

Five Year Housing Land Supply at December 2020

Contents

1 Introduction	3
2 The Five Year Housing Requirement	4
Housing Need	4
The Five Year Period	5
Buffer	5
3 Sources of Housing Supply	7
Allocated Sites	7
Large and Medium unallocated sites with planning permission	7
Prior Approvals	7
Engagement with developers/agents	7
Small Sites	7
Communal Accommodation	8
Windfall Allowance	8
4 The Five Year Housing Land Supply	10

Five Year Housing Land Supply at December 2020

1 Introduction

1.1 Paragraph 73 of the National Planning Policy Framework (NPPF), revised February 2019, requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old (unless these strategic policies have been reviewed and found not to need updating).

1.2 This Five Year Housing Land Supply Statement sets out the housing requirement and the supply of deliverable sites for the five year period 1 April 2020 to 31 March 2025. A further year of deliverable sites, up to 31 March 2026, is also shown to enable a supply for the next five years to be demonstrated until the supply is reviewed. The Council is able to demonstrate a five year supply of deliverable sites. Appendix 1 contains the schedules of the specific sites which have been assessed for deliverability within the five year period.

The meaning of deliverable

1.3 The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

1.4 It is clear that deliverable means that sites should be realistically capable of being delivered within the next five years. It does not require certainty of delivery.

1.5 This interpretation was confirmed in the judgement; *St Modwen Developments Ltd v Secretary of State for Communities and Local Government* (October 2017) in paragraphs 35 and 38:

"Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that." (Paragraph 35)

"Sites may be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a "realistic prospect" - the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as "deliverable" it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years." (Paragraph 38).

1.6 Whilst the judgement was made with reference to the preceding NPPF, published March 2012, the key term 'realistic prospect' is unchanged in the revised NPPF.

Five Year Housing Land Supply at December 2020

2 The Five Year Housing Requirement

Housing Need

2.1 The first stage in the assessment of the five year housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need (LHN) figure, using the standard method, as appropriate in accordance with paragraph 73 of the NPPF.

2.2 The West Berkshire Core Strategy Development Plan Document was adopted in 2012, and the housing requirement is being reviewed through the Local Plan Review process. The housing requirement for the five year period is therefore based on the LHN, although it is also, for comparison, calculated to show the Core Strategy requirement for the period.

2.3 The government introduced a standard methodology for calculating LHN in the NPPF of July 2018. This uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The LHN is derived in a number of steps, firstly setting the baseline using the average annual household growth projections (2014-based) for the area of the local authority over a 10 year period. Secondly an adjustment is made based on the affordability of the area, using the most recent median workplace-based affordability ratios. A cap can then be applied which limits the increases an individual local authority can face. Under the standard methodology it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the government's Planning Practice Guidance (PPG) - Housing and economic needs assessment, which states:

"The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." (PPG, Paragraph 011, Reference ID: 2a-011-20190220).

2.4 The LHN for West Berkshire calculates as 513 dwellings per year as set out below. This is very similar to the Core Strategy requirement of an average of 525 dwellings per annum.

Table 2.1 Calculation of Local Housing Need for West Berkshire

Step 1 - Setting the Baseline	
2014-based Household Growth (yearly average 2020 - 2030)	381
Step 2 - Affordability Adjustment	
Median Workplace-Based Affordability Ratio (2020)	9.54
Adjustment Factor	1.346
Step 2 Housing Need Figure	513
Step 3 - Applying the Cap:	
Date of Plan Adoption	16/07/2012
Is the Plan more than 5 years old?	Yes
Housing requirement in last adopted plan	525
Cap @ 40% above Step 2 LHN	718
Cap @ 40% above last adopted plan	735
higher capped figure	735
Housing need subject to Cap	No
Step 4 - Minimum Local Housing Need	
	513

Five Year Housing Land Supply at December 2020

2.5 As outlined above, the LHN already takes account of past under delivery, and as such the number of completions up to March 2020 does not affect the five year requirement when calculated against the LHN. The calculation against the Core Strategy requirement will however, include a shortfall to be added to the requirement for the five year period before the addition of the buffer.

The Five Year Period

2.6 The period April 2020 to March 2025 is covered in this update of the five year housing land supply. Previous guidance, prior to publication of the NPPF, required a forward looking trajectory. Information is therefore also presented for the period April 2020 to March 2026, to ensure a full five year supply can be demonstrated. The calculation of the deliverable housing supply for the period to 2026 is shown in Appendix 2.

Buffer

2.7 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the NPPF requires that an appropriate buffer (moved forward from later in the plan period) be applied to the requirement in the first five years. An authority should add one of the following, depending on circumstances:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.8 Currently the Council has made no decision to publish an annual position statement so the buffer of 10% is not applicable.

2.9 The question of significant under delivery of housing is determined by the Housing Delivery Test (HDT). This defines significant under delivery as provision below 75% of the housing requirement, over the previous three years.

2.10 The government published the first HDT in February 2019 and the most recent on 19 January 2021. As set out in Table 2.2 the HDT measurement for West Berkshire for the period April 2017 to March 2020 is 107%. The calculation of the HDT has taken account of the first national lockdown, announced on 23 March 2020, which was an unprecedented event which saw temporary disruption to local authority planning services and the construction sector. The MHCLG has reduced the 'homes required' within the 2019 to 2020 year in the Housing Delivery Test by a month to reflect this disruption.

Table 2.2 Housing Delivery Test 2020

Year	Number of net dwelling completions including communal accommodation	Core Strategy requirement	Housing Delivery Test requirement
2017/18	539	525	394
2018/19	543	525	551
2019/20	439	525	476
<i>Total</i>	1,521	1,575	1,420
Average per year	507	525	474
Percentage delivery			107%

2.11 It is clear from Table 2.2 that under the Housing Delivery Test, West Berkshire is only required to apply the 5% buffer to the LHN.

Five Year Housing Land Supply at December 2020

2.12 Table 2.3 below shows how the buffer has been applied to arrive at the housing requirement for the five year period. The calculation against the Core Strategy requirement includes a shortfall of 402 units. Net completions, excluding units in communal accommodation, were 398 in 2019/20 bringing total completions in the plan period to 6,948 against a target of 7,350.

Table 2.3 The five year housing requirement

Requirement for April 2020 to March 2025	LHN 513 dwellings per year	Core Strategy 525 dwellings per year
A. Requirement excluding shortfall and buffer	2,565	2,625
B. Shortfall	n/a	402
C. Requirement including shortfall (A + B)	2,565	3,027
D. 5% buffer (C x 0.05)	128	151
E. Requirement including shortfall and buffer (C + D)	2,693	3,178

Five Year Housing Land Supply at December 2020

3 Sources of Housing Supply

3.1 This section provides an explanation of the sources of land supply that form part of the monitoring of the five year land supply position. Specific sites are set out in the accompanying schedules. Only sites that are allocated within the development plan or had planning permission at March 2020 are included within the supply.

Allocated Sites

3.2 Allocated sites comprise both the strategic allocations in the Core Strategy and the allocations within the Housing Site Allocations (HSA) DPD. The Core Strategy allocated two strategic sites, at Newbury Racecourse and at Sandleford, to the south of Newbury. The Newbury Racecourse site is currently under construction, with the first two phases of development already completed. The Sandleford site has not yet been granted planning permission and is not currently included within the five year housing land supply. The HSA DPD sites include a variety of sizes of site at the settlements within the settlement hierarchy outlined in the Core Strategy. Some allocated sites with outline permission have been excluded from the five year land supply due to the strict definition of deliverable, though it is anticipated that delivery will commence within the period to 2026.

Large and Medium unallocated sites with planning permission

3.3 Large sites are defined as sites delivering 10 dwellings (gross) or more, with a site size of at least 1 hectare. Medium sites are those of 10 or more dwellings (gross) but less than a hectare in size. These are sites that have not been allocated in the development plan and would therefore classify as windfalls, according to the definition in the NPPF.

Prior Approvals

3.4 Also included in the schedules are sites identified through the prior approval process which do not require planning permission for changes of use to residential development due to permitted development rights. Most of these are changes from office use.

Engagement with developers/agents

3.5 Government guidance indicates that authorities should involve those with an interest (in delivery) in assessing the deliverability of sites, and set out up-to-date robust evidence to support assessments of deliverability. The Council therefore produced a site deliverability form that was sent to agents/developers of large and medium sites and of sites of 10 net dwellings or more identified through the prior approval process. Responses have been used to both assess deliverability of the site and to phase dwelling completions.

3.6 The Council considers the information on delivery provided by the landowner / developer as the most robust source and uses this as the starting point for considering what might reasonably be delivered within the five year period. Where necessary, the Council has adjusted the projected delivery to take account of any overly optimistic view, ensuring that the figures relied on by the Council within the five year period are as realistic as possible.

3.7 In cases where the landowner/developer has not responded to approaches by the Council, the Council has assessed deliverability of the site using its knowledge of the developer, its knowledge of the specific site and proposed development.

3.8 Where a site with planning permission is not considered deliverable within the five year period, it is excluded from the five year land supply calculation but may still be included at a later date if circumstances change.

Small Sites

3.9 The smaller sites of under 10 units are also listed in the schedules. These smaller sites have not been assessed for deliverability in the same manner as the larger sites, however the definition of 'deliverable' is clear that sites that are not major development should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within the five year period.

Five Year Housing Land Supply at December 2020

Communal Accommodation

3.10 Communal accommodation can now be included in the five year supply. The PPG (ID: 68-035-20190722) states that housing for older people including care homes (Planning Use Class C2) should be counted against the housing requirement. The HDT measurement rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. Therefore, a 90 bed care home would equate to 50 net dwellings ($90 \div 1.8 = 50$).

