

Emerging Draft West Berkshire Local Plan Review to 2037

Site Selection Background Paper

December 2020

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1. Introduction

- 1.1. The current Local Plan for West Berkshire (which comprises the Core Strategy Development Plan Document (DPD), Housing Site Allocations DPD, and the Saved Policies of the West Berkshire District Local Plan 1991-2006 (Saved Policies)) sets out our planning policies up to 2026 and we are now reviewing the Plan to cover the period up to 2037.
- 1.2. The purpose of the Local Plan Review (LPR) is to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2037 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.
- 1.3. The aim of this background paper is to pull together into a single document, key conclusions arising from the following strands of evidence and appraisals:
 - Housing and Economic Land Availability Assessment;
 - Settlement Hierarchy Review Background Paper;
 - Settlement boundaries;
 - Designated Neighbourhood Areas;
 - Employment Land Review;
 - Level 1 Strategic Flood Risk Assessment;
 - Sustainability Appraisal / Strategic Environmental Assessment; and
 - Detailed site assessments.
- 1.4. It balances the key findings to determine which sites should be included as allocations in the emerging draft LPR.
- 1.5. The assessment of employment sites was included as part of work on the West Berkshire Employment Land Review, however this background paper includes a summary of the findings and recommendations.
- 1.6. It is important to note that the content of this background paper is proportionate to the task of informing the allocation of sites in the LPR. This means that whilst many issues have been considered, the background paper does not go into the level of detail expected with a planning application.
- 1.7. It is also important to note that this background paper reflects circumstances as they are understood at this particular point in time. Going forward, further information will become available that may lead the Council to a different understanding of the development potential of a site or a group of sites.

2. Policy context

- 2.1. The National Planning Policy Framework (NPPF)¹ sets out the overarching national policy for Local Plan making in England. It sets out a presumption in favour of sustainable development and in paragraph 11 states that local planning authorities should positively seek opportunities to meet the development needs of their area and that Local Plans should meet objectively assessed needs unless any adverse impacts of doing so outweigh the benefits or where the NPPF indicates development should be restricted.
- 2.2. Paragraph 23 of the NPPF states that Local Plans should indicate broad locations for strategic development and para 119, that Local Plans should allocate sites to promote development and flexible use of land, bringing new land forward where necessary. One of the tests of soundness for Local Plans as set out in paragraph 35 of the NPPF is that to be justified they should be based on the most appropriate strategy when assessed against the reasonable alternatives. As such, the assessment of sites and how they compare against one another will be important to demonstrate reasonable alternatives have been considered.

¹ National Planning Policy Framework (February 2019): <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. Local housing need

- 3.1. In order to identify the minimum number of homes needed, the NPPF at paragraph 60 expects plan making authorities to follow the standard method, unless there are exceptional circumstances that justify an alternative. Needs that cannot be met within neighbouring areas must also be taken into account when establishing the amount of housing to be planned for.
- 3.2. Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG)². Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings the LHN is 513 dwellings per annum using a baseline of 2020 (520 dwellings per annum using a baseline of 2019).
- 3.3. There has been no request to take unmet need from other authorities within the identified Housing Market Area, or from any other adjacent authority. In 2018 there was a possibility of some unmet need in Reading Borough, but this is no longer the case.
- 3.4. In order to support the government's objective of significantly boosting the supply of homes, which is set out in the NPPF, the housing requirement in the emerging draft LPR is shown as a range, with a minimum requirement of 520 dwellings per annum meeting the 2019 LHN. The upper end of the range is 575 dwellings per annum. Provision will therefore be made for 8,840 to 9,775 net additional homes in West Berkshire for the period 1 April 2020 to 31 March 2037.
- 3.5. The government has recently consulted on a revised standard method for calculating local housing need but at this stage it is not known how this will be amended following analysis of the comments received.
- 3.6. The plan period of the LPR overlaps with the previous plan (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the Core Strategy and the HSA DPD. Retained allocations will therefore form a substantial part of the supply in the LPR. The contribution to housing supply from existing allocations has been reviewed to take account of changes in capacity and re-assessment of site deliverability in the light of progress since original allocation.
- 3.7. Section 9 of this background paper provides an update on the deliverability of the Core Strategy and HSA DPD sites, and identifies which allocations will be rolled forward into the LPR.

² Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

4. Economic needs

- 4.1. The West Berkshire Employment Land Review (December 2020)³ identifies an additional need in the plan period for:
 - 11ha / 65,000 sq.m of office floorspace; and
 - 16ha / 62,000 sq.m of industrial floorspace. This represents a much higher demand than that for offices (plot ratio explains the smaller number of sq.m).
- 4.2. The study recommends that existing stock, both office and industrial and including all existing Designated Employment Areas (DEAs – known as Protected Employment Areas in the Core Strategy), should be protected. It goes on to recommend that an additional five existing employment areas are designated as DEAs.
- 4.3. To meet future unmet need, the study identifies that certain sites identified in the Housing and Economic Land Availability Assessment should be allocated/designated for employment uses.

³ West Berkshire Employment Land Review (August 2020): <https://info.westberks.gov.uk/evidencebase>

5. Economic development site selection

- 5.1. The site selection for employment sites was undertaken as part of work on the West Berkshire Employment Land Review (ELR). Appendix A of the ELR includes the site assessments. This chapter of the background paper provides a summary of the ELRs assessments and recommendations.
- 5.2. The ELR considers the future demand for employment floorspace, existing and future supply, and then identifies floorspace / land required to address unmet need.
- 5.3. In order to identify future land / floorspace, the HELAA was used. The sites were assessed using the following criteria which is derived from the NPPF and PPG. The ELR provides further information about this in chapter 2 (Policy Background):
 - Market area
 - Sequential location
 - Prominence of site
 - Compatibility with surrounding uses
 - Access to amenities
 - Internal environment
 - Evidence of developer / occupier interest
 - Market intelligence
 - Attractiveness to employment occupiers
 - Accessibility
- 5.4. The starting point for which sites should be assessed was the Housing and Economic Land Availability Assessment (HELAA). Within this document, 23 sites were promoted for employment uses.

(a) Office requirements

Existing supply

- 5.5. Office demand is divided east and west, and is currently performing well. A lack of modern purpose-built stock has been identified. Vacancy is low, but a large amount of stock has been lost to residential through permitted development rights.
- 5.6. Most office stock is from small/medium enterprises that are located predominantly in Newbury and Theale. Due to the lack of available space, more remote locations such as Greenham Business Park are attracting office occupiers.

Future supply

- 5.7. There is a shortage of space in and around Newbury Town Centre. Because the east and west of the district operate as separate and distinctive markets, land within the east of the district is not substitutable to meet occupier demand in the west and vice versa.

Floorspace / land required

- 5.8. No sites for office floorspace were promoted in Newbury Town Centre. The only site promoted through the HELAA which is an area of high market attraction for office use, and therefore has potential for office use, is THE8 which is adjacent to J12 of the M4 and just north of the Arlington Designated Employment Area.

5.9. The ELR notes that THE8 is a flat rectangular piece of land which is located on the opposite side of the A4 from the Arlington Business Park, and in an area of proven market attractiveness for office uses.

(b) Industrial requirements

Existing supply

5.10. The industrial market is performing well with low vacancy and tight supply especially for smaller units, which are the most challenging to develop. Development is generally viable on a pre-let basis, or on a speculative basis close to motorway junctions. The existing industrial stock is generally in good condition and current rents mean it is viable to maintain for its existing use. The current balance of the market means that existing industrial sites should be protected.

Future supply

5.11. Demand is evident for larger B8 distribution in close proximity to the M4 motorway junctions particularly close to Reading. Demand for land is higher than for offices.

Floorspace / land required

5.12. Four suitable sites have been identified that are capable of meeting the need for industrial floorspace. All of these sites are extensions to existing employment areas, and these are in the main area of market demand in the east of the District. The sites are:

- ALD3: Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston
- ALD6: Land off Benyon Road, Easter Park, Tadley
- ALD8: Land south of Youngs Industrial Estate, Rag Hill, Padworth
- MID5: Land West of Ramsbury Road, Membury

5.13. A further site has been identified that could meet market demand in the rural part of the district – LAM6: Land west of Ramsbury Road, Membury.

6. Residential site selection – methodology

(a) National Planning Policy Framework

6.1. The National Planning Policy Framework (NPPF) sets out guidance on a range of matters which is considered to be relevant to this methodology and assessment including:

- Healthy communities – development should help to create healthy, inclusive and safe communities (para 91).
- Open space – access to a network of high quality open spaces and opportunities for sport and physical activity is important (para 96). Existing open space, sport, and recreational buildings should not be built on subject to criteria (para 97), and Public Rights of Way should be improved where possible and not built on (para 98).
- Accessibility – the NPPF supports development in sustainable locations where the need to travel is reduced and a choice of transport modes are available (para 102). Significant development should be focused on locations that are accessible, or which can be made accessible (para 103).
- Effective use of land – the NPPF requires that this is promoted, for example through the re-use of land, but not to the detriment of the environment and safe and healthy living conditions (para 117).
- Achieving appropriate densities: the availability and capacity of infrastructure and services needs to be considered (para 122).
- Flood risk – the NPPF sets out that inappropriate development in areas of flood risk should be avoided (para 155) and Local Plans should apply a sequential, risk based approach to the location of development (para 157).
- Climate change - local planning authorities should adopt proactive strategies to mitigate and adapt to climate change taking account of flood risk (para 149) and support locations for development which reduce greenhouse gas emissions (para 150).
- Natural environment – the NPPF seeks to protect and enhance valued landscapes, minimise impacts on and provide net gains for biodiversity, remediate contaminated land, and prevent risk to and impact from pollution (para 170). Land should be allocated with the least environmental or amenity value (para 171). Great weight must be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (para 172). Designated sites and local wildlife-rich habitats should be protected (para 174).
- Environmental protection – the NPPF seeks to avoid the risk from ground conditions, land instability and contamination (para 178). New development must be appropriate for its location taking into account pollution on health and the natural environment (para 180).
- Historic environment - great weight should be given to the conservation of a heritage asset with harm to assets exceptional or wholly exceptional depending on their significance (para 193).
- Minerals – Local planning authorities should define Mineral Safeguarding Areas and adopt policies in order to ensure that mineral resources of local and national importance are not sterilised (para 204).

