

Five Year Housing Land Supply at December 2013

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1 Summary

1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of deliverable sites for the next five years. The Council are able to demonstrate a sufficient five year supply, based on the overall requirement set out in the adopted Core Strategy.

Five Year Land Supply April 2014 to March 2019

	Net units	No. Years Land Supply
Core Strategy Housing Requirement 2006 -26	10,500	
Five Year Land Supply	3,068	
Five Year Housing Requirement (Residual calculation)	2,773	5.64
Five Year Housing Requirement ("Sedgefield" method of calculation)	2,900	5.32

2 Background

2.1 The National Planning Policy Framework (NPPF), published in March 2012, requires local planning authorities to demonstrate a five year land supply for housing.

2.2 The housing requirement for West Berkshire is set out in the Council's adopted Core Strategy: an average requirement of 525 dwellings per annum over the period 2006 - 2026.

2.3 The assessment of the five year supply has taken account of the policy set out in paragraphs 47 and 48 of the NPPF and followed the guidance produced by the Department for Communities and Local Government ⁽¹⁾. Although this advice has been cancelled, the Council has followed the methodology set out previously and also followed best practice advice set out in the CLG publication "Land Supply Checks" ⁽²⁾. Guidance in the new web-based National Planning Practice Guidance, though still in draft form, provides some further guidance on what constitutes a "deliverable site"

2.4 This document sets out the specific sites which are likely to deliver the housing requirement. They are identified sites including those already under construction, those with planning permission but where building work has not yet commenced and allocated sites . A windfall allowance is also included as evidence shows windfalls provide a reliable source of supply.

2.5 The five year period covered is from 2014/15 to 2018/9.

3 NPPF Requirements

3.1 The NPPF (paragraph 47) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

1 Advice produced by the Department for Communities and Local Government "Demonstrating a 5 Year Supply of Deliverable Sites", now cancelled and removed from the Planning Inspectorate's website
 2 Land Supply Checks published by CLG in May 2009 highlighted best practice in establishing a 5 year supply of deliverable sites for housing as part of a Strategic Housing Land Availability Assessment

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3.2 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens.

3.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.4 For sites to be considered deliverable, footnote 11 of the NPPF states they 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. The draft National Planning Practice Guidance is clear that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. If there are no significant constraints (e.g. infrastructure) to overcome, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

4 Five Year Housing Requirement

Five Year Housing Requirement

4.1 The first stage in the assessment is the identification of the level of housing provision to be delivered. The adopted West Berkshire Core Strategy states that provision will be made for the delivery of at least 10,500 net additional dwellings over this plan period. Adjustments need to be made to reflect the level of housing that has already been delivered.

4.2 With the removal of guidance, including that on the preparation of the former Core Output Indicators, it is not clear whether the five year period should remain as a forward looking requirement, with the 5 year period beginning in April 2014, or whether it should start from April 2013, reflecting the latest monitoring position reported in the Annual Monitoring Report. The Council has taken the former approach which therefore seeks to identify a 6 year supply from April 2013, the five year period covering April 2014 to March 2019.

4.3 There are alternative methods of calculating the five year requirement, both of which take account of previous completions. The residual approach looks at the remaining requirement over the plan period and calculates the average annual completions needed to meet this. The second method, often referred to as the "Sedgefield" method calculates the supply needed to meet the overall annual average requirement (in this case 525 dwellings per annum) over the shorter period of five years.

4.4 The residual method calculation of the requirement from April 2014 to March 2019 is shown in Table 4.1 'Five Year Housing Requirement to March 2019 - Residual Method'. By March 2013, 3,434 additional homes had been completed since March 2006, and 471 are projected to be delivered in 2013/14, leaving a requirement of 2,794 for the five year period from 2014/15 to 2018/19.

