land-owning Body		A Land Agent
	A Registered Social Landlord		A Developer
	Other <i>(please specify)</i>		X

2. Ownership details			
<b>Are you the current owner of the site?</b>	Yes		
<b>If YES, are you...</b>	Sole owner	X	Part owner
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>			
<b>Has the landowner (or each owner) indicated support for development of the land?</b>			

**Part 2: Information on site deliverability**

1. Site details		
<b>Site address</b>	Land East of Newbury College, Newbury, West Berkshire.	
<b>Number of residential units proposed</b>	Net additional units	
	Gross (total) units	75
2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes - 22/02754/OUTMAJ

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No - Will be submitted this year.
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No – as above.
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes, a number of pre-commencement conditions have been discharged. More to follow this year.	

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

<b>4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)</b>
Surveys have taken place, and pre-commencement planning conditions are being discharged currently. Services and utilities provision is secured. Commencement likely in 2026, subject to RM planning consent and discharge of conditions.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	N/A
	2025/26	
	2026/27	50%
	2027/28	50%
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
2040/41		
Beyond 2041		

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

No.

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

No.

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

No.

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

No.

10. Additional comments

N/A

**Completed by:** Cole Bates

**Position:** Development Manager

**Organisation:** Feltham Properties Ltd

**Date:** 05-01-2026

**23/02782/FULMAJ**  
**20 - 28A Pound Street Newbury**  
**(Former Jewson sites)**



## Five Year Housing Land Supply Site Deliverability Form

West Berkshire Council is preparing an update of its Five Year Housing Land Supply. In line with national planning policy, local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide at least five years' worth of housing against their housing requirement.

To ensure our assessment of site deliverability is robust, we request that site promoters / landowners / developers complete this form in as much detail as possible. You are welcome to attach any additional relevant information.

Please return completed forms to the Planning Policy Team via email at [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk) by Monday 8 December 2025.

Please note that completed forms will be appended to the Council's Five Year Housing Land Supply document. However, personal contact details will not be published. These details will be kept confidential and handled in line with our GDPR privacy statements, which can be viewed at: <https://www.westberks.gov.uk/privacynotices>.

If you have any difficulties completing this form, or if require further information, please contact us via phone on 01635 519 111 or email: [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk).

### Part 1: Contact and ownership details

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

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

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

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

### 1. Site details

<b>Site address</b>	20 - 28A Pound Street Newbury (Former Jewson sites)	
<b>Number of residential units proposed</b>	Net additional units	77
	Gross (total) units	79

### 2. Planning status

<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	23/02782/FULMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Awaiting approval of condition 9 (25/02321/COND) before demolition can take place.	

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

<b>Is the landowner still supportive of the development of the site?</b>	Abri is landowner and developer.
<b>Is the site owned by a developer?</b>	
<b>Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?</b>	Yes. Pending approval of condition 9 only.
<b>Is the site currently for sale or being marketed by a land agent?</b>	No
<b>Is there current interest from a developer?</b>	
<b>Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?</b>	

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

Pending clearance of condition 9 Abri Build will commence site clearance and demolition.

### 5. Anticipated annual build out rates (in financial years)

<b>Up to 2041</b>	<b>2024/25</b>	-
	<b>2025/26</b>	-
	<b>2026/27</b>	-
	<b>2027/28</b>	79
	<b>2028/29</b>	
	<b>2029/30</b>	
	<b>2030/31</b>	
	<b>2031/32</b>	
	<b>2032/33</b>	
	<b>2033/34</b>	

	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

Timeliness of decision making with discharge of conditions.

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

No

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

No

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

**10. Additional comments**

**Completed by:** Meghan Rossiter

**Position:** Planning Manager

**Organisation:** Abri Group Ltd.

**Date:** 18<sup>th</sup> November 2025

**14/02480/OUTMAJ**

**18/03061/RESMAJ**

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

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	19/00442/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	20/02788/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	All discharged with exception of RM condition 7 relating to pedestrian/cycle access to Oxford Road.	

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

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

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

Site is under construction with 196 occupations.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	60
	2025/26	46
	2026/27	5
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

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

Economic market conditions.

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

No

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

No

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

No

**10. Additional comments**

n/a

**Completed by:** Georgina Mortimer

**Position:** Senior Planning Manager

**Organisation:** David Wilson Homes Southern

**Date:** 4<sup>th</sup> December 2025

**04/01219/FULMAJ  
15/02842/OUTMAJ  
20/00663/RESMAJ  
22/01933/RESMAJ  
21/03256/RESMAJ**

**Lakeside, Theale**

**Part 1: Contact and ownership details**

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

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

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

**Part 2: Information on site deliverability**

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

2. Planning status		
<b>Does the site have outline planning permission?</b>	Yes. Please provide the planning application reference	Yes - 15/02842/OUTMAJ (as varied 25/01401/OUTMAJ)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	/

<b>Does the site have reserved matters permission?</b>	Yes. Please provide the planning application reference	Yes - 21/03256/RESMAJ, 22/00691/RESMAJ & 22/02814/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	/
<b>Does the site have full planning permission?</b>	Yes. Please provide the planning application reference	Yes - 22/01871/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	/
<b>Has any progress been made on discharging planning conditions?</b> <i>Please provide details</i>	Yes – all pre-commencement conditions have been discharged the relevant phases under construction and pre-occupation conditions are being discharged to allow occupation of the relevant plots/phases.	

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

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

Development commenced on site in January 2024. First occupations anticipated by end of 2025.

**5. Anticipated annual build out rates (in financial years)**

<b>Up to 2041</b>	<b>2024/25</b>	0
	<b>2025/26</b>	37
	<b>2026/27</b>	44
	<b>2027/28</b>	36
	<b>2028/29</b>	35
	<b>2029/30</b>	35
	<b>2030/31</b>	35

	<b>2031/32</b>	35
	<b>2032/33</b>	24
	<b>2033/34</b>	
	<b>2034/35</b>	
	<b>2035/36</b>	
	<b>2036/37</b>	
	<b>2037/38</b>	
	<b>2038/39</b>	
	<b>2039/40</b>	
	<b>2040/41</b>	
<b>Beyond 2041</b>		

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

No

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

No

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

No

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

No

**10. Additional comments**

N/A

**Completed by:** Emma Runesson

**Position:** Planning Manager

**Organisation:** Ridgepoint Homes

**Date:** 19/11/25