6.2. The NPPF also sets out that Local Plans should be aspirational but realistic and that housing sites should either be deliverable or developable. The glossary to the NPPF states that to be deliverable sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on site in 5 years and is viable. To be developable a site should be in a

suitable location for housing with a reasonable prospect that the site is available and is viable.

(b) Planning Practice Guidance

- 6.3. The Planning Practice Guidance (PPG) supports the NPPF and adds additional guidance to some of the policy areas set out within it.
- 6.4. The PPG note on Housing and Economic Land Availability Assessments sets out the methodology to be used when preparing HELAAs. The PPG note advocates a 5 stage approach and this has already been undertaken by West Berkshire Council in terms of stages 1 and 2 with the publication of the draft and preparation of the HELAA.
- 6.5. The PPG advises that at Stage 2 plan makers should identify:
 - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration of priority areas;
 - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 6.6. The PPG note on Local Plans sets out that policies in a Local Plan should recognise the diverse types of housing needed in their area and where appropriate identify specific sites for all types of housing to meet anticipated housing requirements.

7. Strands of evidence

7.1. Various strands of evidence have been used to determine which residential sites progress through to the more detailed assessment stage. A phased process has been taken, as set out below.

Stage 1: Housing and Economic Land Availability Assessment (HELAA)

7.2. West Berkshire Council has undertaken a HELAA⁴ to inform the preparation of the LPR. It was first published in February 2020, and then updated in December 2020 to take account of factual inaccuracies and assess a further 6 sites that had been promoted. The HELAA sets out the evidence for potential land supply in the district for residential and employment sites after having undertaken a 'call for sites'. It also makes a preliminary assessment of the suitability and potential of sites.

7.3. The HELAA followed a joint methodology⁵ that was prepared with the other Berkshire authorities. It was based on, and complies with, the methodology in the PPG by:

- Identifying sites and broad locations
- Assessing their development potential
- Assessing their suitability for development and the likelihood of development coming forward (the availability and achievability).

7.4. 288 sites were identified via the 'Call for Sites' and through a desktop review of existing information. During the preparation of the HELAA, the promoters of 15 sites notified the Council that they no longer wanted their sites to be considered.

7.5. 270 sites were assessed in the HELAA. Of these, 161 were determined to be 'not developable within the next 15 years'. In order to ensure that only those sites which are considered reasonable alternatives, those sites assessed as 'not developable within the next 15 years' have been ruled out from further consideration.

7.6. Sites assessed as 'not developable within the next 15 years' are set out in Appendix 1.

Stage 2: Designated Neighbourhood Areas

7.7. There are eight designated Neighbourhood Areas within the district meaning that neighbourhood plans are being produced within these areas:

- Burghfield
- Cold Ash
- Compton
- Hermitage
- Hungerford
- Lambourn
- Stratfield Mortimer
- Tilehurst

⁴ Housing and Economic Land Availability Assessment (December 2020): <https://info.westberks.gov.uk/helaa>.

⁵ Berkshire HELAA Joint Methodology (November 2016): <https://info.westberks.gov.uk/CHttpHandler.ashx?id=43267&p=0>

- 7.8. The Parish/Town Councils who are leading on the preparation of these plans have chosen to include allocations and will therefore undertake their own site selection work. Any sites within designated Neighbourhood Areas will not be considered in the next stages unless they are strategic in nature, and this is because the NPPF states at paragraph 18 that neighbourhood plans just contain non-strategic policies.
- 7.9. In respect of what constitutes a strategic site, there is no statutory definition nor how it must be defined. The now revoked Planning Policy Statement 12 had a section in it which said of strategic sites: *“These should be those sites considered central to achievement of the strategy. Progress on the core strategy [now local plans] should not be held up by inclusion of non-strategic sites.”* This is not repeated in current policy or guidance. It is however a succinct way of defining the broad characteristics of what a strategic site should be.
- 7.10. The Planning Advisory Service produced guidance in 2014⁶ which advised that strategic sites have the following characteristics:
- Is the site critical to the delivery of the spatial strategy for your district or borough?
 - What is the added value in defining clear site boundaries within the core strategy?
 - Would you fail to meet the spatial vision for the district or borough if the site was not delivered in the plan period?
 - Which of your local plan spatial objectives would the site help deliver?
 - Is the site required to deliver national, sub regional or regional objectives? For example, strategic housing and/or employment growth identified at a regional level as major urban extensions or ‘areas of search’?
 - Is it required to deliver infrastructure which is central to the delivery of the plan and its objectives? For example, sites that include land for strategic new transport corridors, flood protection measures and meeting the district's carbon targets?
 - Can you demonstrate stakeholder buy-in and sufficiently robust evidence (sources of funding, timescales for delivery, gaps in funding, contingency) to be reasonably certain that the specific infrastructure requirements of any strategic sites can be delivered?

Stage 3: Settlement Hierarchy Background paper

- 7.11. As part of work on the LPR the Council has reviewed the way in which development is delivered in the most sustainable locations. The settlement hierarchy guides the broad location of new and sustainable development, and takes account of the function and sustainability of settlements across the district. Such an approach is in conformity with the NPPF which states at paragraph 9 that *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*
- 7.12. The existing settlement hierarchy (as currently set out within Core Strategy policy ADPP1⁷) has been re-assessed to ensure that it is up-to-date, in line with national policy, and that it remains an accurate reflection of the role settlements will play in

⁶ Planning Advisory Service Good Plan Making Guide (September 2014):

<https://www.local.gov.uk/sites/default/files/documents/entire-guide-4c0.pdf>

⁷ West Berkshire Core Strategy (July 2012): <https://info.westberks.gov.uk/corestrategy>

the spatial strategy. This work is set out within the Settlement Hierarchy Review Topic Paper⁸.

- 7.13. The revised settlement hierarchy is set out in Table 6.1 below:

Table 6.1: Revised settlement hierarchy

Urban area	Wide range of services and the focus for the majority of development	Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot and Purley on Thames)
Rural Service Centre	Range of services and reasonable public transport provision - opportunities to strengthen role in Rural Service Centres meeting requirements of surrounding communities	Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne, Theale
Service Villages	More limited range of services and some limited development potential	Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

- 7.14. Sites which were not ruled out in the HELAA were assessed to determine which settlement they fell in. Sites in settlements below the hierarchy or in 'open countryside' have been ruled out from further consideration because they are within unsustainable locations. There is however, an exception to this.
- 7.15. The sites ruled out are set out in Appendix 2.

Stage 4: Settlement boundaries

- 7.16. Settlement boundaries identify the main built up area of a settlement in which development is likely to be considered acceptable in principle, subject to other policy considerations.
- 7.17. Within the LPR, non-strategic sites that fall within the settlement boundary will not be allocated given that development is acceptable in principle. Strategic sites within the settlement boundary will be considered for allocation. This approach has not been followed previously in West Berkshire. However, as these strategic sites are known to the Council, it is not considered that they should be deemed windfall sites given their size and should therefore be considered for allocation. In addition, it is prudent to guide development on these sites by way of a detailed policy allocation which identifies the specific mitigations required to make development acceptable.
- 7.18. Non-strategic sites within settlement boundaries that will not be subject to further assessment are set out within Appendix 3.

Stage 5: Strategic Flood Risk Assessment

- 7.19. As part of the preparation of the LPR, the Council commissioned a Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2. The Level 1 SFRA⁹ assesses flood risk from all types of flooding in the district, taking account climate change, in line with current national policy and guidance. The Level 2 SFRA¹⁰ assesses flood risk associated with a number of specified sites in more detail.

⁸ West Berkshire Settlement Hierarchy Review Background Paper: <https://info.westberks.gov.uk/evidencebase>

⁹ West Berkshire Level 1 SFRA (June 2019): <https://info.westberks.gov.uk/sfra>.

¹⁰ West Berkshire Level 2 SFRA (December 2020): <https://info.westberks.gov.uk/sfra>.

- 7.20. Where part of a site falls within Flood Zones 2, 3 or 3b, and a sequential approach to layout is taken, that restricts development to Flood Zone 1 within a site, the site passes the Sequential Test and the Exception Test does not need to be applied.
- 7.21. Only one site fails the sequential test, and this has been ruled out from further consideration (PAN5: Pangbourne College Boat House, Shooters Hill, Pangbourne). Although part of the site lies within Flood Zone 1, it is such a small area that it is considered that there are other more sequentially appropriate sites that should be considered further.

Stage 6: Sustainability Appraisal / Strategic Environmental Assessment

- 7.22. Local planning authorities are required to consider wider social, environmental, and economic effects when preparing a plan, and it is a legal requirement for local plans to be subject to Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) throughout their preparation.
- 7.23. An interim SA/SEA has been prepared as part of work on the emerging draft LPR, and this includes an appraisal of those sites not ruled out in stages 1 to 5. These sites are considered to be reasonable alternatives.
- 7.24. The SA/SEAs conclude that the strategic sites of Sandleford Park in Newbury and North East Thatcham will have a predominantly very positive effect and that the effect from all the non-strategic sites will be predominantly neutral. None have been excluded from being subject to a detailed site assessment (stage 7).
- 7.25. The site SAs are included in Appendix 5 of the interim SA/SEA¹¹.

Stage 7: Detailed site assessments

- 7.26. Criteria have been developed to further filter out sites that are not suitable for allocation. These are based on guidance in the NPPF and PPG. Further technical information and comments from the parish and town councils has been taken into consideration before an officer recommendations is made.
- 7.27. The detailed site assessments are included in Appendix 4.

¹¹ West Berkshire Interim Sustainability Appraisal Report (December 2020):
<https://info.westberks.gov.uk/evidencebase>

8. Site selection summaries

- 8.1. This chapter sets out by spatial area a summary of the key constraints in each settlement within the settlement hierarchy, in addition to a summary of the site selection.