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Table 4.1 Five Year Housing Requirement to March 2019 - Residual Method

	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Completions 2006 - 2013	3,434
Remaining Requirement 2013 - 2026 (13 years)	7,066
Annual residual requirement 2013 - 2026	544
Requirement 2013 - 2019 (6 years at 544 p.a.)	3,264
Anticipated completions 2013/14 (current year)	491
Remaining Requirement 2013/14 - 2018/19 (Years 1-5)	2,773

4.5 The alternative method of calculating the requirement is set out in Table 4.2 ' Five Year Housing Requirement to March 2019 - "Sedgefield Method"'

Table 4.2 Five Year Housing Requirement to March 2019 - "Sedgefield Method"

	Number of Net Additional Homes
Housing Requirement 2006 - 2026	10,500
Housing Requirement 2006 - 2019 (525 x 13)	6,825
Completions 2006 - 2013	3,434
Remaining Requirement 2013 - 2019	3,391
Anticipated completions 2013/14 (current year)	491
Remaining Requirement 2013/14 - 2018/19 (Years 1-5)	2,900

4.6 Both these methods of calculation are cited as examples of good practice in the CLG "Land Supply Checks" document. The draft National Planning Practice Guidance says that local planning authorities should aim to deal with any under-supply within the first five years of the plan period where possible. The Council are aiming to boost supply through the preparation of the Site Allocations and Delivery DPD which will allocate sites that will be deliverable before 2019.

4.7 The Council believes that the residual method for calculating the requirement is the more appropriate, given that the Core Strategy does not include phasing, other than that an average net additional requirement of 525 dwellings be met over the plan period. Delivering the annual residual requirement of 544 net additional dwellings per annum would achieve the target, set out in the Monitoring Framework of the Core Strategy, to maintain residual annual average rates of completions.

NPPF Requirement for Buffer

4.8 NPPF paragraph 47 requires that the five year supply of housing be supplemented by an additional buffer of either 5% (moved forward from later in the plan period) or 20% where there has been a record of persistent under delivery of housing. The Council does not have a record of persistent under delivery. This issue was debated at the Core Strategy Hearings in June 2012 and the Inspector's Report,⁽³⁾ in paragraph 46 states:

"The latest Annual Monitoring Report sets out net completions in the District compared with the Berkshire Structure Plan requirement up to 2005/06 and the South East Plan thereafter. There was under delivery in 7 of the past 12 years. This is a reasonable period over which to assess delivery, but I give more weight to recent

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years than the early 2000s. Delivery need not be assessed within discrete Local Plan or Core Strategy periods. The current severe recession is inevitably part of the reason for under delivery in the past 2 years, but there was high delivery for the 5 years preceding those. It would not be reasonable currently to conclude that the Council has a record of persistent under delivery. Only a 5 % buffer is therefore required"

4.9 Since the Inspector's Report was published the Council has recorded housing delivery for 2011/12 and 2012/13. Though delivery was low in 2011/12 this was partly due to slower than anticipated delivery on a number of sites that were already under construction and demolition taking place in advance of redevelopment. Delivery in 2012/13, at 552 net additional dwellings, was above both the annual requirement of 525 and the residual requirement of 544 dwellings per annum. It would not be reasonable to conclude differently from the Core Strategy Inspector on the grounds of housing delivery in the last two years.

4.10 The sites allocated in the Core Strategy are anticipated to deliver significant numbers of dwellings within the five year period. Construction on the Racecourse site has already commenced and a number of dwellings are now occupied. It is not considered that delivery on these sites can be brought forward to meet the 5% buffer and this would not achieve the NPPF objective of increasing choice and competition in the market for land. The Site Allocations DPD has not reached the stage of preferred site options, so specific sites can not yet be included within the 5 year supply. In order to meet the requirement for a buffer, the Council considers it needs to demonstrate a housing supply of at least 5.25 years, equivalent to 2,912 additional dwellings.