Windfall Allowance

3.11 The NPPF states that where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall rates, and expected future trends.

3.12 The definition of windfall sites changed with the publication of the revised NPPF in 2018 and has been retained in the 2019 NPPF. The new definition is: *"Sites not specifically identified in the development plan."*

3.13 Previously windfalls were those sites that unexpectedly became available. Sites that had been included in the Strategic Housing Land Availability Assessment (SHLAA) or where there had been a previous planning application were not previously included as windfall, but as identified sites.

3.14 The Council has included an allowance for windfall in the calculation of the 5 year housing land supply. Analysis of past completions shows that over the plan period to 2020 an average of 369 units per year were completed on sites not allocated in the development plan, primarily on previously developed sites within settlements. These are all windfall sites.

Table 3.1 Net windfall completions over the plan period

Monitoring year	Large non-allocated sites (10 or more units and 1ha or more)	Medium non-allocated sites (10 or more units and under 1ha)	Small non-allocated sites (less than 10 units)	Total non-allocated sites
2006/07	313	159	202	674
2007/08	216	33	198	447
2008/09	100	217	161	478
2009/10	25	99	115	239
2010/11	40	46	113	199
2011/12	5	31	126	162
2012/13	223	211	118	552
2013/14	102	103	125	330
2014/15	-24	135	245	356
2015/16	40	277	125	442
2016/17	122	117	163	402
2017/18	40	139	134	313
2018/19	25	158	139	322
2019/20	27	113	109	249
Annual Average 2006 to 2020	90	131	148	369

Five Year Housing Land Supply at December 2020

3.15 Table 3.1 shows the windfall completions by site size. This data forms the basis for the calculation of the windfall allowance. The Council has not included an allowance for large or medium sized windfall sites in the five year housing land supply. Development of large, and to a more limited extent, medium sites tends to vary significantly from year to year. The exclusion of this potential from the windfall allowance shows a cautious approach and introduces some flexibility to the supply.

3.16 An average 148 dwellings have been completed on small unallocated windfall sites (9 dwellings or less) each year over the plan period to date. There is no reason why this level of development on small unallocated sites should not continue in the foreseeable future. Indeed the NPPF at paragraph 68 states that local planning authorities should:

"...support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes..."

3.17 The Council has therefore included a windfall allowance for small sites. The calculation of the windfall allowance is shown in Table 3.2 below, using an average 140 small site windfalls per annum (reduced slightly to exclude prior approvals for permitted development). To ensure against potential double counting with sites that have been granted planning permission, these current permission are deducted from the total allowance for the five year period and the resultant allowance for windfalls applied only in the later years of the five year period.

Table 3.2 Small site windfall allowance (April 2020 to March 2025)

A. Unallocated small sites with planning permission in the 5 year supply	404
B. Sites identified through the prior approval process in the 5 year supply	32
C. Total small sites identified in the 5 year supply	436
D. Average small site windfalls with planning permission completed per year between 2006/07 and 2019/20	140
E. Allowance for the five year period (D x 5)	700
Windfall allowance for small sites (E - A)	296

Five Year Housing Land Supply at December 2020

4 The Five Year Housing Land Supply

The Five Year Housing Land Supply

4.1 The five year supply at 31 March 2020 was 4,174 dwellings, as set out in Table 4.1 below.

Table 4.1 The five year supply at 31 March 2020

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total April 2020 to March 2025	Total April 2020 to March 2026
Core Strategy Allocated Sites	82	206	159	104	2	0	553	553
Housing Site Allocations DPD Sites	137	243	327	199	115	0	1,021	1,021
Permitted non-allocated sites of 10 dwellings or more	100	547	490	115	98	0	1,350	1,350
Permitted non-allocated small sites	140	140	124	0	0	0	404	404
Large and medium sites identified through the prior approval process	253	34	177	0	0	0	464	464
Small sites with prior approval	11	11	10	0	0	0	32	32
Small site windfall allowance	0	0	16	140	140	140	296	436
Communal accommodation (dwelling equivalent)	0	7	47	0	0	0	54	54
Total Deliverable Supply	723	1,188	1350	558	355	140	4,174	4,314

4.2 Table 4.2 sets out the five year land supply calculation for the period 1 April 2020 to 31 March 2025. The five year supply against the Core Strategy requirement is also included for completeness.

4.3 At 31 March 2020, the Council can demonstrate a 7.8 years housing land supply against a LHN of 513 dwellings per year, including the 5% buffer.

4.4 Against the Core Strategy requirement (which includes a shortfall and excludes communal accommodation), a 6.5 years housing land supply can be demonstrated. This is shown for information only. Appendix 2 illustrates how the Council can also demonstrate a supply over the period to March 2026.

Table 4.2 Housing requirement to 2025 to meet the LHN

	513 dwellings per year (LHN)	525 dwellings per year (Core Strategy)
A. Requirement including buffer and shortfall	2,693	3,178
B. Total housing supply over 5 year period	4,174	4,120 (excluding communal accommodation)
C. Total deliverable housing supply in years for April 2020 to March 2025 (B ÷ A x 5)	7.75 years	6.48 years

Appendix 1

Schedule of Sites

Core Strategy Development Plan Document Strategic Site Allocations

Table A1.1: Allocated Sites

Parish	Address	Planning application reference	Developer	GF/PDL	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	3025/26	Total Apr 2020-Mar 2025	Total Apr 2020 to Mar 2026	Post March 2026
Greenham	Sandleford Park	Applications pending determination: 18/00828/OUTMAJ 20/01238/OUTMAJ - refused and appeal lodged Applications refused: 15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ	Bloor Homes Donnington New Homes	GF	Up to 2000	0	0	2000	Available: Yes Suitable: Allocated site in adopted Core Strategy Achievable: Adopted SPD. Highways and ownership constraints particularly have delayed progress and site not currently assessed as deliverable. Anticipated that development will deliver approximately 1,500 homes.	0	0	0	0	0	0	0	0	1,500
Greenham	Newbury Racecourse	14/03109/OUTMAJ	David Wilson Homes	PDL	1500	2014 - 98 2015 -140 2016 -183 2017 - 83 2018 -213 2019 -175 2020 - 55	2013 - 75 2014 - 190 2015 - 183 2016 - 83 2017 - 326 2018 - 155 2019 - 39 2020 - 87	553	Available: Yes. Development under construction Suitable: Allocated Achievable: Western and central parcels complete. Final phase (eastern parcel) under construction. Phasing based on information from David Wilson Homes.	82	206	159	104	2		553	553	0
Total Allocated Sites					3,500	947		2553		82	206	159	104	2		553	553	1500

Housing Site Allocations Development Plan Document Allocations

Stratfield Mortimer Neighbourhood Development Plan Allocation

Table A1.2: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish	Address	HSA DPD Policy	Planning application reference	Developer	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020-Mar 2025	Total Apr 2019 to Mar 2026	Post March 2026		
Newbury	Land north of Newbury College, Monks Lane	HSA 1	19/00669/OUTMAJ	Feltham Properties	16	0	0	16	Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievable: Site granted outline permission in August 2019. Reserved Matters application 20/00346/RESMAJ approved January 2021	0	0	16	0	0	0	16	16	0		
Speen	Land at Speen	HSA 2	17/02092/OUTMAJ	Site not owned by a developer	100	0	0	118	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings and full permission for 11 dwellings was permitted 18 February 2020. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road permitted 18 February 2020. Site not owned by a developer and is on the market with outline permission. The agents representing the current owner anticipate delivery of housing on the site between 2022/23 and 2024/25. However, because there is no indication of when a reserved matters application will be submitted, the site is not included as deliverable within the 5 year period, other than the 11 dwellings where there is a full permission.	0	0	11	0	0	0	0	0	11	11	107
Cold Ash	Coley Farm, Stoney Lane	HSA 3	16/01489/OUTMAJ	Donnington New Homes	75	0	0	75	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. The site is part owned and part under option by a developer. Reserved matters application 20/00604/FULEXT submitted March 2020 and resolution to grant at committee subject to S106. Developer has not indicated any achievability or viability issues and anticipates delivery of residential units between 2022/23 and 2024/25.	0	0	25	25	25	0	75	75	0		
Greenham	Land west of New Road, North of Pyle Hill, Newbury	HSA 4 (NEW047 B)	18/00529/FULEXT	Rivar Ltd	36	0	0	36	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 18/00529/FULEXT for 36 dwellings approved November 2018. Site owned by a developer. All conditions have been discharged and construction of estate road and related infrastructure commenced. Developer has provided anticipated build out rates.	0	20	16	0	0	0	36	36	0		
Greenham	Land north of Pyle Hill, Greenham Road, Greenham, Newbury	HSA 4 (NEW047 C)	17/00223/FULEXT	David Wilson Homes Southern	71	2019 - 10 2020 - 48	2019 - 48 2020 - 13	61	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Site has full planning permission (17/00223/FULEXT) for 71 dwellings. All conditions discharged. Site close to completion 2020	13	0	0	0			13	13	0		
Newbury	Land to the North of Pinchington Lane, Greenham, Newbury	HSA 4 (NEW047 D)	17/01096/OUTMAJ	Rivar Ltd	157	0	0	157	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline planning application 17/01096/OUTMAJ for 157 dwellings approved Jan 2018. The site is owned by a developer, who is in discussion with third party regarding development of the site. Reserved matters 20/02546/RESMAJ submitted Nov 2020 and pending consideration. Also waiting for response from the Chief Scientific Officer in relation to geo-tech reports. Development of the site will have a longer lead in time than normal because of site conditions and developer estimates build out between 2022/23 and 2024/25.	0	0	60	60	37	0	157	157	0		
Thatcham	Land at Lower Way, Thatcham	HSA 5	18/00964/FULEXT	Persimmon Homes	91	0	0	91	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Application 18/00964/FULEXT for 91 dwellings pending determination. Developer has an option agreement on the site. The forecasted completions from the developer suggest build out between 2020/21 and 2022/23. As the planning application has not yet been determined, the forecasted build out rates have been moved back by a year.	0	30	50	11	0	0	91	91	0		