(a) Newbury and Thatcham Spatial Area

Newbury

- 8.2. Newbury is the main urban area within West Berkshire. It is the main focus for housing growth over the plan period with new housing development. Newbury is the main administrative centre for the district with a wide range of retail, employment, leisure and community services and facilities. The town is on the crossroads of the A34/M4, with a number of locally important roads and a railway station linking Newbury to Reading and London to the east and The West Country to the west. Bus services link many of the outlying villages to Newbury. A number of rivers and water courses flow through Newbury, with the River Kennet and Kennet and Avon Canal running through the centre of the town, the river Enborne to the south and the river Lambourn entering the town to the north west and reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within flood zone 2 or 3. Much of the north of Newbury is within a groundwater emergence zone.
- 8.3. There are a number of important environmental and heritage assets within Newbury. The Rivers Lambourn and Kennet are both Sites of Scientific Interest (SSSIs) and there are a number of local wildlife sites to the north and south of the town. To the west of Newbury is the site of the First Battle of Newbury and to the south of Newbury lies the Registered Park and Garden of Sandford Priory.
- 8.4. 25 sites were promoted through the HELAA process (NEW1-3, NEW5-10, GRE1-10, GRE12, CA9-10, CA15, SCD4, and SPE2), and 12 sites were assessed to be 'not developable within the next 15 years'. No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.5. Three sites fall within the designated Cold Ash Neighbourhood Area (CA9-10 and CA15). CA15 is strategic in nature because the Council's Highways Team, when commenting on the site for the HELAA, advised that it should be considered with site SCD4 (North Newbury) because for these sites to be acceptable in highways terms, a through route from the B4000 to the A339 is needed. Highways have commented that such a link would assist in taking traffic away from the B4009 and the A4/A339/B409 Robin Hood Gyratory, and the B4009/Kiln Road mini roundabouts. Together these two sites have the potential to accommodate a significant scale of development (c. 868 dwellings), and development at this location would amount to an urban extension to Newbury. CA9 and CA10 will be considered as part of the site selection work that Cold Ash Parish Council undertake for the neighbourhood plan.
- 8.6. There are two non-strategic sites within the settlement boundary (NEW2 and NEW7). These were ruled out from consideration because there is a presumption in favour of development with settlement boundaries, and the LPR will not allocate non-strategic sites that are within a settlement boundary.
- 8.7. The Sandford Park site, which is included as a strategic site allocation in the Core Strategy, was promoted by the landowners (refs GRE8 and GRE9)

- 8.8. The remaining 7 sites (NEW1, NEW3, GRE3, GRE6, GRE10, CA15, and SCD4) were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of sites.
- 8.9. Table 8.1 below provides a summary of the detailed site assessment of the 7 sites in Newbury considered to be 'reasonable alternatives'.

Table 8.1: Summary of Newbury sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>NEW1</p> <p>London Road Industrial Estate, Newbury</p> <p>30 houses OR 130-167 flats OR 93 dwellings (mix of flats and houses)</p> <p>12,400sq.m of industrial floorspace OR 18,600sq.m office floorspace</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The Employment Land Review advises that the loss of employment uses would significantly impact on supply in LPR period. No like-for-like replacement is proposed and the site needs to be retained as a designated employment area.</p> <p>Over two thirds of the site is located in FZ3a. There is a high probability of fluvial and groundwater flooding across the site hence developing it would not be directing development to an area at least risk of flooding.</p> <p>Development of the site would result in a significant loss of green infrastructure (football ground) and no alternative provision has been found. The football ground is also designated as an Asset of Community Value.</p> <p>The site is not recommended for allocation</p>
<p>NEW3</p> <p>Kennet Centre, Newbury</p> <p>Approximately 250 dwellings</p>	<p>Effect: Predominantly positive. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is located in the existing town of Newbury, within the settlement boundary where a presumption in favour of sustainable development exists. It has a range of services and facilities on its doorstep. Newbury is an urban area with a wide range of services and opportunities for employment, community and education.</p> <p>The site comprises of previously developed land and is located in the centre of Newbury whereby it is close to services and facilities as well as good public transport links.</p> <p>Part of the site is located within Flood Zone 2. Residential development will need to be avoided within this area.</p> <p>There are no significant issues with the site.</p> <p>The site is recommended for allocation</p>
<p>GRE3</p> <p>Land south Newbury Racecourse, Greenham, Newbury</p> <p>161 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p>	<p>The site is fairly well related to Newbury, though is disconnected from the built up area. The site has a low capacity for development due to the site being constrained and development would affect views and characteristics which would cause harm to the landscape. The site contributes positively to the provision of open space, and would connect well to the local GI network. There could be a negative impact on the setting of St Mary's Church, a Grade II* Listed Building, in the development's impact on the current open rural setting.</p> <p>Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality</p>

Site details	Summary of SA/SEA	Recommendation and justification
	<p>Timing: Short to long term</p>	<p>Management Area at Queens Road, Greenham Road roundabout. There is a high risk of adverse impacts on ecology and biodiversity due to the presence of Ancient Woodland, priority habitats and priority species, and protected sites on and in close proximity to the site. Traffic modelling is required to establish whether the quantum of development can be accommodated and to understand the effects on the local highways network.</p> <p>The site is in close proximity to a range of services and facilities, though would need connections created.</p> <p>The site is not recommended for allocation</p>
<p>GRE6</p> <p>Land adjacent to New Road, Greenham, Newbury</p> <p>Approximately 10 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is well related to the existing town of Newbury. It is in close proximity to a range of services and facilities, with good connections via public rights of way to transport modes. A more limited development would be appropriate given the context of the site, its relationship with the existing settlement and settlement pattern, and its proximity to countryside and an area of Ancient Woodland adjacent to the site.</p> <p>Issues which need resolving relate to finding an acceptable access point, and further information would be required on ecology and impact on the Ancient Woodland. Effective transport planning is required to counter the effects on residents looking to travel via the A339, part of which is an AQMA. There is also surface water and ground water flood risk which requires careful design.</p> <p>The site is recommended for allocation</p>
<p>GRE10</p> <p>Land to the east of Pigeons Farm Road, Greenham, Newbury</p> <p>Approximately 15 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is fairly well related to Newbury, and adjacent to the existing settlement at Greenham.</p> <p>The site, although is in close proximity to a range of services and facilities, is served by public transport, and can make use of existing connections to encourage non-car travel, introduces residential development where none currently exist, and would therefore not follow the existing rhythm of development.</p> <p>The site reads as part of the wider rural character and Greenham Common.</p> <p>Further investigation is needed to establish the impacts on ecology.</p> <p>The site is not recommended for allocation</p>
<p>CA15</p> <p>Land at Long Lane, North of Highwood Close and Shaw Cemetery, Long Lane, Newbury</p> <p>Up to 351 dwellings but known issues exist which may reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p>	<p>The site is well related to Newbury with its comprehensive range of services and facilities.</p> <p>Issues which would need to be resolved relate to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding the site may be developable only in part and attenuation measures would need to be incorporated into the development.</p> <p>Development of this site would require access from the B4009 to the A339 and should therefore be considered as part of a future potential strategic site to the north of Newbury to ensure the most sustainable outcomes. A</p>

Site details	Summary of SA/SEA	Recommendation and justification
	Timing: Short to long term	further strategic site at Newbury would be a consideration for a future review of the Local Plan. The site is not recommended for allocation
SCD4 Land to the north of Newbury Up to 815 dwellings but known issues exist which may reduce this number	Effect: Predominantly neutral. No significant sustainability effects. Likelihood: High Scale: Newbury / Thatcham Duration: Permanent Timing: Short to long term	The site is fairly well related to Newbury with its comprehensive range of services and facilities. Issues which would need to be resolved relate particularly to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding attenuation measures would need to be incorporated into any development. Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan. The site is not recommended for allocation

Thatcham

- 8.10. Thatcham is the second settlement identified as a main urban area within West Berkshire, sitting within the Newbury and Thatcham spatial area. The Core Strategy identified that Thatcham needed a period of consolidation following a significant period of growth in recent years. This meant that through the plan-led system Thatcham only received a limited amount of growth during this plan period.
- 8.11. In reviewing the vision for Thatcham as part of the Local Plan Review, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work¹². The masterplanning work considered all of the HELAA sites promoted in Thatcham as well as other evidence studies produced for the LPR. It identified that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires.
- 8.12. The A4 runs through the town, splitting it into two sections, north Thatcham and south Thatcham. A number of buses serve the town and it has a railway station.
- 8.13. To the south of Thatcham runs the River Kennet (which is a SSSI) and the Kennet and Avon Canal. The town itself is not at risk from fluvial flooding (the flood zones are located to the south of the developed area of the town), although did suffer badly from surface water flooding during July 2007, with large areas within a surface water flood risk area.
- 8.14. In addition to the SSSI, Thatcham Reeds Beds (Special Area of Conservation (SAC)) and a Local Nature Reserve also lie to the south of the town.
- 8.15. 24 sites were promoted through the HELAA process (THA1-20, CA12, CA16-17, MID5), and 10 sites were assessed to be 'not developable within the next 15 years'. No sites were ruled out through the automatic exclusion part of the site assessment criteria.

¹² Thatcham Strategic Growth Study (2020): <https://info.westberks.gov.uk/evidencebase>

- 8.16. Because site MID5 was promoted for employment development, it was considered through the ELR.
- 8.17. Three sites fall within the designated Cold Ash Neighbourhood Area (CA12, CA16-17). All three are strategic in nature because they relate to Thatcham rather than Cold Ash village and would need to include significant flood protection measures due to the surface water flows that cross the site. The scale of development that the site could potentially accommodate is significant (c. 225 dwellings). Sites CA16 (The Creek, Heath Lane, Thatcham) and CA17 (Regency Park Hotel, Bowling Green Road, Thatcham), whilst small, are located within CA12. The masterplanning work for Thatcham is clear that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires.
- 8.18. One site, although adjacent to the Colthrop Designated Employment Area, is some distance from the settlement boundary and in policy terms is in 'open countryside' (site THA4). It has been excluded from further consideration.
- 8.19. There are three non-strategic sites within the settlement boundary (THA2, THA12, and THA15). These were ruled out from consideration because there is a presumption in favour of development with settlement boundaries, and the LPR will not allocate non-strategic sites that are within a settlement boundary.
- 8.20. The remaining 9 sites (CA12, CA16, CA17, THA6, THA8-10, THA14 and THA20) were considered reasonable alternatives for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites. It should be noted that because sites THA6, THA8, THA10 and THA14 together form THA20, only THA20 has been subject to SA/SEA and a detailed site assessment
- 8.21. Table 8.2 below outlines the findings of the site specific SAs and detailed site assessment.