Table 4.3 Five Year Supply requirement with 5% Buffer

	Residual Calculation	"Sedgefield" Calculation
5 Year Housing Requirement 2014 - 2019	2,773 net dwellings	2,900 net dwellings
5 Year Supply Required 2014 - 2019 incl 5 % buffer	2912 net dwellings	3,045 net dwellings

5 Five Year Housing Land Supply

5.1 The second stage in the assessment is to identify sites that have the potential to deliver housing during the following five years. Sites include those that are allocated for housing in the Development Plan, sites that have planning permission and specific, unallocated sites that have the potential to make a significant contribution to delivery during the 5 year period. A windfall allowance can also be included where there is evidence that windfalls are likely to continue to provide a reliable source of supply.

5.2 The Council carries out annual monitoring of planning commitments and the housing commitments schedules form the basis of the five year supply. The NPPF states in footnote 11 that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years. The Council has followed this guidance and only excluded permissions where there is evidence that housing is unlikely to be delivered within the 5 years, for example where there might be ownership or lease issues or an alternative scheme on the site has been proposed. No discount has been applied to the remaining permissions as the NPPF is clear that permissions should be considered as deliverable. This has been tested at an appeal against a decision by South Somerset DC where the inspector found that no discount need be applied ⁽⁴⁾.

5.3 In addition to permissions, the five year supply includes the Sandford Park strategic site which has been allocated through the Core Strategy and where early completions are expected towards the latter half of the five year period. A Supplementary Planning Document has been adopted for this site.

5.4 The schedules listing the sites of over 10 units make some assessment of the availability, suitability and achievability of sites. This is based on visits to sites and dialogue with developers and applicants. The sites have been phased over the 5 year period but the phasing can only be regarded as approximate. Many developers are uncertain over the timing of their planned developments, which will be influenced by market conditions.

5.5 The smaller sites of under 10 units are also listed in the schedules and are divided into those that were under construction at March 2013 and those where development had not started. These smaller sites have not been assessed for deliverability in the same manner as the larger sites. A 10% non-implementation rate has been applied to the sites that are not yet under construction.

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Windfall Allowance

5.6 The Council has included an allowance for windfall in the calculation of the five year supply. The Strategic Housing Land Availability Assessment (SHLAA) has not attempted to include smaller sites of under 10 units as they are generally impossible to identify in advance. They nevertheless make up a significant proportion of completions every year and are expected to continue to provide a reliable source of supply. In addition some larger sites which have not previously been identified through the SHLAA do continue to come forward as windfalls.

5.7 The Council has examined past records of permissions and completions in order to derive a realistic windfall allowance. The first SHLAA was produced in 2009 and from then onwards the Council has classified sites that were not identified in the SHLAA as windfall sites. Prior to 2009/10 windfalls, for this purpose, are taken to be equivalent to small site permissions. Taking a six year period from 2007/08 to 2012/13 the average number of permissions granted on windfall sites was 138 net units per annum.

Table 5.1 Windfall Permissions 2007/08 to 2011/12

Monitoring year	Net windfall permissions
2007/08	163
2008/09	143
2009/10	129
2010/11	126
2011/12	118
2012/13	152
Average	138

5.8 The NPPF states that windfall allowance should not include residential gardens. Prior to June 2010 sites involving the curtilage of private residential gardens were classified as previously developed land. Permissions granted since June 2010 have been classified by the Council as greenfield if less than 50% of the proposed footprint is on the footprint of a former property and have been identified as residential garden (RG) in the monitoring schedules. In order to estimate the proportion of windfall sites that are on private gardens the Council has gone back to 2009/10 records and re-classified sites (excluding those that are for replacement dwellings) involving private gardens. Over the period 2009/10 to 2012/13 units permitted on private gardens were equivalent to 19.2% of total gross windfall permissions. Measurement of development on previously developed land relates to the gross number of dwellings permitted (e.g. demolition of two dwellings and development of 4 in the gardens of the former dwellings and 1 on the footprint would be recorded as 4 gross permissions on greenfield land and 1 on previously developed land, whereas the net additional dwellings would be 3). For calculation of a windfall allowance a net figure is required - using the number of gross permissions on residential gardens (116) as a percentage of net windfall permissions over the period 2009/10 to 2012/13 (525) gives a percentage of 22.1% and represents a cautious figure as it over-estimates the percentage of net units permitted on residential gardens.