Table A1.2: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish	Address	HSA DPD Policy	Planning application reference	Developer	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020-Mar 2025	Total Apr 2019 to Mar 2026	Post March 2026	
Cold Ash	Land at Poplar Farm	HSA 6	None	Unknown	10-20	0	0	10-20	Available: Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: As no permission site not included within 5 year period	0	0	0	0	0	0	0	0	0	
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7	16/02529/OUTD	TA Fisher Ltd	5	0	0	5	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 16/02529/OUTD for 5 dwellings approved October 2017. Reserved matters 19/00832/REM refused May 2020 and allowed on appeal January 2021. The site is owned by a developer who intends to commence development in January 2022.	0	0	5	0	0	0	5	5	0	
Tilehurst	Stonehams Farm, Tilehurst	HSA 9	16/01947/OUTMAJ 19/00344/COMIND	Frontier Homes	Permitted for Care Home	0	0	0	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 16/01947/OUTMAJ approved. Site now in the ownership of a developer. Application for 85 bed care home approved in August 2019. Site now included in table for communal accommodation.	0	0	0	0	0	0	0	0	0	
Tilehurst	Stonehams Farm	HSA 10	16/01223/OUTMAJ 19/00718/RESMAJ	Darcliffe Homes Limited	66	0	0	66	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application for up to 66 units approved. Reserved matters application approved June 2019. Site is owned by developer. All pre-commencement conditions discharged. Notice of commencement issued 11 November 2019. The agent anticipates the majority of dwellings to be completed in 2021/22.	0	39	27	0	0	0	66	66	0	
Purley on Thames	72 Purley Rise	HSA 11	18/00878/OUTMAJ	None. Site for sale	29	0	0	29	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Application 18/00878/OUTMAJ for up to 29 dwellings approved May 2019. Owned by private landowner who anticipates delivery of residential units from 2021/22 to 2022/23 but because land has not yet been sold and progress on preparation of reserved matters application is uncertain, the site has not been included as deliverable within the 5 year period.	0	0	0	0	0	0	0	0	0	29
Holybrook	Land Adj to J12	HSA 12	19/01544/FULEXT	Bellway Homes	199	0	0	199	Available: Highways England no longer require the site as a temporary site compound for the M4 Smart Motorway Scheme. Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Full application 19/01544/FULEXT for 199 dwellings approved February 2020. Development commenced in August/September 2020 and phasing used is that anticipated by developer. Delivery rates slowed slightly due to Covid working practices.	22	68	56	42	11	0	199	199	0	
Holybrook	Land Adj Bath Road and Dorking Way	HSA 13	17/02904/OUTMAJ		35	0	0	35	Available: Required as site compound for M4 Smart Motorway scheme. Agent understands that it will be returned to the owner by 2023. Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Application for restaurant/pub and 28 residential units refused. Appeal dismissed June 2018. As no planning permission site has not been included in five year supply of deliverable sites	0	0	0	0	0	0	0	0	35	

Table A1.2: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish	Address	HSA DPD Policy	Planning application reference	Developer	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020-Mar 2025	Total Apr 2019 to Mar 2026	Post March 2026	
Theale	Field between A340 & The Green	HSA 14	19/01172/OUTMAJ	None	100	0	0	104	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Outline application for up to 104 units approved December 2020 . The site is due to be marketed shortly. Application for reserved matters likely to be submitted in 2022. Subject to reserved matters consent, agent anticipates that development could commence in 2023 with build out by 2025/26. As the site does not yet have full planning permission and there is no developer yet on board, the site is not included within the five year supply, though development is likely within the five year period.	0	0	0	0	0	0	0	0	104	
Burghfield	Land adj Pondhouse Farm, Clay Hill Road	HSA 15	18/02485/OUTMAJ	Site currently being marketed	100	0	0	100	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 18/02485/OUTMAJ permitted 5 December 2019. Site is currently being marketed and application for reserved matters likely to be submitted later in 2021. Agent anticipates development could commence in 2022, subject to reserved matters approval. As the site does not yet have a developer on board, the site is not included within the 5 year supply, although delivery within this period is likely.	0	0	0	0	0	0	0	0	0	100
Burghfield	Land opposite 44 Lamden Way	HSA 16	16/01685/OUTMAJ	Crest Nicholson South	60	2020 - 1	2020 -17	27	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 16/01685/OUTMAJ for 28 dwellings on BUR002 approved Nov 2018. Reserved matters approved August 2019. Construction well underway Agent of Phase 2 landowners has indicated that application will be submitted in 2021 and a developer is on board. As there is no permission on this part of the site, 28 units have been included within the 5 year period, with the remainder post 2026 although development on Phase 2 is likely to take place sooner.	27	0	0	0	0	0	27	27	32	
Woolhampton	Land to the north of A4, Woolhampton	HSA 17	16/01760/OUTMAJ	Westbuild Homes	35	0	2020 - 35	35	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 16/01760/OUTMAJ for up to 35 dwellings approved March 2017. 18/00997/RESMAJ approved Aug 2018 and 19/00053/RESMAJ approved March 2019. Work commenced on site summer 2019 with completions anticipated in 2020/21 and 2021/22. Developer reported delay of 3 months due to Covid.	14	21	0	0	0	0	35	35	0	
Hungerford	Land E of Salisbury Road, Hungerford	HSA 18	16/03061/OUTMAJ	Bewley Homes Plc and Wates Developments Ltd	100	0	0	100	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Application 16/03061/OUTMAJ for 100 units granted permission. Reserved matters application 19/01406/RESMAJ approved February 2020. Construction is underway.	33	46	21	0	0	0	100	100	0	
Lambourn	Land at Lynch Lane	HSA 19	None	Hygrove Homes Ltd	60	0	0	60	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: The site is owned by a developer . Site has not been included in five year supply of deliverable sites as no planning permission .	0	0	0	0	0	0	0	0	60	
Lambourn	Land at Newbury Road	HSA 20	None	Site to be developed by landowner	5	0	0	5	Available: Yes - no existing uses on site Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/00825/FULD refused due to lack of S106. Full application 20/00972/FULMAJ for 8 units validated May 2020 and pending determination. As there is not yet a permission on the site, only 5 units have been included within the land supply. The site is a small one free from constraints and should therefore be considered deliverable within 5 years.	0	0	5	0	0	0	5	5	5	
Pangbourne	Land north of Pangbourne Hill, Pangbourne	HSA 21	15/03320/OUTMAJ	Millgate Homes	35	2019 - 4 2020 - 26	2019 - 26	10	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD. Achievability: Site has outline and reserved matters permission. All conditions have been discharged. Development under construction. Build out rates are those provided by the developer. Application 18/02466/FULEXT for additional 5 unit approved January 2020	10	0	0	0	0	0	10	10	0	

Table A1.2: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish	Address	HSA DPD Policy	Planning application reference	Developer	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020-Mar 2025	Total Apr 2019 to Mar 2026	Post March 2026
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 22	17/03411/OUTMAJ	Westbuild Homes	11	0	0	11	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/03411/OUTMAJ recommended for approval by officers but refused at committee due to encroachment into landscape buffer. Appeal allowed February 2019. Reserved matters application submitted October 2020 pending determination at committee in January 2021. Developer reports delay of 6 months due to Covid and phasing used is that anticipated by developer.	0	9	2	0	0		11	11	10
Compton	Pirbright Institute	HSA 23	None	Homes England	140	0	0	140	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Homes England submitted outline application 20/01336/OUTMAJ for up to 250 homes in June 2020. Issues that could impact on the achievability of the site are the extensive demolition and remediation required to enable the site for residential development along with the existing low allocation of 140 residential units. As the site does not yet have planning permission and because viability may be impacted by remediation and demolition costs, the site is not included within the 5 year supply.	0	0	0	0	0	0	0	0	140
Hermitage	Land off Charlotte Close, Hermitage	HSA 24	20/00912/FULEXT	CALA Homes	15	0	0	15	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/01144/FULEXT for 40 dwellings refused October 2017. Dismissed at appeal December 2018. Full application 20/00912/FULEXT for 16 dwellings submitted April 2020 pending determination. Cala Homes hope to commence development in 2021	0	0	15	0	0	0	15	15	15
Hermitage	Land to the south east of the Old Farnhouse	HSA 25		TA Fisher and Sons	21	0	0	21	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: 17/03290/OUTMAJ for up to 21 approved Nov 2018. s.73 application to amend layout refused and awaiting appeal decision. Site owned by developer aiming to commence development in Spring 2022.	0	0	0	21	0	0	21	21	0
Kintbury	Land East of Layland's Green, Kintbury	HSA 26	16/02191/OUTMAJ 17/03336/FULEXT	Donnington New Homes	18	0	0	18	Available: Yes Suitable: Yes. Site allocated in Housing Site Allocations DPD Achievability: Planning application 17/03336/FULEXT for 18 dwellings approved March 2018. All planning conditions have been discharged. The site is owned by a developer and development commenced in October 2019. Site is anticipated to complete in 2020/21	18	0	0	0	0	0	18	18	0
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	Stratfield Mortimer Neighbourhood Development Plan	17/03004/OUTMAJ	TA Fisher (Mortimer) Ltd	110	0	0	110	Available: Yes Suitable: Yes. Site allocated in adopted neighbourhood plan. Achievability: Application 17/03004/OUTMAJ approved. Reserved matters application 19/01715/RESMAJ for phase 1 of 28 dwellings approved October 2019. Reserved matters for Phase 2 for 30 units expected to be submitted shortly. Phase 1 commenced autumn 2020 with first completions due autumn 2021.	0	10	18	40	42	0	110	110	0
										137	243	327	199	115	0	1021	1021	647