Table 8.2: Summary of Thatcham sites

Site details	Summary of SA/SEA	Recommendation and justification
CA12 Land at Henwick Park, Bowling Green Road, Thatcham 225 dwellings	Effect: Predominantly neutral. No significant sustainability effects. Likelihood: High Scale: Newbury / Thatcham Duration: Permanent Timing: Short to long term	The masterplanning work considered all of the HELAA sites promoted in Thatcham as well as other evidence studies produced for the LPR. It identified that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires. The indicative development potential at CA12 and its adjoining sites CA16 and CA17 is 325 dwellings. Another site (THA20) could accommodate 2,500 and the promoters have indicated that they will provide infrastructure as part of any development proposals. One of the strategic objectives of the emerging draft Local Plan Review (LPR) is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The LPR notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. New development therefore needs to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and

Site details	Summary of SA/SEA	Recommendation and justification
		<p>context. Any scheme for a particular site would therefore need to be in accordance with policies SP7 (Design Principles) and SP8 (Landscape Character) of the draft emerging LPR and the Quality Design Supplementary Planning Document.</p> <p>Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA (2015) for this site has concluded that development on the whole of this site would result in harm to the natural beauty and special qualities of the AONB. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.</p> <p>It is the Council's preferred approach to allocate site THA20 as a strategic site. Due to the scale of development that could take place on THA20, it is considered that there should be no further allocations in Thatcham in the period to 2037 particularly as development of both north east and north Thatcham would result in the loss of the separate identifies of Cold Ash and Bucklebury, and would harm the setting of the AONB settlement pattern.</p> <p>The site is not recommended for allocation</p>
<p>CA16</p> <p>The Creek, Heath Lane, Thatcham</p> <p>Up to 45 dwellings but known issues exist which may reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The masterplanning work considered all of the HELAA sites promoted in Thatcham as well as other evidence studies produced for the LPR. It identified that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires. The indicative development potential at CA16 and its adjoining sites CA12 and CA17 is 325 dwellings. Another site (THA20) could accommodate 2,500 and the promoters have indicated that they will provide infrastructure as part of any development proposals.</p> <p>One of the strategic objectives of the emerging draft Local Plan Review (LPR) is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The LPR notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. New development therefore needs to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and context. Any scheme for a particular site would therefore need to be in accordance with policies SP7 (Design Principles) and SP8 (Landscape Character) of the draft emerging LPR and the Quality Design Supplementary Planning Document.</p>

Site details	Summary of SA/SEA	Recommendation and justification
		<p>Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA (2015) for this site has concluded that development on the whole of this site would result in harm to the natural beauty and special qualities of the AONB. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.</p> <p>It is the Council's preferred approach to allocate site THA20 as a strategic site. Due to the scale of development that could take place on THA20, it is considered that there should be no further allocations in Thatcham in the period to 2037 particularly as development of both north east and north Thatcham would result in the loss of the separate identifies of Cold Ash and Bucklebury, and would harm the setting of the AONB settlement pattern.</p> <p>The site is not recommended for allocation</p>
<p>CA17</p> <p>Regency Park Hotel, Bowling Green Road, Thatcham</p> <p>45 dwellings or 28 dwellings with a specialist (C2) residential use</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The masterplanning work considered all of the HELAA sites promoted in Thatcham as well as other evidence studies produced for the LPR. It identified that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires. The indicative development potential at CA17 and its adjoining sites CA12 and CA16 is 325 dwellings. Another site (THA20) could accommodate 2,500 and the promoters have indicated that they will provide infrastructure as part of any development proposals.</p> <p>One of the strategic objectives of the emerging draft Local Plan Review (LPR) is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The LPR notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. New development therefore needs to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and context. Any scheme for a particular site would therefore need to be in accordance with policies SP7 (Design Principles) and SP8 (Landscape Character) of the draft emerging LPR and the Quality Design Supplementary Planning Document.</p> <p>Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of</p>

Site details	Summary of SA/SEA	Recommendation and justification
		<p>the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA (2015) for this site has concluded that development on the whole of this site would result in harm to the natural beauty and special qualities of the AONB. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.</p> <p>It is the Council's preferred approach to allocate site THA20 as a strategic site. Due to the scale of development that could take place on THA20, it is considered that there should be no further allocations in Thatcham in the period to 2037 particularly as development of both north east and north Thatcham would result in the loss of the separate identifies of Cold Ash and Bucklebury, and would harm the setting of the AONB settlement pattern.</p> <p>The site is not recommended for allocation</p>
<p>THA9</p> <p>Land at Lower Way Farm, Thatcham</p> <p>36 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Newbury / Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The Core Strategy was clear that Thatcham was to receive a lower allocation than other Urban Areas given the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population. In reviewing the vision for Thatcham as part of the Local Plan Review, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work.</p> <p>The masterplanning work considered all of the HELAA sites promoted in Thatcham as well as other evidence studies produced for the LPR. It identified that only growth of a strategic scale could support the service provision and regeneration that Thatcham requires. The indicative development potential at THA9 is 36 dwellings. The development potential at other sites in Thatcham is far greater. The masterplanning work recommended that if strategic development were to occur in Thatcham, the most appropriate location would be north east Thatcham.</p> <p>There are concerns that development may reduce the open countryside between Thatcham and Newbury / Greenham, and introduce built form to south of Lower Way. The site is a buffer to development and forms part of the open character along this side of Lower Way. There is further concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.</p> <p>Development would have a significant impact on education provision in Thatcham. It is the preference of the Council's Education Team that there is a scale of housing (either from a single or a number of developments) that can yield new secondary provision.</p>

Site details	Summary of SA/SEA	Recommendation and justification
		<p>The site is adjacent to a sewage treatment works. It is considered that the location may impact on the quality of life for future residents.</p> <p>The site is not recommended for allocation</p>
<p>THA20 (incorporates sites THA6, THA8, THA10 and THA14)</p> <p>North East Thatcham</p> <p>Up to 2,500 dwellings with associated infrastructure requirements</p>	<p>Effect: Significantly positive. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: district-wide</p> <p>Duration: Permanent</p> <p>Timing: Long term</p>	<p>The site is well related to the existing town of Thatcham. It is in close proximity to a range of services and facilities, including the train station. Thatcham is an urban area with a wide range of services and opportunities for employment, community and education. Development of a strategic nature at this site would support the service provision and regeneration that Thatcham requires.</p> <p>In contrast there are very few negative impacts that developing the site would have. Nevertheless, there are some factors and effects that will require further investigation, planning and mitigation to ensure the most sustainable outcomes and to ensure utilities are made available in a timely manner. Issues which would need to be resolved particularly relate to highways and access and further information would be required on ecology and landscape. As parts of the site are at risk of surface water flooding, attenuation measure would need to be incorporated into any development. Development would need to be avoided on the areas at risk.</p> <p>The site is recommended for allocation</p>

Cold Ash

- 8.22. Cold Ash is a Service Village, where some limited development is appropriate. Cold Ash is located to the north of Thatcham, with the north and eastern part of the village adjacent, or within the AONB. No water courses run through the village, so there is no risk of fluvial flooding, surface water flood risk is limited to a small area to the south of the village. Run off from Cold Ash can have an impact on surface water flooding in Thatcham and any development would need to take account of this risk.
- 8.23. Four sites are strategic in nature (CA12, CA15-17). Whilst they fall within Cold Ash Parish, they are in fact located to the north of Thatcham. The Thatcham section above considers these sites.
- 8.24. Cold Ash Parish is designated as a Neighbourhood Area, and Cold Ash Parish Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.25. In the event that Cold Ash Parish Council choose not to include residential site allocations in the neighbourhood plan, then West Berkshire Council will pick up the site selection work and consider allocations through the LPR.

(b) Eastern Area Spatial Area

- 8.26. The Eastern Area consists of Purley on Thames, Tilehurst, Calcot, Burghfield, Mortimer and Aldermaston. The area has a close functional relationship with Reading.

- 8.27. As one of the District's urban area, the Eastern Area is a focus for development within the District and has relatively good accessibility to employment opportunities. Access to other facilities and services varies and the area draws upon the wider range of facilities available in Reading.
- 8.28. There are good local bus connections and a mainline station at Tilehurst with trains to Reading and London and northwards to Oxford.
- 8.29. There are high quality landscape and environmental assets in this part of West Berkshire which includes the Thames National Path and North Wessex Downs AONB which adjoins the urban area. The Kennet Valley East Biodiversity Opportunity Area lies to the south of Reading.
- 8.30. To the south of the urban area much of the land is within Flood Zones 2 and 3. There are also issues relating to traffic congestion, particularly in the vicinity of the motorway junction. Proximity to Junction 12 of the M4 as well as the A4 causes additional impacts in terms of noise and air quality.

Tilehurst

- 8.31. Tilehurst Parish is designated as a Neighbourhood Area, and Tilehurst Parish Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.32. In the event that Tilehurst Parish Council choose not to include residential site allocations in the neighbourhood plan, then West Berkshire Council will pick up the site selection work and consider allocations through the LPR.

Purley-on-Thames

- 8.33. No new sites in Purley-on-Thames were promoted through the HELAA process.

Calcot

- 8.34. No new sites in Calcot were promoted through the HELAA process.