Large and Medium Sites with Planning Permission at March 2020

Table A1.3: Non-allocated sites of 10 or more units with planning permission

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr - Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020- Mar 2025	Total Apr 2020 to Mar 2026	Post March 2026
Compton	Greens Yard, High Street	11/01159/XOUTMA 14/00926/RESMAJ approved April 2015	Persimmon Homes and Charles Church	25	2017 -18 2018 -5	2016 - 23 2017 - 6	2	Available: Yes Suitable: Yes, outline and reserved matters permission granted Achievable: Development of 23 units by Charles Church is complete. Final 2 units (Manor Barn site) were originally to have been constructed by Charles Church through the conversion of Manor Barn. Planning permission obtained to provide 2 replacement new build units. As this is not major development it should be considered deliverable.	0	2	0	0	0	0	2	2	0
Enborne	Barns at Wash Common Farm	15/02783/FULMAJ	(Sir Richard Sutton Estates - applicant)	8	0	0	8	Available: Yes, redundant farm buildings on site Suitable: Yes, full planning permission granted Achievable: As a relatively small site of 10 dwellings (8 net) with full planning permission should be considered deliverable.	0	-2	10	0	0	0	8	8	0
Hampstead Norreys	Manor House, Church Street	09/00744 08/11099 08/01099	Unknown	13	11	0	2	Available: Yes Suitable: Yes, full planning permission granted Achievable: Site partly complete but two remaining units have been outstanding for some years. Remaining units therefore not considered deliverable within the 5 year period	0	0	0	0	0	0	0	0	0
Holybrook	Beansheaf Farm, Bourne Close	16/02330/FULEXT		27	0	0	27	Available: Yes Suitable: Full planning permission granted March 2018. Applications for discharge of conditions have been approved. Achievable: No indication that not viable	0	27	0	0	0	0	27	27	0
Hungerford	Hungerford Railway Station Car Park	18/00837/FULEXT	Oakes Brothers Ltd (Applicant)	30	0	0	30	Available: Yes, site occupied by temporary car park. Industrial unit previously demolished. Suitable: Yes, site has full planning permission Achievable: No indication that not viable	0	0	30	0	0	0	30	30	0
Newbury	J & P Motors, Newtown Road	16/03134/MDOPO 07/01687/FULEXT Extant permission	Palady Homes	37	2020 -32	2019 - 37 2020 -5	5	Available: Yes Suitable: The site has full planning permission. Application 16/03134/MDOPO to amend S106 approved July 2017 Achievable: The site was completed in 2020	5	0	0	0	0	0	5	5	0
Newbury	Sterling Industrial Estate	15/00319/FULEXT	Nelson Land Ltd	167	0	2020 -119	167	Available: Yes Suitable: Yes. The site has full planning permission Achievable: The site is owned by a developer. Demolition complete and the site has been cleared. Extensive decontamination works carried out on site. Construction has commenced with the frames constructed at January 2021. Developer anticipates delivery from 2021/2 to 2022/23.	0	119	48	0	0	0	167	167	0
Newbury	Land to rear of 1-15 The Broadway	17/01999/RESMAJ 14/00146/OUTMAJ	Kiesal Properties	72	0	0	72	Available: Yes Suitable: The site has outline and reserved matters permission. Application of Achievable: The site is owned by a developer. Agent does not anticipate any viability or achievability issues. Application for discharge of conditions approved and modification of S106 pending consideration.	0	0	72	0	0	0	72	72	0

Table A1.3: Non-allocated sites of 10 or more units with planning permission

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr -Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020-Mar 2025	Total Apr 2020 to Mar 2026	Post March 2026
Newbury	Land off Faraday and Kelvin Road	12/00772/XOUTMA 19/00278/RESMAJ	Ressance	160	0	0	160	Available: Some existing uses on the site Suitable: Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019. Achievable: Access road to LRIE completed. Leases may impact on timing and viability. The agent has commented that the site is complex and the delivery timescale uncertain. Site therefore not considered deliverable within the 5 year period	0	0	0	0	0	0	0	0	160
Newbury	115 London Road and part of Merchant Court	16/00924/OUTMAJ 17/01892/RESMAJ 19/02006/REM	Ressance	35	0	0	35	Available: Yes Suitable: Yes. Planning permission granted November 2016, supercedes prior approval 13/02803/PACOU. Reserved matters approved October 2017 and additional reserved matters in September 2019 Achievable: The developer has not raised any achievability issues.	0	35	0	0	0	0	35	35	0
Newbury	11 -15 Bartholomew Street	15/03228/FULEXT 17/03113/FULEXT	Eden Retirement	60	0	2020: 60	60	Available: Yes Suitable: Sustainable town centre location with full planning permission for 60 extra care apartments (ref: 18/01827/FULEXT) approved in January 2019. Achievable: Under construction.	0	60	0	0	0	0	60	60	0
Newbury	Market Street	16/00547/FULEXT	Grainger Ltd	226	2020: -6	2020: 163	232	Available: Site currently under construction. Suitable: Identified in Newbury Vision and adopted SPD. The site has full planning permission. Achievable: Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019. Developer forecasts build out between 2020/21 and 2022/23.	0	62	170	0	0	0	232	232	0
Newbury	31-34 Bartholomew Street	16/01942/OUTMAJ 18/00226/RESMAJ	Ressance	12	0	0	12	Available: Yes Suitable: Reserved matters approved May 2018 Achievable: Site under construction 2019.	0	12	0	0	0	0	12	12	0
Newbury	Land at Hutton Close	17/01348/FULEXT	David Wilson Homes	27	2019: -10 2020: -42	2020: 72	79	Available: Yes Suitable: Yes. The site has full planning permission. Achievable: Demolitions took place in early 2019 and construction commenced in Summer 2019. The developer anticipates that delivery complete in 2021/22.	31	48	0	0	0	0	79	79	0
Newbury	1 West Street	18/00207/OUTMAJ	Ressance Limited	20	0	0	20	Available: Vacant former snooker hall Suitable: Outline permission granted Nov 2018 and reserved matters in September 2020. Achievable:	0	0	20	0	0	0	20	20	0
Shaw cum Donnington	Land adjacent to Hilltop, Oxford Road, Donnington, Newbury: West	18/03061/RESMAJ 14/02480/OUTMAJ	David Wilson Homes	222	0	0	222	Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site.	0	30	50	50	50	42	180	222	0

Table A1.3: Non-allocated sites of 10 or more units with planning permission

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr - Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020- Mar 2025	Total Apr 2020 to Mar 2026	Post March 2026
Shaw cum Donnington	Land adjacent to Hilltop East	14/02480/OUTMAJ 20/00047/RESMAJ	Taylor Wimpey	179	0	0	179	Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: 20/00047/RESMAJ approved December 2020 for 179 dwellings on eastern part. Work has commenced on site. Anticipated housing delivery between 2021/22 and 2024/25.	0	31	50	50	48	0	0	179	0
Sulhamstead	Firlands Farm	17/02578/RESMAJ 14/01730/OUTMAJ	Miller Homes Ltd	90	2019 - 10 2020 - 24	2019 - 48 2020 - 56	56	Available: Yes Suitable: Permission granted, Reserved Matters 17/02578/RESMAJ approved Feb 2018. All conditions discharged Achievable: The site is owned by a developer and is under construction. In 2018 developer anticipated build out between 2018/19 and 2020/21.	30	26	0	0	0	0	56	56	0
Thattham	Crookham House Crookham Hill Crookham Common	13/01637/FULMAJ	Charlesgate Homes	8	2018: 1	2017: 1	7	Available: Yes Suitable: Yes. The site has full planning permission. Achievable: The change of use is complete, the new access road built and site works commenced.	0	7	0	0	0	0	7	7	0
Thattham	Land East of Tull Way	18/00307/RESMAJ 16/00625/OUTMAJ	Bloor Homes Ltd	75	2020 - 51	2019: 22 2020 - 24	24	Available: Yes Suitable: The site has outline and reserved matters permission. Achievable: The site is under construction and the developer anticipates build out of the site between 2019/20 and 2020/21	24	0	0	0	0	0	24	24	0
Thattham	Pound Lane Depot	18/01715/FULEXT 15/03468/FULEXT	Persimmon Homes	47	2019 - 4 2020 - 30	2019: 43 2020: 13	13	Available: Yes Suitable: Sustainable location within settlement boundary. The site has full planning permission. Achievable: All outstanding units on site are under construction	13	0	0	0	0	0	13	13	0
Thattham	Regent House, Alexandra House and Land To The Rear at The Moors. 2A, 2B and Chequers Court	07/00739/RESMAJ 05/02916/OUT superceded by 18/01111/FULEXT	McCarthy and Stone	90	2020: -2	2020: 92	13	Available: Yes Suitable: Application 18/01111/FULEXT for 40 retirement apartments and 52 extra care retirement units approved May 2019 Achievable: Under construction with first sales release expected in March 2021	0	92	0	0	0	0	92	92	0
Thattham	Crown Yard and 171,181 and 183 Station road	16/02611/OUTMAJ 19/00043/RESMAJ	Sovereign Housing	30	0	0	30	Available: Yes Suitable: Reserved matters application 19/0043/RESMAJ by Sovereign Housing Association approved December 2019. Achievable: Work commenced on site late 2020 for 33 affordable homes. Scheduled to be completed by February 2022	-3	0	33	0	0	0	30	30	0