Theale

- 8.35. Theale is a rural service centre located to the east of West Berkshire. Theale has a wide range of shops and businesses that need to be maintained and enhanced. The Village is located along the A4, adjacent to junction 12 of the M4 and the A340 to Pangbourne. There is also a railway station linking the village to Reading and London to the east and Newbury to the west.
- 8.36. The river Kennet and the Kennet and Avon canal flow to the south of the village. Much of the land to the south and east of the village is within flood zone 2. Flood zone 3 does not extend north of the railway line. The AONB is to the north east of the village.
- 8.37. 11 sites were promoted through the HELAA process (THE1-10 and SUL5) and 4 sites were assessed to be 'not developable within the next 15 years' (SUL5, THE5, THE6, THE10). One of the four sites (THE10) was ruled out through the automatic exclusion part of the site assessment criteria because nearly the entire site is located within the functional floodplain

- 8.38. Because three sites were promoted for employment development (THE3-4 and THE8), they were considered through the ELR.
- 8.39. There are two non-strategic sites within the settlement boundary (THE2 and THE9). These were ruled out from consideration because there is a presumption in favour of development with settlement boundaries, and the LPR will not allocate non-strategic sites that are within a settlement boundary.
- 8.40. The remaining two sites (THE1 and THE7) were considered reasonable alternatives for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.3: Summary of Theale sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>THE1</p> <p>Whitehart Meadow, High Street, Theale</p> <p>100 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Eastern area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is within the revised settlement hierarchy Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement. The site lies to the east of the town, on greenfield land between the existing built up area (Woodfield Way) and the M4, and is close to the existing amenities of the town, employment area at Arlington Business Park, and public transport nodes.</p> <p>The site lies to the south-east of THE7, which is recommended for allocation. The site lies to the north-west of THE8 which is recommended as a designated employment site. Cumulatively, care will be needed to ensure that there is no harm to the character of the landscape and to the setting of the AONB. For the residential sites the pylons act as an edge to development, and provision of Green Infrastructure/biodiversity net gain in the buffer between the pylons and the edge of the site could enhance the area. The design and layout will be important to consider, and successful design should seek to ensure that a sense of separation between Theale and Calcot is maintained. Residential development should be avoided in Flood Zone 2.</p> <p>High voltage power lines transect the site. Assessment may be needed plus appropriate use of the land near powerlines.</p> <p>A Transport Assessment will be required with nearby junctions modelled to determine impact and capacity.</p> <p>Potential for allocation provided the separate identities of Calcot and Theale can be maintained.</p>
<p>THE7</p> <p>Former Theale Sewage Treatment Works, Blossom Lane, Theale</p> <p>70 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p>	<p>The site is within the revised settlement hierarchy Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement. The site lies to the north east of the town, on greenfield land between the existing built up area (north of Blossom Lane and Woodfield Way) and the M4, and is close to the existing services and facilities of the town.</p> <p>Development which seeks to be integrated effectively with the existing settlement, other proposed development (THE1 and THE8) and the setting of the AONB would be appropriate. The site planning (including density), design, layout, placement of open spaces, and provision of</p>

Site details	Summary of SA/SEA	Recommendation and justification
	<p>Timing: Short to long term</p>	<p>landscaping, will be key in successfully assimilating development in to the existing settlement form, pattern and character of the settlement. Limiting the developable area, so not to adversely affect the gap between Theale and Calcot and the setting of the AONB may also be appropriate. The eastern area of the site is located in Flood Zone 2, and is underneath high voltage power lines. Residential development should be avoided in this area, and could be used as Green Infrastructure and net gain for biodiversity.</p> <p>Potential for allocation for residential development on part of the site as long as the separate identities of Calcot and Theale can be maintained, development can be integrated into the existing settlement, and would not result in harm to the character of the area and setting of the AONB. Allocation would also be dependent on a review of the settlement boundary for Theale.</p> <p>A Transport Assessment is required to evaluate traffic impact on the highway network.</p> <p>Potential for allocation provided development can be integrated effectively with both the existing settlement, other proposed development and the AONB.</p>

Burghfield Common

- 8.41. Burghfield Common is one of three Rural Service Centres within the Eastern Area spatial area, and has a range of services and facilities available.
- 8.42. The Atomic Weapons Establishment (AWE) has a base to the west of Burghfield Common. The Detailed Emergency Planning Zone was recently revised, and much of the village falls within this.
- 8.43. There are several environmental assets in Burghfield Common – there are local wildlife sites immediately north and south of the settlement boundary and areas of ancient woodland scattered around the eastern part of the village.
- 8.44. Burghfield Common is unique in that it is straddled by two different parishes – Burghfield and Sulhamstead. Burghfield Parish is designated as a Neighbourhood Area, and Burghfield Parish Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.45. Within the part of Burghfield Common that falls with Sulhamstead Parish, five sites were promoted through the HELAA process (SUL1-4 and SUL6) and 4 sites were assessed to be ‘not developable within the next 15 years’ (SUL42-4 and SUL6). No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.46. One remaining site (SUL1) was considered a reasonable alternatives for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.4: Summary of Burghfield Common sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>SUL1</p> <p>Benhams Farm, Hollybush Lane, Burghfield Common</p> <p>Self-build housing and custom build housing serviced plots</p>	<p>Effect: Predominantly positive. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is well related to the existing town of Burghfield Common. Burghfield Common is a Rural Service Centre, and has a range of services and reasonable public transport provision, and is a focus of development in this area. The site itself is in close proximity to a range of services and facilities, with good connections via existing pathways and rights of way to connect to the countryside to the west.</p> <p>The proposal would bring forward custom and self-build plots which is of benefit. The Landscape Character Assessment noted that the landscape strategy is to positively manage the land to avoid suburbanisation of the fringe of this settlement. High quality design and a sound layout scheme will therefore be important, and will need to factor in the setting of the nearby Grade II listed building Crofters Cottage. The access will need to be upgraded, both on the access road and onto Hollybush Lane.</p> <p>Following the recent review of the DEPZ, the Council's Emergency Planning Team has advised that the site should not be allocated.</p> <p>This follows on from the Office for Nuclear Regulation (ONR) indicating that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs.</p> <p>The site is not recommended for allocation</p>

Mortimer

- 8.47. Mortimer is one of three Rural Service Centres within the Eastern Area spatial area, and has a range of services and facilities available.
- 8.48. There is a train station to the east of Mortimer which provides connections to Reading and Basingstoke. The village is served by a regular bus service to Tadley, Burghfield, Mortimer rail station and Reading. There are local wildlife sites immediately north of the settlement boundary and one south of the recreation ground in the centre of the village.
- 8.49. Stratfield Mortimer Parish have produced a neighbourhood plan which includes an allocation for 110 dwellings.
- 8.50. It is not proposed to include a housing requirement for Mortimer in the LPR. The Parish of Stratfield Mortimer contains the village of Mortimer which is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential. Given the outstanding dwellings still to deliver, officers consider that there should not be any additional allocations in the plan period. It is however recognised that windfall development may come forward over the plan period.

Woolhampton

- 8.51. Woolhampton is one of West Berkshire's service villages and sits within the East Kennet Valley spatial area. As a service village, Woolhampton is suitable only for a limited amount of development due to the more limited range of services available.
- 8.52. The A4 runs through Woolhampton and there is a railway station within the village. Woolhampton is served by a frequent bus service that runs along the A4 connecting the village with Newbury and Reading.
- 8.53. The River Kennet and the Kennet and Avon Canal runs to the south of Woolhampton, and the area immediately to the south, west and east of the existing settlement boundary lies within flood zones 2 and 3.
- 8.54. There are a number of important environmental assets within Woolhampton. There are areas of ancient woodland to the north and west of the existing settlement boundary, two Local Wildlife Sites (one to the north of the settlement boundary and a second to the west of the settlement just north of the A4), and two SSSI's to the south and west of the settlement boundary.
- 8.55. Three sites were promoted through the HELAA process (MID2-4) and two sites were assessed to be 'not developable within the next 15 years' (MID2-3). No site was ruled out through the automatic exclusion part of the site assessment criteria.
- 8.56. The remaining site (MID4) was considered reasonable alternatives for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.5: Summary of Woolhampton sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>MID4</p> <p>Land north of A4 Bath Road, Woolhampton</p> <p>20 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: Eastern area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is well related to the existing settlement of Woolhampton and is within close proximity to a limited number of services and facilities. A small number of dwellings would be in keeping with the size and function of Woolhampton as a Service Village.</p> <p>There are some factors and effects that will require further investigation, planning and mitigation to ensure the most sustainable outcomes in relation to ecology, education, environmental health and minerals, and to ensure utilities are made available in a timely manner.</p> <p>The site is recommended for allocation</p>

(c) AONB Spatial Area

Hungerford

- 8.57. Hungerford is a rural service centre within the North Wessex Downs AONB, and is also the only designated Town Centre within the AONB. The Core Strategy sets out that in the western part of the AONB development will be focused in Hungerford, as it is the most sustainable rural service centre. Hungerford performs a significant role for a large catchment area. The town centre has a wide range of services and facilities and there are good transport connections. There are a limited number of local bus services, mainly linking Hungerford to Marlborough to the west and a mainline train

station with services to Newbury, Reading and London Paddington as well as to the west. The A4 runs to the north of the town and the M4 junction lies approximately 3 miles north of Hungerford. The village of Eddington lies immediately to the north of Hungerford adjacent to the A4 Bath Road.

- 8.58. A number of watercourses flow through Hungerford, with the Kennet and Avon Canal running through the north of the town, and the River Dun to the north west of the town reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within flood zone 2 or 3. Much of the land to the north, east and west lies within a groundwater emergence zone.
- 8.59. There are a number of important environmental and heritage assets within Hungerford. Two SSSIs run along the Rivers Dun and Kennet, with a SAC also present to the east of the town between the River Kennet and the A4. There are a number of local wildlife sites to the north east of the town. Hungerford Common lies to the east of the town. The town centre and the centre of Eddington village lie within conservation areas with a number of listed buildings.
- 8.60. Hungerford Parish is designated as a Neighbourhood Area, and Hungerford Town Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.61. In the event that Hungerford Parish Council choose not to include residential site allocations in the neighbourhood plan, then West Berkshire Council will pick up the site selection work and consider allocations through the LPR.

Lambourn

- 8.62. Lambourn is a rural service centre within the North Wessex Downs AONB. It serves a more local catchment than Hungerford and there is particular emphasis on the needs of the equestrian industry. The Core Strategy states that more limited development than at Hungerford will take place due the village's comparatively smaller district centre and relative remoteness. There are limited public transport opportunities, with a 2 hourly bus service linking Lambourn to Newbury. There is also an intermittent link to Swindon Railway Station.
- 8.63. The River Lambourn (which is a SSSI) runs flows through the town, but only a very limited area along the watercourse is lies within flood zones 2 or 3. Much of Lambourn, however, lies within a groundwater emergence zone.
- 8.64. There are a number of important environmental and heritage assets within Lambourn and its vicinity. The River Lambourn is a designated SSSI. The core of the town lies within a conservation area with a number of listed buildings.
- 8.65. Lambourn Parish is designated as a Neighbourhood Area, and Lambourn Parish Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.66. In the event that Lambourn Parish Council choose not to include residential site allocations in the neighbourhood plan, then West Berkshire Council will pick up the site selection work and consider allocations through the LPR.