Table A1.3: Non-allocated sites of 10 or more units with planning permission

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr - Mar	U/C Mar	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Apr 2020- Mar 2025	Total Apr 2020 to Mar 2026	Post March 2026
Theale	Lakeside	18/02121/OUTMAJ 15/02842/OUTMAJ 04/01219/FULMAJ	Unknown	325	0	0	325	<p>Available: Yes Suitable: Planning permission 04/01219/FULMAJ for 350 units allowed on appeal 2007. Application 15/02842/OUTMAJ for 325 units allowed on appeal March 2017. Included within amended settlement boundary in HSA DPD. Application 18/02121/OUTMAJ (removal of condition regarding age restriction) approved Jan 2019. Reserved matters 20/00663/RESMAJ for phase 1 for 7 dwellings off St Ives Close approved November 2020 Achievable: Permission implemented - a lawful development certificate (11/00117/CERTP) was approved June 2011 and this confirmed that permission 04/01219/FULMAJ was deemed lawful by virtue of its implementation prior to 26 September 2010 (3 years after grant of permission). It is the outline permission that is likely to be implemented. Only the 7 units with full permission have been included within the 5 year supply.</p>	0	0	7	0	0	0	7	7	318
Theale	19 and 19A High Street	17/00581/PACOU	TA Fisher & Sons Ltd	10	0	0	10	<p>Achievable: The site is owned by a developer. Application 18/03209/FULEXT for demolition and construction of 15 dwellings and 2 retail units refused 19.09.19 and allowed on appeal in May 2020. Developer anticipates submission of application to discharge conditions imminently. Anticipated site start Spring 2022.</p>	0	0	0	15	0	0	15	15	0
									100	547	490	115	98	0	1350	1350	478

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

Table A1.4: Sites Identified through Prior Approval Process

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr - Mar	U/C March	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2020 - 2025	Total 2020 to 2026
Beenham	Beenham Grange	19/00208/PACOU		11	0	2020 - 11	11	Achievable: Under construction	0	11	0	0	0		11	11
Greenham	Bridge House, Overbridge Square	16/02497/PACOU 17/00331/FULD	BYM Residential	23	0	2018 - 23 2019 - 23 2020 - 23	23	Achievable: Site under construction. No indication that not viable. Application 17/00331/FULD for additional 6 units approved November 2017.	23	0	0	0	0		23	23
Greenham	Lock House, Overbridge Square	16/02498/PACOU 17/00333/FULD	BYM Residential	23	0	2018 -23 2019 - 23 2020 23	23	Achievable: Site under construction. No indication that not viable. Application 17/00333/FULD for additional 6 units approved November 2017	23	0	0	0	0		23	23
Greenham	Leat House, Overbridge Square	16/02499/PACOU 17/00334/FULD	BYM Residential	31	0	2018 - 31 2019 - 31 2020 - 31	31	Achievable: Site under construction . No indication that not viable. Application 17/00334/FULD for additional 7 units approved November 2017	31	0	0	0	0		31	31
Greenham	Mill House, Overbridge Square	16/02500/PACOU 17/01046/FULD	BYM Residential	33	0	0	33	Achievable: No indication that not viable. Application 17/01046/FULD for additional 8 units approved November 2017(not implemented).	25	0	0	0	0		25	25
Greenham	Weir House, Overbridge Square	16/02501/PACOU 17/00335/FULD	BYM Residential	31	0	2018 -31 2019 - 31 2020 -31	31	Achievable: Site under construction. No indication that not viable. Application 17/00335/FULD for additional 7 units approved November 2017	31	0	0	0	0		31	31
Newbury	Lambourn, Nexus and Derby House, Newbury Business Park	17/00648/PACOU	Stonegate Homes Ltd	120	0	2019:120 2020:120	120	Achievable: The site is owned by a developer and development has been under construction since 2018. In February 2021 developer expected all units to be complete by March 2021.	120	0	0	0	0		120	120
Newbury	Centrix House, 5 Oxford Road	18/01618/PACOU	Wallmer Property Ltd	42	0	0	42	Achievable: No indication that not viable. The site is vacant and some work has commenced on site. Application 19/01270/FULD to extend 2nd floor and construct 3rd floor refused July 2019. Application for discharge of conditions approved December 2019.	0	0	42	0	0		42	42
Newbury	Emerald House, Newbury Business Park	18/00631/PACOU 18/02279/PACOU	Mountley Ltd	109	0	0	109	Achievable: The developer hopes to build the 109 flats that already have prior approval plus an additional floor of 13 units, the application for which (19/02558/FULMAJ) was refused in March 2020 and where appeal in progress. Scaffolding is in place on the building and developer anticipates 109 units completed early 2022.	0	0	109	0	0		109	109

Table A1.4: Sites Identified through Prior Approval Process

Parish	Address	Planning application reference	Developer	Net Units	Net Comp Apr - Mar	U/C March	Net Outs 2020	Assessment of deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2020 - 2025	Total 2020 to 2026
Newbury	Bayer House, Strawberry Hill	18/01904/PACOU	Selenger Ltd (Applicant)	191	0	0	191	Achievable: Site is vacant and for sale and no indication that not viable for change of use to residential. As the property is for sale there is an element of uncertainty as to how the site will be developed and it has therefore not been included within the 5 year supply.	0	0	0	0	0		0	0
Newbury	Apollo House, Newbury Business Park	18/02336/PACOU	Vodafone Ltd (Applicant)	26	0	0	26	Achievable: No indication that not viable			26		0		26	26
Theale	James Butcher House, 39 High Street	19/00283/PACOU		23	0	0	23	Achievable: Site works have commenced.	0	23	0	0	0		23	23
									253	34	177	0	0	0	464	464

Small sites with planning permission at March 2020

Table A1.5 Small Sites with Planning Permission

Parish/Ward	Site	Applicn. No.	Net Units	Net Completions	Under Construction 2020	Net Outstanding (not started or under construction) 2020
Aldermaston	Tile CottageThe StreetAldermastonReadingBerkshireRG7 4LN	18/00771/FULD	1	0	0	1
Aldermaston	Site Of Former SilvertreesRed LaneAldermastonReadingBerkshire	18/02489/FULD	0	-1	0	1
Ashampstead	Barn at Pyt HouseAshampsteadReadingBerkshire	15/02650/FUL	1	0	1	1
Basildon	Emerys Farm, Beckfords	16/01435/FULD	1	0	0	1
Basildon	Emerys FarmBeckfordsUpper BasildonReadingBerkshireRG8 8PB	17/02096/FULD	1	0	0	1
Basildon	Outbuilding atLower Basildon ViewReading RoadLower BasildonReadingBerkshire	17/03322/FULD	1	0	0	1
Basildon	Knappswood FarmPangbourne RoadUpper BasildonReadingBerkshireRG8 8LN	17/03374/FULD	-1	0	0	-1
Basildon	GarlandsPangbourne RoadUpper BasildonReadingBerkshireRG8 8LN	18/02224/FULD	1	0	0	1
Basildon	Oak Tree CottageAldworth RoadUpper BasildonReadingBerkshireRG8 8NH	18/03283/FUL	0	-1	1	1
Basildon	The Nursery, Newtown	18/01032/FULMAJ	2	0	0	2
Beedon	3 And 4 Stanmore	14/02775/FULD	1	-1	0	2
Beedon	Britwell FarmOxford RoadChieveleyNewburyBerkshireRG20 8RU	18/03151/PIP	4	0	0	4
Beedon	Land Adjacent To Los ZorrosWorlds EndBeedonNewburyBerkshire	19/00391/FULD	1	0	0	1
BEEDON	The CoachWorlds EndBeedonNewburyBerkshireRG20 8SD	19/01690/FULD	1	0	0	1
Beedon	Mobile HomeBeedon CommonNewburyBerkshireRG20 8TU	17/02800/FULD	1	0	0	1
Beenham	St Marys CottageThe GreenBeenhamReadingBerkshireRG7 5NP	17/00533/FULD	1	0	1	1
Beenham	The Barn North Of Hillfoot CourtBeenham HillBeenhamReadingBerkshire	17/03400/FULD	1	0	0	1
Beenham	Lower MeadowsGrange LaneBeenhamReadingBerkshireRG7 5PT	17/01718/OUTD	1	0	0	1
Beenham	The Six BellsThe GreenBeenhamReadingBerkshireRG7 5NX	18/02289/FULD	1	0	0	1
Beenham	AraratBeenham HillBeenhamReadingBerkshireRG7 5LU	19/00109/FULD	0	-1	0	1
Bradfield	Boot Farm Stables and StudCock LaneBradfield SouthendReadingBerkshireRG7 6HW	17/00149/FULD	1	0	1	1
Bradfield	Land To The Side Of PoltavaStanford RoadBradfield SouthendReadingBerkshire	17/03286/FULD	1	0	0	1
Bradfield	Tudor HouseMaidenhatchPangbourneReadingBerkshireRG8 8HP	17/03546/FULD 18/01102/FULD	3	0	0	3
Bradfield	Hewins Wood HouseBradfieldReadingBerkshireRG7 6DH	19/00829/FULMAJ	4	0	0	4
Brightwalton	Manor Farm HouseBrightwaltonNewburyBerkshireRG20 7BT	17/02728/FULD	2		2	2
Brimpton	Blacknest FarmBrimpton CommonReadingBerkshireRG7 4RN	17/01857/FULD	3	0	3	3
Brimpton	Land at The OsiersBrimpton RoadBrimptonReadingBerkshireRG7 4SL	19/01948/FULD	1	0	0	1
Bucklebury	Bucklebury Farm Park	15/01308/FULD	1	0	0	1
Bucklebury	69 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	16/01548/FULD	1	0	0	1
Bucklebury	Abbey ViewParadise LaneBuckleburyReadingBerkshireRG7 6NU	17/00541/FULD	0	-1	1	1
Bucklebury	Cadby House, Long GroveUpper BuckleburyReadingBerkshireRG7 6QS	17/00078/FUL	0	-1	1	1
Bucklebury	St Crispins FarmChapel RowReadingBerkshireRG7 6PB	17/01905/FUL	0	-1	1	1
Bucklebury	49 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	17/02279/FULD	1	0	0	1
Bucklebury	82 - 83 RoundfieldUpper BuckleburyReadingBerkshireRG7 6RB	18/02947/FULD	1	0	1	1
Burghfield	The Bantam, Omers Rise	18/01629/FULD	7	-1	8	8
Burghfield	Sunnyside Village StoresReading RoadBurghfield CommonReadingBerkshireRG7 3EG	16/03346/FULD	1	0	0	1

Table A1.5 Small Sites with Planning Permission

Burghfield	Fairfield Reading Road Burghfield Common Reading Berkshire RG7 3EG	17/01378/FULD	3	-1	4	4
Burghfield	2 New Cottages Reading Road Burghfield Reading Berkshire RG30 3RH	18/00554/FULD	1	0	0	1
Burghfield	Red Kite House Reading Road Burghfield Common Reading Berkshire RG7 3BH	18/00501/FULD	1	0	0	1
Burghfield	Land Adjacent To Haycroft Reading Road Burghfield Common Reading Berkshire	19/00179/FULMAJ	4	0	0	4
Burghfield	The Old Manor White House Green Sulhamstead Reading Berkshire RG7 4EA	19/00895/FULD	1	0	0	1
Burghfield	Garland School Caretakers Bungalow 46 Clayhill Road Burghfield Common Reading RG7 3HG	19/02893/FUL	-1	0	0	-1
Chaddleworth	Barn 80m South East Of Manor Farm, RG20 7EG	15/03199/FULD	2	0	2	2
Chaddleworth	Chaddleworth Rectory Main Street Chaddleworth Newbury Berkshire RG20 7EW	19/01701/FUL	1	0	0	1
Chieveley	The Limes, Horsemoor, Chieveley, Newbury, Berkshire, RG20 8XD	17/02243/FULD	1	0	1	1
Chieveley	Land Adjacent To Morphe Downend Chieveley Newbury Berkshire	18/00223/FULD	1	0	0	1
Chieveley	Snelsmore Farm	19/02092/FULD	1	0	0	1
Chieveley	Edenham Lodge Curridge Thatcham Berkshire RG18 9DZ	19/00259/FULD	0	-1	1	1
Chieveley	Lych Gate House Church Lane Chieveley Newbury Berkshire RG20 8UT	19/01220/FULD	1	0	0	1
Chieveley	Meadowview Chapel Lane Curridge Thatcham Berkshire RG18 9DX	19/01340/FULD	0	-1	1	1
Cold Ash	Westrop Farm The Ridge Cold Ash Thatcham Berkshire RG18 9JA	19/01102/FULD	2	0	0	2
Cold Ash	Straight Elms Farm Stoney Lane Ashmore Green Thatcham Berkshire RG18 9HF	16/03531/FULD	1	0	0	1
Cold Ash	HAS 7: Land Adjacent To Summerfield The Ridge Cold Ash Thatcham Berkshire	16/02529/OUTD	5	0	0	5
Cold Ash	Igls Collaroy Road Cold Ash Thatcham Berkshire RG18 9PG	18/00676/FULD	1	0	1	1
Compton	Hamilton Stables, Hockham Road	18/02326/FULD	2	0	2	2
Compton	Land Adjacent To 4 Ilsley Gardens Ilsley Road Compton Newbury Berkshire RG20 7PF	12/02349/OUTD	1	0	0	1
Compton	Roden Farm Compton Newbury Berkshire RG20 7PY	17/01245/FULMAJ 17/03558/FULMAJ	0	-1	1	1
East Ilsley	The Chapel Compton Road East Ilsley Newbury Berkshire RG20 7LH	19/00425/FUL	1	0	1	1
Fawley	North Farm Stud North Farm North Fawley Wantage Oxfordshire OX12 9NJ	18/02737/FULD		0	0	2
Frilsham	Mallards Haven Frilsham Hermitage Thatcham Berkshire RG18 9XQ	16/02604/FULD	0	-1	1	1
Frilsham	The Coach House Hawkrigge Hill Frilsham Thatcham Berkshire RG18 9XA	18/01574/FULD	0	-1	1	1
Frilsham	Frilsham Lime Quarry Frilsham Thatcham Berkshire RG18 9UY	18/00035/FULMAJ	1	0	0	1
Great Shefford	Lewis Industrial Court, Newbury Road	18/02877/FULD	3	0	0	3
Greenham	Drake House Bishops Green	15/02479/FULD	0	-1	0	1
Greenham	Garden House Burys Bank Road Greenham Thatcham Berkshire RG19 8DB	16/00645/FUL	0	-1	0	1
Greenham	Land between 3-6 and Unit 7 Vo-Tec Centre, Hambridge lane	18/02435/OUTD	9	0	0	9
Greenham	Sandleford Priory Lodge 4 Deadmans Lane Greenham Thatcham Berkshire RG19 8XS	19/00434/OUTD	1	0	0	1
Hampstead Norreys	Ramsworth Cottages And Barns, RG18 0SS	14/00173/FUL	0	-1	0	1
Hamstead Marshall	Foxlee Farm Hamstead Marshall	10/01683/FUL	0	-1	1	1
Hamstead Marshall	Oak Tree Barn Hamstead Marshall Newbury Berkshire RG20 0JH	18/02166/FULD	1	0	0	1
Hamstead Marshall	Park Lodge Hamstead Marshall Newbury Berkshire RG20 0JD	18/00845/FUL 17/02328/FULD	0	-1	1	1
Hermitage	Sarnia High Street Hermitage Thatcham Berkshire RG18 9SR	17/00740/FULD	1	0	0	1
Hermitage	Lawrence Building Newbury Road Hermitage Thatcham Berkshire RG18 9TD	19/00029/FULD	8	0	0	8
Hermitage	4 High Street	17/03334/FULD	3	0	0	3
Hermitage	Clairewood Hampstead Norreys Road Hermitage Thatcham Berkshire RG18 9RZ	18/03268/FULD	1	0	0	1

Table A1.5 Small Sites with Planning Permission

Holybrook	6 Thomson WalkCalcotReadingBerkshireRG31 7DP	15/02102/FULD	1	0	0	1
Hungerford	Berkshire Trout Farm	02/00911/FUL	1	0	1	1
Hungerford	Land Adjacent To 19 Kennet Way	03/02557/FUL	1		1	1
Hungerford	Highclose Farm Bath RoadHungerfordBerkshireRG17 OSP	15/02312/COMIND	3	0	0	3
Hungerford	Cakewood Farmhouse, Bath Road, Hungerford, RG17 0SR	13/02806/FUL	0	-1	1	1
Hungerford	99 and 102 High StreetHungerfordBerkshireRG17 ONB	16/03119/FULD	2	0	0	2
Hungerford	Westbrook Farm HouseSmitham Bridge RoadHungerfordBerkshireRG17 OQP	16/01047/FULD	1	0	0	1
Hungerford	26 Charnham StreetHungerfordBerkshireRG17 0EJ	16/03205/FULD	7	2	3	5
Hungerford	Prosperous Home FarmSalisbury RoadHungerfordBerkshireRG17 ORD	17/00891/FULMAJ	4	3	1	1
Hungerford	Station YardStation RoadHungerfordBerkshireRG17 ODY	16/00787/FULD	8	0	0	8
Hungerford	130 High StreetHungerfordBerkshireRG17 ODL	18/01255/FULD	1	0	0	1
Hungerford	RiverbendUpper EddingtonHungerfordBerkshireRG17 OHH	18/02374/FULD	0	-1	1	1
Hungerford	10, 10A, 11 and 12 High StreetHungerfordBerkshire	19/01166/FULD	3	0	3	3
Hungerford	100 High StreetHungerfordBerkshireRG17 ONB	19/02160/FULD	1	0	0	1
Hungerford	30 High StreetHungerfordRG17 ONQ	19/03157/FUL	1	0	0	1
Kintbury	Clapton Bottom, The Benham Estate	16/01666/FUL 19/01716/FULD	-1	0	0	-1
Kintbury	Elcot Park HotelElcotNewburyBerkshireRG20 8NJ	14/03208/FULD	9	0	0	9
Kintbury	Kintbury Holt FarmKintbury HoltNewburyBerkshireRG20 0DD	18/01370/FULD	3	0	0	3
Lambourn	1 Blind Lane, Lambourn, RG17 8PP	16/01459/FULD	3		3	3
Lambourn	The Lamb Inn44 Newbury StreetLambournHungerfordBerkshireRG17 8YR	15/00372/FULD 18/03413/FUL	1	0	1	1
Lambourn	Croft BungalowUpper LambournHungerfordBerkshireRG17 8QH	16/02007/FULD	3	2	0	1
Lambourn	Delamere StablesBaydon RoadLambournHungerfordBerkshireRG17 8NT	16/00971/OUTD 17/00733/FULD	2	0	0	2
Lambourn	Garden Land at The FirsEastburyHungerfordBerkshire	16/00929/FULD	1	0	1	1
Lambourn	37 WoodburyLambournHungerfordBerkshireRG17 7LT	17/02600/FULD	1	0	0	1
Lambourn	9 Hungerford Hill	18/01446/FULD	1	0	0	1
Lambourn	Upshire HouseGreenwaysLambournHungerfordBerkshireRG17 7LE	17/02170/OUTD	1	0	0	1
Lambourn	Whitehouse FarmhouseUpper LambournHungerfordBerkshireRG17 8QP	18/02967/COMIND	2		0	2
Lambourn	Land East Of Malt Shovel LaneUpper LambournHungerfordBerkshire	18/00774/FULMAJ	1	0	0	1
Leckhampstead	MostynShop LaneLeckhampsteadNewburyBerkshireRG20 8QG	16/01993/FUL	0	-1	1	1
Midgham	Woodside FarmBirds LaneMidghamReadingBerkshireRG7 5UN	17/01436/FULD 18/01264/FULD	1	0	0	1
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	1	0	1	1
Newbury	101 Bartholomew Street	14/02830/FULD 18/02068/FULD	3	0	0	1
Newbury	Arcade House	16/02312/FULD	3	0	0	3
Newbury	30 Rowan Drive	11/00668/FULD	1	0	1	1
Newbury	225 Andover Road Newbury	12/02343/FULD	1	0	1	1
Newbury	Land North Of Ham Mill CottageLondon RoadNewburyWest Berkshire	17/01027/FULD	1	0	1	1
Newbury	37 Bartholomew Street NewburyBerkshireRG14 5LL	15/00871/FULD 16/00892/FULD	2	0	2	2
Newbury	Land To Rear Of 59 Chandos RoadNewburyBerkshireRG14 7EG	15/01157/OUTD 18/01491/REM	3	0	0	3
Newbury	6 Cromwell PlaceNewburyBerkshireRG14 1AF	15/02888/FULD	1	0	0	1