- 8.67. An employment site was however assessed through the ELR due it being strategic in nature (LAM6: Land west of Ramsbury Road, Walker Logistics Holding Ltd, Membury). The ELR concluded that whilst the western part of the district has a generally low market attractiveness, the site is adjacent to the Membury Designated Employment Area (DEA) which is fully occupied. The Membury DEA has experienced a number of redevelopments and expansions in the past to allow existing local businesses to grow supporting the rural economy. The site would help to support the rural economy, and has the potential to provide the smaller units (circa 500 sq.m) that the market assessment identifies are in particular short supply and that are in demand throughout the District.

Pangbourne

- 8.68. Pangbourne is a rural service centre within the North Wessex Downs AONB. It is a thriving community which plays an important role as service centre for the eastern areas of the AONB and provides a district centre shopping function with a range of services and facilities. It is served by a mainline station with trains to Reading and London and northwards to Oxford. There are also a number of local bus services. The Core Strategy points out, however, that opportunities for development are constrained by environmental considerations in terms of the floodplain and the sensitivity of the landscape. This will restrict the amount of development to take place at Pangbourne.
- 8.69. Pangbourne is located on the River Thames, which flows to the north of the town. The River Pang flows through the centre of the village. The areas immediately adjacent to these water courses are within flood zone 2 or 3 as is a large area to the south and east of Pangbourne. Much of Pangbourne and the land to the south and east lies within a groundwater emergence zone.
- 8.70. There are a number of important environmental and heritage assets within Pangbourne and its vicinity. Two Sites of Special Scientific Interest (SSSIs) lie to the south east of the village. The village core is a designated conservation area with a number of listed buildings.
- 8.71. Seven sites in Pangbourne were promoted through the HELAA process (PAN1, PAN3-8) and six were assessed to be 'not developable within the next 15 years' (PAN1, PAN4, PAN6-8). No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.72. The majority of PAN5 is within flood Zones 2 and 3. Because such a small area is within Flood Zone 1, it is considered that there are other more sequentially appropriate sites.

Bradfield Southend

- 8.73. Bradfield Southend is one of West Berkshire's service villages and sits within the eastern part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). As a service village, Bradfield Southend is suitable only for a limited amount of development due to the more limited range of services available.
- 8.74. While there are public transport opportunities within the village, the bus service is two hourly. There is no train station.
- 8.75. The River Pang runs to the south of Bradfield Southend, and the area immediately around the river lies within flood zones 2 and 3.

- 8.76. There are a number of environmental assets within Bradfield Southend, with areas of ancient woodland and a Local Wildlife Site south of the settlement.
- 8.77. Seven sites were promoted through the HELAA process (BRAD1-7), and two sites were assessed to be 'not developable within the next 15 years'. No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.78. There is one non-strategic site within the settlement boundary (BRAD4). This was ruled out from further consideration because there is a presumption in favour of development with settlement boundaries, and the LPR will not allocate non-strategic sites that are within a settlement boundary.
- 8.79. The remaining four sites (BRAD2-3, BRAD5-6) were considered reasonable alternatives for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.6: Summary of Bradfield Southend sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>BRAD2</p> <p>Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend</p> <p>Up to 8 dwellings but known issues exist which may reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.</p> <p>It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD3. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.</p> <p>Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD2.</p> <p>There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.</p> <p>The site is not recommended for allocation</p>
<p>BRAD3</p> <p>Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield Southend</p> <p>Up to 4 dwellings but known issues exist which may reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p>	<p>Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.</p> <p>It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD2. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The</p>

Site details	Summary of SA/SEA	Recommendation and justification
	<p>Timing: Short to long term</p>	<p>AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.</p> <p>Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD3.</p> <p>There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.</p> <p>The site is not recommended for allocation</p>
<p>BRAD5</p> <p>Land north of Southend Road, Bradfield Southend</p> <p>10 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.</p> <p>A wider site area was promoted, but development of the whole site would be inappropriate. The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.</p> <p>There are no covenants on the site unlike other sites in Bradfield Southend.</p> <p>The southern part of the site is considered acceptable for allocation.</p> <p>The site is recommended for allocation</p>
<p>BRAD6</p> <p>Land to the rear Ash Grove, Bradfield Southend</p> <p>Up to 48 dwellings but known issues exist which may reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The AONB Unit and Natural England have advised that development would result in an incongruous extension far beyond the settlement. This would result in harm to the AONB and would not be in keeping with the linear pattern of development.</p> <p>Highways concerns – adoptable access and 2 metre footway onto Cock Lane would not be achievable. Impact on the capacity of Cock Lane.</p> <p>Covenant on the site which could impact upon availability.</p> <p>The site is not recommended for allocation</p>

Chieveley

- 8.80. Chieveley is a service village within the North Wessex Downs AONB. A limited amount of development, to meet local needs and maintain a vibrant, balanced

community with their own sense of identity, is considered appropriate for service villages. The village is located to the north west of the junction 13 of the M4, with the A34 passing to the east of the village.

- 8.81. There are no water courses running through the village, with the whole village in flood zone 1. Small areas of the village are within a surface water flood risk area, and there is anecdotal evidence of highway flooding within the village.
- 8.82. The centre of the village is within a conservation area.
- 8.83. Eight sites were promoted through the HELAA process (CHI1, CHI4-8, CHI20 and CHI23), and six sites were assessed to be 'not developable within the next 15 years' (CHI1, CHI5-8, CHI20). No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.84. There is one non-strategic sites within the settlement boundary (CHI4). This was ruled out from further consideration because there is a presumption in favour of development with settlement boundaries, and the LPR will not allocate non-strategic sites that are within a settlement boundary.
- 8.85. The remaining site (CHI23) was considered a reasonable alternative for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.7: Summary of Chieveley sites

Site details	Summary of SA/SEA	Recommendation and justification
CHI23 Land at Chieveley Glebe, Chieveley 15 dwellings	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>Only a limited amount of development will be suitable in Chieveley. Within the revised settlement hierarchy Chieveley is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore only suitable for a limited number of dwellings. The degree of car dependency is likely to be high.</p> <p>A linear development along the northern side of East Lane would be appropriate in the context of the existing settlement form, pattern, and character. The strong rural character of East Lane would need to be conserved and the relationship with the Conservation Area and listed buildings carefully considered. Building height will be important.</p> <p>As a linear development facing onto East Lane it could have potential for self and custom build.</p> <p>Although the site is good quality agricultural land the loss of 1.1 hectares is not considered significant.</p> <p>The site is recommended for allocation</p>

Compton

- 8.86. Compton is a service village located in the AONB. It is a historic village with medieval origins. There is a conservation area, and many listed buildings.
- 8.87. Compton has an 'opportunity site' in the form of the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability. This means that

Compton has a greater level of growth than would normally be expected in a service village.

- 8.88. Compton is located close to both the M4 and A34 corridors running east west and north south. However the local roads are rural and not suitable for heavy traffic.
- 8.89. Parts of Compton lie within Flood Zones 2 and 3 and are therefore unsuitable for development. There are additional issues of groundwater and surface water flooding and the village was badly affected during the February 2014 floods.
- 8.90. The village is reasonably well served with facilities for its size, having a primary and secondary school, a pub and shop and a number of social facilities.
- 8.91. Compton Parish is designated as a Neighbourhood Area, and Compton Parish Council are preparing a neighbourhood plan. Compton is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential.
- 8.92. It is not proposed to include a housing requirement for Compton in the LPR There is an allocation within the Housing Site Allocations Development Plan Document for 140 dwellings on the site of the former Pirbright site, and the Core Strategy Inspector's report identified that the site could provide a higher level of growth than is normally expected in a service village.
- 8.93. Development at the former Pirbright site is still outstanding, however a planning application is currently pending determination. It is proposed to roll forward this allocation into the LPR.
- 8.94. Whilst the Housing and Economic Land Availability Assessment identifies 2 sites that have potential, it is considered that due to the scale of development that is to take place at the Pirbright site, there should be no further allocations within Compton in the period up to 2036. This is particularly because Compton is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), a nationally important and legally protected landscape. The National Planning Policy Framework is clear that great weight should be given to conserving landscape and scenic beauty in AONBs. In addition, although close to the A34 and M4, local roads are rural in nature and not suitable for heavy traffic.
- 8.95. It is recognised that windfall development may come forward over the plan period.

Great Shefford

- 8.96. Great Shefford is a service village located to the west of West Berkshire, within the AONB. A limited amount of development, to meet local needs and maintain a vibrant, balanced community with their own sense of identity is considered appropriate in service villages. The A338 runs through the village. There are intermittent bus services in to Newbury.
- 8.97. The river Lambourn flows through the centre of the village from Lambourn in the north to Newbury to the south. An ordinary water course flowing from the north of Great Shefford meets the Lambourn just to the east of the village. Flood zones 2 and 3 follow the same line as the rivers through the village. The majority of the village is also within a surface water flood risk area, with the centre of the village being designated as a critical drainage area in the SFRA. There is a history of significant

flooding in the village and flooding in January / February 2014 led to the village largely being cut off due to a number of road closures.

- 8.98. Two sites were promoted through the HELAA process (GS1-2), and one site (GS2) was assessed to be ‘not developable within the next 15 years’. No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.99. The remaining site (GS1) was considered a reasonable alternative for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.8: Summary of Great Shefford sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>GS1</p> <p>Land west of Spring Meadows, Great Shefford</p> <p>15 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school. Great Shefford is identified as a Service Village in the settlement hierarchy meaning that a limited amount of development will be suitable.</p> <p>The existing Local Plan does not include any allocations in Great Shefford. This was because there has been significant flooding in the village when the HSA DPD was being prepared. However, flood alleviation works are proposed for the village.</p> <p>The site itself is not at risk of fluvial flooding but as 25% of the site is at risk of groundwater emergence development would need to be avoided in this area. Water related constraints across the whole site are likely to be a key consideration. A FRA would be required and SUDs provided.</p> <p>Further ecological assessment required to establish current site conditions and the presence of any protected species on the site, in addition to whether development would impact upon the River Lambourn Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) which is 1km of the site.</p> <p>The Landscape Sensitivity Assessment (2011) indicated that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable and this view is supported by the AONB and Natural England.</p> <p>Highways have recommended access is obtained from Spring Meadows which would also ensure the development relates well to the existing settlement pattern. The change in levels would need to be taken into consideration.</p> <p>Although the site is good quality agricultural land the loss of 1.04 hectares is not considered significant.</p> <p>The site is recommended for allocation</p>

Hermitage

- 8.100. Hermitage is one of West Berkshire’s service villages within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A limited amount of

development to meet local needs and maintain vibrant, balanced communities with their own sense of identity is considered appropriate for service villages. It is in a rural location but close to both the M4 and A34 corridors running east west and north south. As a service village, Hermitage is suitable only for a limited amount of development due to the more limited range of services available.

- 8.101. While there are public transport opportunities available within the village, the bus service is intermittent. There is no train station.
- 8.102. No water courses run through the village, so there is no risk of fluvial flooding. There are, however, areas at risk of surface water flooding across the village.
- 8.103. There are a number of environmental assets within Hermitage, with areas of ancient woodland to the west of the settlement and Local Wildlife Sites to the west, north and south.
- 8.104. Hermitage Parish is designated as a Neighbourhood Area, and Hermitage Parish Council are preparing a neighbourhood plan. The Parish Council have expressed an intention to include residential allocation(s) in the neighbourhood plan. The site selection work will therefore be undertaken by the Parish Council.
- 8.105. In the event that Hermitage Parish Council choose not to include residential site allocations in the neighbourhood plan, then West Berkshire Council will pick up the site selection work and consider allocations through the LPR.

Kintbury

- 8.106. Kintbury is a service village located in south west West Berkshire, within the AONB. A limited amount of development, to meet local needs and maintain vibrant, balanced communities with their own sense of identity is considered appropriate for service villages.. The village is located just south of the A4. There is a railway station to the north of the village with links to Newbury, Reading and London to the east and Bedwyn to the west.
- 8.107. The river Kennet, (which is an SSSI) and the Kennet and Avon canal lie to the north of the village, but with the flood zones also predominantly north of the railway line and so away from the village itself. The majority of the village is within a groundwater emergence zone, with small areas within surface water flood risk areas. The northern and central part of the village is within a conservation area.
- 8.108. Four sites were promoted through the HELAA process (KIN3-6), and one site (KIN5) was assessed to be 'not developable within the next 15 years'. No sites were ruled out through the automatic exclusion part of the site assessment criteria.
- 8.109. The remaining sites (KIN3-4 and KIN6) were considered a reasonable alternative for development and so an SA/SEA was undertaken to inform the site selection work and the subsequent selection of sites.

Table 8.9: Summary of Kintbury sites

Site details	Summary of SA/SEA	Recommendation and justification
<p>KIN3</p> <p>Land east Kiln Farm, Kintbury</p> <p>99 dwellings</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.</p> <p>It is acknowledged that the western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD and subject to certain mitigation and enhancement measures identified in the LSA (2011), this part of the site only could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB. However, the site also needs to be thought about alongside any other sites where there is potential for development, in particular KIN6.</p> <p>Bearing in mind the particular features of Kintbury it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services.</p> <p>The site is not recommended for allocation</p>
<p>KIN4</p> <p>Land north of Kiln House, Laylands Green, Kintbury</p> <p>Up to 15 dwellings but known issues exist which would reduce this number</p>	<p>Effect: Predominantly neutral. No significant sustainability effects.</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.</p> <p>Even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.</p> <p>Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that the site would only be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges. The site would therefore be unable to accommodate up to 15 dwellings.</p> <p>The site is not recommended for allocation</p>
<p>KIN6</p>	<p>Effect: Predominantly</p>	<p>The site is well related to the existing settlement and subject to certain mitigation and enhancement measures</p>

Site details	Summary of SA/SEA	Recommendation and justification
Land adjoining The Haven, Kintbury 20 dwellings	neutral. No significant sustainability effects. Likelihood: High Scale: AONB Duration: Permanent Timing: Short to long term	identified in the LSA (2011), could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB. The site was considered in detail as part of the HSADPD and original highways concerns about access were overcome. Traffic related concerns are perhaps the biggest single issue in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high. Despite this though, it is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is a significant concern. Kintbury is identified as a Service Village, so is therefore suitable for a limited number of dwellings. With a predominantly neutral effect on sustainability and the fact that the site lies close to existing services and facilities, it is considered the most appropriate option for development. The site is recommended for allocation

8.110. The following new residential sites are proposed for allocation within the draft emerging LPR:

Table 8.10: Residential sites proposed for allocation in the draft emerging LPR

Site reference	Site	Development potential (all approximate)	LPR policy reference
BRAD5	Land north of South End Road, Bradfield Southend	10 dwellings	RSA25
CHI23	Land at Chieveley Glebe, Chieveley	15 dwellings	RSA26
GRE6	Land adjoining New Road, Newbury	10 dwellings	RSA5
GS1	Land west of Spring Meadows, Great Shefford	15 dwellings	RSA28
KIN6	Land adjoining The Haven, Kintbury	20 dwellings	RSA31
MID4	Land north of the A4 Bath Road, junction of New Hill Rd, Woolhampton	20 dwellings	RSA20
NEW3	Kennet Shopping Centre, Newbury	250 dwellings	RSA1
THA20	North East Thatcham Strategic Site	2,500 dwellings and infrastructure	SP17
THE1	Whitehart Meadow, High Street, Theale	100 dwellings	RSA16
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale	70 dwellings	RSA17

9. Unimplemented Local Plan allocations – deliverability update

- 9.1. The LPR plan period overlaps with the previous plan period (2006-2026). Account must therefore be taken of sites that have already been allocated in the Core Strategy and HSA DPD. Such sites will form a substantial part of the housing supply in the LPR.
- 9.2. Paragraph 67 of the National Planning Policy Framework (NPPF) states that “...*planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability*”. Therefore any new sites that are allocated must comply with this paragraph, as must any existing allocations if they are to be rolled forward.
- 9.3. The promoters of all of the sites allocated in the Core Strategy and HSA DPD were contacted in the summer of 2020 for an update on deliverability so that it could be determined whether sites should be rolled forward into the LPR or not. As work progresses on the LPR, the deliverability of the sites will be reassessed and this could result in sites not being taken forward as allocations.
- 9.4. The existing allocations were subject to SA/SEA against the LPR SA/SEA framework, and the SA/SEAs conclude that all sites will have either a predominantly neutral effect or positive effect.
- 9.5. The existing allocations have not been subject to site assessment because the principle of development has been accepted through the adoption of both the Core Strategy and HSA DPD. In addition, the majority of allocations have grant of planning permission.
- 9.6. Table 9.1 below provides an update on the Core Strategy and HSA DPD allocations.

Table 9.1: Deliverability update of Core Strategy and HSA DPD allocations

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
Core Strategy				
CS2	Newbury Racecourse Strategic Site Allocation	712 permitted	<ul style="list-style-type: none"> 09/00971/OUTMAJ approved April 2010. 14/03377/RESMAJ approved July 2015. 19/01521/RESMAJ approved September 2019. 	Most of the site is now complete and occupied. The remainder of the site is at an advanced stage of construction. The allocation will not be rolled forward into the LPR
CS3	Sandleford Park, Newbury Strategic Site Allocation	Allocated for up to 2,000 dwellings	<ul style="list-style-type: none"> 18/00764/OUTMAJ – application disposed September 2020. 18/00828/OUTMAJ pending determination December 2020. 	<ul style="list-style-type: none"> Planning application pending determination. The site was submitted as part of the HELAA ‘call for sites’. In reviewing the evidence submitted, it is the view of the Council that Sandleford Park

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
				is an appropriate location for strategic housing delivery in Newbury.
HSA DPD				
HSA1	North of Newbury Collage	16 permitted	<ul style="list-style-type: none"> 19/00669/OUTMAJ approved February 2020. 20/00346/RESMAJ pending determination December 2020. 	<ul style="list-style-type: none"> Site has grant of planning permission. Site owned by a developer Possible commencement late 2020 Anticipated build out rates: <ul style="list-style-type: none"> 2021/22: 16 dwellings Allocation will be rolled forward into the LPR
HSA2	Bath Road, Speen	107 permitted	<ul style="list-style-type: none"> 17/02092/OUTMAJ approved February 2020 17/02093/OUTMAJ approved February 2020 	<ul style="list-style-type: none"> Site has grant of planning permission. The landowner is unlikely to implement the consent and is currently working with an agent to dispose of the site to a developer with the benefit of planning permission. Allocation will be rolled forward into the LPR
HSA3	Coley Farm, Newbury	75 permitted	<ul style="list-style-type: none"> 16/01489/OUTMAJ approved September 2017. 20/00604/FULEXT approved at Committee November 2020 	<ul style="list-style-type: none"> Site has grant of planning permission. Developer has an option on the land. Outline planning permission obtained in 2017. On undertaking detailed design work, the applicant advised that it transpired that a better solution could be delivered to manage the levels across the site and deliver the requirements of the allocation. A decision was made to submit a new full planning application (rather than reserved matters over the outline) due to the number alterations to the layout to provide the

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
				<p>improvements to the scheme.</p> <ul style="list-style-type: none"> Anticipated build out rates: <ul style="list-style-type: none"> 2021/22: 25 dwellings 2022/23: 25 dwellings 2023/24: 25 dwellings Allocation will be rolled forward into the LPR
HSA4 (former SHLAA ref: NEW047D)	Greenham Road, Newbury	157 permitted	<ul style="list-style-type: none"> Site NEW047B: 17/01096/OUTMAJ (hybrid application) approved January 2018. 20/02546/RESMAJ pending determination December 2020 Site NEW047C: 17/00223/FULEXT approved January 2018 Site NEW047D: 18/00529/FULEXT approved November 2018 	<ul style="list-style-type: none"> Site has planning permission. Site being built out in phases. <ul style="list-style-type: none"> NEW047B: under construction. Site closed for c.2 months due to Covid-19 and operating at reduced capacity in June 2020 due to social distancing restrictions, but most dwellings are at second finish stage and therefore further delays unlikely. NEW047C: not started. NEW047D: not started Allocation will be rolled forward into the LPR
HSA4 (former SHLAA ref: NEW047C)		71 permitted		
HSA4 (former SHLAA ref: NEW047B)		36 permitted		
HSA5	Lower Way, Thatcham	Allocated for 85 dwellings	18/00964/FULEXT for 91 dwellings pending determination December 2020	<ul style="list-style-type: none"> Planning application pending determination. Developer has option on the land. Anticipated build out rates: <ul style="list-style-type: none"> 2021/22: 41 dwellings 2022/23: 50 dwellings Allocation will be rolled forward into the LPR
HSA6	Poplar Farm, Cold Ash	Allocated for between 10-20 dwellings	No	<ul style="list-style-type: none"> Site does not have planning permission Landowner in process of appointing a