Table A1.5 Small Sites with Planning Permission

Newbury	Land At 25 Three Acre RoadNewburyBerkshireRG14 7AW	15/02466/FULD	1	0	1	1
Newbury	Garage Adjacent To 2Riverside LaneNewburyBerkshire	15/03516/FULD	1	0	0	1
Newbury	3 - 5 Porchester RoadNewburyBerkshireRG14 7QJ	16/03469/FULD	4	0	0	4
Newbury	100 Bartholomew StreetNewburyBerkshireRG14 5DY	17/00144/FUL	1	0	0	1
Newbury	39 Oxford StreetNewburyBerkshireRG14 1JG	17/00162/FULD 17/02166/FULD	4	0	0	4
Newbury	73 London RoadNewburyWest BerkshireRG14 1JN	17/00525/FUL	3	0	0	3
Newbury	9 Bartholomew StreetNewburyBerkshireRG14 5LL	16/02886/FULD	4	0	0	4
Newbury	10 Hampton RoadNewburyBerkshireRG14 6DB	17/01208/FULD	1	0	0	1
Newbury	108 Bartholomew Street And Land To The Rear OfNewburyBerkshireRG14 5DT	17/00517/OUTD 18/01620/FULD	8	0	0	8
Newbury	13 Rockingham RoadNewburyBerkshireRG14 5PD	17/00705/FULD	1	0	0	1
Newbury	75 London RoadNewburyWest BerkshireRG14 1JN	17/01963/FULD	5	0	0	5
Newbury	48 Bartholomew StreetNewburyBerkshireRG14 5QA	17/02087/FULD	1	0	0	1
Newbury	4 Cheap StreetNewburyBerkshireRG14 5DD	17/02551/FULD	2	0	2	2
Newbury	Land Adjacent To4 Croft LaneNewburyBerkshire	17/02533/OUTD 19/00217/FUL	0	-1	1	1
Newbury	6 Cheap StreetNewburyBerkshireRG14 5DD	17/00243/FULD	4	0	0	4
Newbury	Upcot, Tydehams	16/03562/OUTD	-1	0	0	-1
Newbury	Land Between Units 3-6 and Unit 7 The Votec CentreHambridge LaneNewburyBerkshire	17/03407/OUTD 18/02435/OUTD	9	0	0	9
Newbury	43 Bartholomew StreetNewburyBerkshireRG14 5QA	18/00581/FULD	1	-1	0	2
Newbury	Prezzo58 Cheap StreetNewburyBerkshireRG14 5DH	18/01069/FULD 19/01050/FULD	6	0	0	6
Newbury	Swallow Chequers Hotel6 - 8 Oxford StreetNewburyBerkshireRG14 1JB	18/00948/FULD	1	0	0	1
Newbury	2 and 3 Cromwell PlaceNewburyBerkshireRG14 1AF	18/02848/FULD	1	0	0	1
Newbury	4 Cromwell Place	18/02844/FULD	1		0	1
Newbury	Garden Land at 5 Normay RiseNewburyBerkshire	17/01808/OUTD	1		0	1
Newbury	4 Croft LaneNewburyBerkshireRG14 1RR	19/00217/FUL	0	0	1	1
Newbury	Battery End HallBattery EndNewburyBerkshire	19/00995/FULD	1	0	0	1
Newbury	6 Northwood DriveNewburyBerkshireRG14 2HB	19/00577/FULD	1	0	0	1
Newbury	Land North Of 4 and South Of 8Edgecombe LaneNewburyBerkshireRG14 2HJ	19/01850/FULD	2	0	0	2
Newbury	40 Fifth RoadNewburyBerkshireRG14 6DL	19/01507/FULD	1	0	0	1
Newbury	4C Gordon RoadNewburyBerkshireRG14 5RP	19/02101/FULD	1	0	1	1
Newbury	Land To The Rear Of 15 Leys GardensStrawberry HillNewburyBerkshire	19/02090/FULD	1	0	0	1
Newbury	1 Gilroy CloseNewburyRG14 6TA	19/02630/FULD	1	0	0	1
Newbury	Bartholomew House38 London RoadNewburyWest BerkshireRG14 1JX	19/02840/FUL	1	0	0	1
Newbury	90 Turnpike RoadNewburyBerkshireRG14 2NF	19/02100/FULD	1	0	0	1
Pangbourne	Knole And Land Adjacent To Riverview Road, Pangbourne, RG8 7AU	16/03109/FULD	0	-1	1	1
Pangbourne	Bere Court Farm Bungalow, Bere Court, Pangbourne, RG8 8HT	18/00398/FULD	0	-1	1	1
Pangbourne	67A Reading RoadPangbourneReadingBerkshireRG8 7JD	15/02935/FULD 18/01218/FUL	8	0	0	8
Pangbourne	165 Bourne RoadPangbourneReadingBerkshireRG8 7JT	16/03012/FULD	1	0	1	1
Pangbourne	2 Woodview Road	18/00856/FULD	1	0	1	1
Pangbourne	Camden RidgeRiverview RoadPangbourneReadingBerkshireRG8 7AU	18/00184/FULD	1	-1	2	2

Table A1.5 Small Sites with Planning Permission

Pangbourne	The Star27 Reading RoadPangbourneReadingBerkshireRG8 7HY	19/00475/FULD	1	0	0	1
Pangbourne	Garden Land North OfHillsideRiverview RoadPangbourneReadingBerkshire	19/00850/FULD	1	0	1	1
Peasmore	The Stable CottagePeasmoreNewburyBerkshireRG20 7JH	16/02261/FULD	1	0	1	1
Peasmore	Land at Mell Green HousePeasmoreNewburyBerkshireRG20 7JE	19/00086/FULD	1	0	0	1
Purley	Home FarmPurley VillagePurley On ThamesReadingBerkshireRG8 8AX	16/02022/FULD 18/02065/FUL	0	-1	1	1
Purley	Caravan at Site Of 23River GardensPurley On ThamesReadingBerkshireRG8 8BX	17/00650/FULD	1	0	1	1
Purley	39 Purley RisePurley On ThamesReadingBerkshireRG8 8AJ	19/00352/FULD	2	0	0	2
Purley	Land Rear Of 42 - 48 Long LaneTilehurstReadingBerkshireRG31 6YJ	18/03287/FULD	4	0	4	4
PURLEY	1095 Oxford RoadTilehurstReadingBerkshireRG31 6YE	20/00103/FUL	1	0	0	1
Shaw cum Donnington	York CottageLong LaneShawNewburyRG14 2TA	19/02949/FULD	1	0	0	1
Shaw cum Donnington	AKA Common Room/the LodgeAbberbury Close AlmshousesAbberbury CloseDonningtonNewburyRG14 2JZ	20/00024/FUL	1	0	0	1
Shaw Cum Donnington	60 Dene WayDonningtonNewburyBerkshireRG14 2JW	17/03291/FULD	1	0	0	1
Shaw Cum Donnington	Craven Farm Long lane	19/01259/FULD	1	0	0	1
Speen	Pique Furze Hill, Stockcross, RG20 8ET	15/02978/REM 13/02229/OUT	0	-1	0	1
Speen	Land To The East Of Lord Lyon Inn	13/03145/FULD 17/01854/FULD	3	0	0	3
Speen	Rear of 5 the Sydings	16/01403/FULD	1	0	0	1
Stanford Dingley	Saffron HouseStanford DingleyReadingBerkshireRG7 6LS	17/01051/FULD	1	0	0	1
Stratfield Mortimer	WillowbraeMortimer LaneMortimerReadingBerkshireRG7 3PP	15/02186/FUL	0	-1	0	1
Stratfield Mortimer	49 Stephens CloseMortimer CommonReadingBerkshireRG7 3TY	16/03348/FULD	1	0	0	1
Stratfield Mortimer	52 Stephens CloseMortimer CommonReadingBerkshireRG7 3TY	17/03098/FULD	1	0	0	1
Stratfield Mortimer	2 Mortimer HillThe StreetMortimerReadingBerkshireRG7 3PW	18/03265/FULD	1	0	0	1
Stratfield Mortimer	Natwest7 West End RoadMortimer CommonReadingBerkshireRG7 3EE	19/02346/CERTP	2	0	2	2
Stratfield Mortimer	Land Adjacent To 1A King StreetMortimer CommonReadingBerkshire	19/01038/FULD	4	0	0	4
Streatley	SunfieldTownsend RoadStreatleyReadingBerkshireRG8 9LH	17/01476/FULD	1	0	0	1
Streatley	WaysideWallingford RoadStreatleyReadingBerkshireRG8 9PU	18/01998/FULD	0	-1	1	1
Sulhamstead	Land Adjacent To 2Abbots RoadBurghfield CommonReadingBerkshire	17/02255/FULD	2	0	0	2
Sulhamstead	Land South OfJordans LaneBurghfield CommonReadingBerkshire	18/01013/FULD	2	0	0	2
Sulhamstead	Benhams FarmHollybush LaneBurghfield CommonReadingBerkshireRG7 3JS	18/03096/OUTD	3	0	0	3
Thatcham	4 Colthrop Cottages Colthrop Lane	10/01485/FUL	0	-2	0	2
Thatcham	58 The Broadway, RG19 3HP	13/02624/FULD	9	6	0	3
Thatcham	30 Westfield Crescent, Thatcham, RG18 3EH	13/02701/FULD	1	0	1	1
Thatcham	Land Adjacent To 9London RoadThatchamBerkshire	16/01094/FULD 19/02329/FULD	1	0	0	1
Thatcham	Land To The Rear Of 66-74 And Between 66 and 68ARoman WayThatchamBerkshire	16/03548/OUTD 19/02738/OUTD	3	0	0	3
Thatcham	Land Adjacent To 8Arkle AvenueThatchamRG19 3UA	16/02770/FULD	2	0	2	2
Thatcham	67 Chapel StreetThatchamBerkshireRG18 4JS	16/02125/FULD	1	0	1	1
Thatcham	Wimbles BarnThe WimblesHarts Hill RoadThatchamBerkshire	17/02859/FULD	1	0	0	1
Thatcham	Land Adjacent To10 Coniston CloseThatchamBerkshire	17/02872/FULD	2	0	0	2
Thatcham	Land at Former Police StationChapel StreetThatchamBerkshire	18/01109/FULD	3	1	2	2
Thatcham	52 Bath RoadThatchamBerkshireRG18 3TA	18/02280/FULD	2	0	0	2