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
				<p>planning agent and has expressed an intention to develop the site.</p> <ul style="list-style-type: none"> Allocation will be rolled forward into the LPR, but this will be kept under review
HSA7	St. Gabriels, Cold Ash	5 permitted	<ul style="list-style-type: none"> 16/02529/OUTD approved October 2017 18/01977/REM refused at Committee October 2018. Appeal in progress at December 2020. 	<ul style="list-style-type: none"> Site has planning permission. Site owned by a developer. Anticipated build out rates: <ul style="list-style-type: none"> - 2021/22: 5 dwellings Site deliverable and allocation will be rolled forward into the LPR
HSA8	Land to the east of Sulham Hill, Tilehurst	25 permitted	<ul style="list-style-type: none"> 16/01034/OUTMAJ approved December 2016 17/01807/RESMAJ approved October 2017 	Development complete. Allocation will not be rolled forward into the LPR
HSA9	Stonehams Farm, Tilehurst	15 dwellings permitted but this has now been superseded by an 85-bed care home (C2 use class)	<ul style="list-style-type: none"> 16/01947/OUTMAJ approved June 2017. 19/00344/COMIND approved August 2019. Landowner has confirmed that this application supersedes 16/01947/OUTMAJ 	<ul style="list-style-type: none"> Site has planning permission Applicant in process of agreeing s278 with the Council to allow access and commence works. Detailed design has progressed. Completion anticipated December 2021. Allocation will be rolled forward into the LPR with the use changed from residential to specialist residential.
HSA10	Stonehams Farm, Tilehurst	Up to 66 permitted.	<ul style="list-style-type: none"> 16/01223/OUTMAJ approved December 2016. 19/00718/RESMAJ approved June 2019 	<ul style="list-style-type: none"> Site owned by developer. Various conditions have been discharged. Applications to discharge the remaining immediate conditions are underway, while ongoing conditions are being monitored during the

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
				<p>construction process.</p> <ul style="list-style-type: none"> • Anticipated build out rates: <ul style="list-style-type: none"> - 2020/21: the majority of 66 dwellings to be completed - 2021/22: a small number of the 66 dwellings may be carried over • Allocation will be rolled forward into the LPR
HSA11	72 Purley Rise, Purley on Thames	Up to 29 permitted	18/00878/OUTMAJ approved June 2019	<ul style="list-style-type: none"> • Site has planning permission • Site owned by a private landowner. No developer involvement yet, but landowner has advised that this is coming soon. • Reserved Matters application to be made soon. • S.73 application pending determination. • Anticipated build out rates: <ul style="list-style-type: none"> - 2021/22: 20 dwellings - 2022/23: 9 dwellings • Allocation will be rolled forward into the LPR
HSA12	Land adjacent to J.12 of M4, Bath Road, Calcot	200 permitted	19/01544/FULEXT approved February 2020	<ul style="list-style-type: none"> • Site has planning permission. • Development in progress. • Anticipated build out rates: <ul style="list-style-type: none"> - 2020/21: 27 dwellings - 2021/22: 57 dwellings - 2022/23: 57 dwellings - 2023/24: 57 dwellings • Allocation will be rolled forward into the LPR
HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	Site is allocated for 35 dwellings.	17/02904/OUTMAJ (hybrid application) for 28 dwellings and restaurant/pub with 150	<ul style="list-style-type: none"> • Site does not have planning permission but revised scheme being drawn up.

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
			covers refused June 2018 and dismissed at appeal March 2019	<ul style="list-style-type: none"> Site no longer required by Highways England for M4 Smart Motorway works. Recent developer interest but this fell away due to impacts from Covid. Landowner hopes there will be renewed interest soon. Anticipated build out rates: <ul style="list-style-type: none"> 2023/24: 20 dwellings 2024/25: 15 dwellings Allocation will be rolled forward into the LPR
HSA14	Land between A340 and The Green, Theale	104 permitted	19/01172/OUTMAJ resolved to permit at Committee June 2020	<ul style="list-style-type: none"> Site has planning permission Subject to completion of a Section 106 agreement and reserved matters approval, it is anticipated that development could commence in 2022. Site will be marketed upon planning approval. Anticipated build out rates: <ul style="list-style-type: none"> 2021/22: 25 dwellings 2022/23: 50 dwellings 2023/24: 30 dwellings
HSA15	Land adjoining Pondhouse Farm, Burghfield Common	Up to 100 permitted	18/02485/OUTMAJ approved December 2018	<ul style="list-style-type: none"> Site has planning permission. Applicant contacted for update but no response received. Allocation will be rolled forward into the LPR, but this will be kept under review
HSA16	Land to rear of The Hollies, Burghfield Common	28 permitted on the front part of the site. The whole site was allocated for 60 dwellings	<ul style="list-style-type: none"> 16/01685/OUTMAJ approved October 2018. 19/00772/RESMAJ approved August 2019. 	<ul style="list-style-type: none"> Part of site has planning permission. 17 units under construction at March 2020. 3 month delay to build

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
				<p>programme due to Covid.</p> <ul style="list-style-type: none"> Allocation will be rolled forward into the LPR
HSA17	Land to the north of A4, Woolhampton	35 permitted	<ul style="list-style-type: none"> 16/01760/OUTMAJ approved March 2017. 18/00997/RESMAJ approved November 2018. 	All 35 dwellings at advanced stage of construction. Allocation will not be rolled forward into the LPR.
HSA18	Land east of Salisbury Road, Hungerford	100 permitted	<ul style="list-style-type: none"> 16/03061/OUTMAJ approved November 2017. 19/01406/RESMAJ approved February 2020. 	<ul style="list-style-type: none"> Site has planning permission. Construction work on site has begun and the development is being built at present. Allocation will be rolled forward into the LPR
HSA19	Lynch Lane, Lambourn	Allocated for 60 dwellings	No	<ul style="list-style-type: none"> Site does not have planning permission. Subject to further evaluation, the landowner may seek a higher number of dwellings from what has been set out in policy. Landscape work for the HSA DPD concluded that 60 dwellings would be acceptable on the site. Allocation will be rolled forward into the LPR, but this will be kept under review.
HSA20	Newbury Road, Lambourn	10 proposed. Site allocated for 5 dwellings	20/00972/FULMAJ pending determination December 2020	<ul style="list-style-type: none"> Planning application pending determination Applicant contacted for update but no response received. Allocation will be rolled forward into the LPR, but this will be kept under review.
HSA22	Land off Stretton Close, Bradfield Southend	Up to 11 permitted	<ul style="list-style-type: none"> 17/03411/OUTMAJ refused May 2018. Allowed at appeal February 2018. 20/02410/RESMAJ pending 	<ul style="list-style-type: none"> Site has planning permission. Due to Covid-19 the site, which was due to be purchased imminently, will not

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
			determination December 2020.	likely start until mid-end of 2021. <ul style="list-style-type: none"> Occupations expected in in 2022-23. Allocation will be rolled forward into the LPR
HSA23	Pirbright Institute, Compton	Site allocated for 140 dwellings. 250 dwellings propose in application that is currently pending determination	20/01336/OUTMAJ pending determination December 2020	<ul style="list-style-type: none"> Planning application pending determination. Agent has advised that the allocated number of not viable. The allocated number of dwellings was informed by the adopted Pirbright Supplementary Planning Document. Allocation will be rolled forward for up to 140 dwellings into the LPR, but this will be kept under review.
HSA24	Land off Charlotte Close, Hermitage	Allocated for 15 dwellings. 18 dwellings proposed in application that is pending determination	<ul style="list-style-type: none"> 17/01144/FULEXT for 40 dwellings refused and dismissed at appeal. 20/00912/FULEXT pending determination December 2020 	<ul style="list-style-type: none"> Planning application pending determination Developer controls the site by way of option agreement. Developer intends to commence development in Quarter 1 or 2 of 2021, subject to grant of planning permission. Allocation will be rolled forward into the LPR
HSA25	Land to south of the Old Farmhouse, Hermitage	Up to 21 permitted	17/03290/OUTMAJ approved November 2018	<ul style="list-style-type: none"> Site has planning permission S.73 application recently refused – appeal lodged. New full application to be submitted later in 2020. Site owned by a developer. Anticipated build out rates: <ul style="list-style-type: none"> - 2021/22: 21 dwellings Allocation will be rolled forward into the LPR

Core Strategy / HSA DPD policy reference	Site	Approximate number of dwellings permitted / allocated	Does site have grant of planning permission?	Deliverability update
HSA26	Land east of Laylands Green, Kintbury	18 permitted	17/03336/FULEXT approved March 2018	All 35 dwellings at advanced stage of construction. Allocation will not be rolled forward into the LPR.
TS1	New Stocks Farm, Paices Hill, Aldermaston	Replacement of 8 existing Gypsy and Traveller transit pitches with 8 permanent Gypsy and Traveller pitches	None	<ul style="list-style-type: none"> • New pitches are in place but planning permission was not obtained. • Landowner asked to submit a planning application. • Allocation will be rolled forward into the LPR
TS2	Long Copse Farm, Enborne	Allocated for 24 travelling showpersons plots	None	<ul style="list-style-type: none"> • Assessment of application documentation needs and scheduling of necessary surveys under way. Submission of planning application in next 12 months. Commencement of work delayed by Covid 19 pandemic and its impact on availability of expertise and funds available to fund work • Covid 19 has delayed the commencement of work, but site promoter has advised that it will be delivered. • Anticipated build out rate: <ul style="list-style-type: none"> - 2022/23: 24 plots • Allocation will be rolled forward into the LPR