Table A1.5 Small Sites with Planning Permission

Thattham	62 and 64 Burys Bank Road Crookham Common Thattham Berkshire RG19 8DD	18/02853/FULD	-1	0	0	-1
Thattham	54 - 55 and 55A The Broadway Thattham Berkshire RG19 3HP	19/02236/FUL	3	0	0	3
Thattham	42 Masefield Road Thattham Berkshire RG18 3AF	19/02348/FULD	1	0	0	1
Theale	Unit 2 Brewery Court Theale Reading Berkshire RG7 5AJ	17/00913/FULD	4	0	0	4
Theale	Unit 1 Brewery Court Theale Reading Berkshire RG7 5AJ	17/00853/FULD	2	0	0	2
Theale	Stuart House High Street Theale Reading Berkshire RG7 5AR	18/02791/FULD	9	0	0	9
THEALE	Unit 7 Brewery Court Theale Reading Berkshire RG7 5AJ	19/01792/FUL	2	0	0	2
Tidmarsh	The Rancher Manor Farm Lane Tidmarsh Reading Berkshire RG8 8EX	17/00968/FULD 18/00402/FULD	5	0	0	5
Tilehurst	Land adj. 94 Royal Avenue Calcot	11/00994/FULD 18/00443/FULD	1	0	1	1
Tilehurst	347 The Meadway Tilehurst Reading Berkshire RG30 4NU	17/00465/FULD	1	0	0	1
Tilehurst	218 Long Lane Tilehurst Reading Berkshire RG31 5UG	17/02753/FULD	1	0	0	1
Tilehurst	Murdochs Bath Road Calcot Reading Berkshire RG31 7QJ	17/02903/OUTD	4	0	0	4
Tilehurst	27 Dell Road Tilehurst Reading Berkshire RG31 6PA	18/03127/FUL	0	-1	0	1
Tilehurst	Land South West Of Glen Haven Langley Hall Drive And Rear Of 8 Langley Hill Calcot Reading Berkshire	18/02104/FULD	1	0	1	1
Tilehurst	2 Sandringham Way Calcot Reading Berkshire RG31 4XA	19/00771/FULD	1	0	0	1
Tilehurst	Land North Of 17 Hugh Fraser Drive Tilehurst Reading Berkshire	18/02681/FULD	1	0	0	1
Welford	1-6 Easton Hill	12/01469/FULD 11/02677/XFUL	0	-6	0	6
Welford	Elton Farm Weston Newbury Berkshire RG20 8JG	18/01090/FULD	4	0	0	4
Winterbourne	North Heath Farm	17/00716/FULD	1	0	0	1
Wokefield	Huntsman Cottage Goring Lane Mortimer Reading Berkshire RG7 3BA	19/02215/FULD	1	0	0	1
Woolhampton	The Rising Sun Bath Road Woolhampton Reading Berkshire RG7 5RH	16/00170/FULD 19/00554/FULD	1	0	1	1
Woolhampton	Midgham Cottage Station Road Woolhampton Reading Berkshire RG7 5SE	16/00628/FULD	3	-1	4	4
Woolhampton	Land To The Rear Of Victor Place Woolhampton Reading Berkshire	16/01593/OUTD 19/01590/FULD	1	0	0	1
Woolhampton	Brook Lawn Bath Road Woolhampton Reading Berkshire RG7 5RE	17/00983/FULD	1	0	0	1
Woolhampton	Land To The West Of The Rising Sun Bath Road Woolhampton Reading Berkshire	17/03065/FULD	4	0	0	4
Woolhampton	Rose Cottage Bath Road Woolhampton Reading RG7 5RT	19/03191/FULD	1	0	0	1
TOTAL					98	404

Small sites identified through the Prior Approval process

Table A1.6: Small Sites Identified through Prior Approval Process

Parish	Site	Applicn. No.	Net Units	Net Completions 2020	Under Construction 2020	Net Outstanding (not started or under construction) 2020
Beech Hill	Woodlands FarmWood LaneBeech HillReadingBerkshire	17/02131/PACOU	1	0	0	1
Brimpton	Hyde End FarmHyde End LaneBrimptonReadingBerkshire RG7 4RJ	19/00353/PACOU	1	0	0	1
Enborne	Wheatlands Farm BarnWheatlands LaneEnborneNewburyBerkshire	18/03358/PACOU	1	0	1	1
Newbury	Unit 4, 36 Queens Rd	17/02682/PACOU	2	0	0	2
Newbury	53B Kingsbridge Road	18/02294/PACOU	1	0	0	1
Newbury	39 - 41 Northbrook StreetNewburyBerkshireRG14 1DT	19/01364/PACOU	8	0	0	8
Newbury	Mercantile House18 London RoadNewburyWest BerkshireRG14 1JX	19/01515/PACOU	8	0	0	8
Newbury	4 - 5 Saddlers CourtNewburyBerkshireRG14 1AZ	19/02315/PACOU	1	0	0	1
Newbury	Phoenix CourtBartholomew StreetNewburyRG14 5QA	20/00035/PACOU	4	0	0	4
Stratfield Mortimer	Headlands FarmNightingale LaneMortimerReadingBerkshire RG7 3PX	18/02618/PACOU	3	0	0	3
Thatcham	First Floor Offices32 High StreetThatchamBerkshireRG19 3JD	17/01289/PACOU	1	0	0	1
Tidmarsh	D W Lusted LtdVyners EstateMill LaneTidmarshReadingBerkshire RG8 8EB	17/03142/PACOU	1	0	0	1
TOTAL						32

Communal accommodation

Table A1.7: Communal accommodation

Parish	Site	Planning application reference	No. of rooms	Equivalent net dwellings (No. of beds / 1:8)	Net outstanding equivalent net dwellings 2018	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2020 to 2025	Total 2020 to 2026
Tilehurst	Stonehams Farm	19/00344/COMIND	85	47	47			47				47	47
Lambourn	Whitehouse Farmhouse	18/02967/COMIND	8	4	4		4					4	4
Lambourn	land East of Malt Shovel	18/00774/FULMAJ	6	3	3		3					3	3
Total						0	7	47	0			54	54

Appendix 2

Five Year Housing Land Supply to March 2026

Appendix 2: Five Year Housing Land Supply to March 2026

a) Housing requirement

Requirement for April 2020 to March 2026	LHN 513 dwellings per year	Core Strategy 525 dwellings per year
A. Requirement to 2025 excluding shortfall and buffer	2,565	2,625
B. Shortfall	n/a	402
C. Requirement including shortfall (A + B)	2,565	3,027
D. 5% buffer (C x 0.05)	128	151
E. Requirement to 2025 including shortfall and buffer (C + D)	2,693	3,178
F. Requirement April 2025 – March 2026	513	525
G. Total Requirement April 2019 – March 2025 (E + F)	3,206	3,703

b) Deliverable Supply for six year period April 2020 to March 2026

	LHN 513 dwellings per year	Core Strategy 525 dwellings per year
A. Six year requirement including buffer and Core Strategy shortfall	3,206	3,703
B. Total deliverable housing supply between 1 April 2020 and 31 March 2026	4,314	4,260
C. Total deliverable housing supply in years for 6 year period April 2020 to March 2026 (B ÷ A x 6)	8.1 years	6.9 years

Note: Supply measured against Core Strategy requirement excludes communal accommodation