Table 5.2 Windfall Permissions on Residential Gardens

Monitoring year	Gross windfall permissions	Gross permissions on residential garden sites	Percentage permissions on residential gardens
2009/10	142	34	23.9
2010/11	151	27	17.9
2011/12	139	28	20.1
2012/13	171	27	15.8
Total	603	116	19.2

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5.9 The Council has therefore calculated its windfall allowance based on a net figure of 138 units per annum, assuming 22% of these are on residential gardens to give a windfall figure of 107 net permissions per annum ($138 \times 0.78 = 107.6$). As these dwellings do not have the benefit of planning permission but are an estimate of future permissions, the Council has also applied a discount of 10% to allow for any non-completion. This discount is based on the historic pattern of non-implementation on small sites.

5.10 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2012/13. Of the total of 668 windfall units permitted over these 5 years, 322 were completed by March 2013. Of these, 7% were completed in the year of permission (the current year), 22% in Year 1, 28% in Year 2 and 18% in Year 3. Assuming 8% completion in Year 4, 7% in Year 5 and 10% non-implementation, this pattern has been applied to the housing trajectory to phase the delivery of the windfall allowance.

Table 5.3 Phasing the windfall allowance: Projected completions

Year of Permission	Curr. year 13/14	Yr 1 14/15	Yr 2 15/16	Yr 3 16/17	Yr 4 17/18	Yr 5 18/19
2013/14	7	24	30	19	9	7
2014/15		7	24	30	19	9
2015/16			7	24	30	19
2016/17				7	24	30
2017/18					7	24
2018/19						7
Total allowance to 2018/19	7	31	61	80	89	96

Schedules of Sites

5.11 The schedules of housing sites are set out in Section 6 and demonstrate that there is sufficient supply of housing land to meet the five year requirement.

5.12 The schedules are summarised below. Hard commitments (units on sites with planning permission) at March 2013 that have been assessed as deliverable in the five year period account for 2,090 units with an additional 300 units deliverable at Sandford Park. Deliverable dwellings on identified sites that were not hard commitments at March 2013, including sites that have since had planning applications approved, account for an additional 321 units. With the inclusion of a windfall allowance the total supply is 3,068 dwellings. This is equivalent to 5.64 years housing land supply for the period April 2014 to March 2019 or 6.64 from April 2013 to March 2019, using the residual method for calculating the requirement, or 5.32 years supply using the alternative "Sedgefield" method of calculating. This allows for the 5% buffer (equivalent to 5.25 years) as required by the NPPF.

5.13 In addition to the sites listed in the schedules there will be further supply from identified sites, including those currently under consideration, and from new applications.

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Table 5.4 Summary Deliverable Five Year Supply

Deliverable Sites	Current 13/14	Yr 1 14/15	Yr 2 15/16	Yr 3 16/17	Yr 4 17/18	Yr 5 18/19	Net Units Years 1-5
Commitments at March 2013							
Allocated sites (including soft commitment at Sandleford Park)	118	182	120	235	288	300	1,125
Non-allocated sites of 10 or more units	226	146	174	257	273	152	1,002
Non-allocated small sites under 10 units	140	91	80	50	22	20	263
Total deliverable commitments at March 2013	484	419	374	542	583	472	2390
Identified sites without permission at March 2013	0	52	121	37	11	100	321
Windfall allowance	7	31	61	80	89	96	357
Total Deliverable Supply	491	502	556	659	683	668	3,068

6 Monitoring the Five Year Supply

6.1 The Council will monitor the five year supply of deliverable sites, at least on an annual basis, linked to the Annual Monitoring Report (AMR). The outcome of the annual monitoring exercise will be used to update the five year supply, setting out a revised list of specific deliverable sites.

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7 Schedules of Housing Sites

Table 7.1 Allocated Sites

Parish/Ward	Address	Applic. No.	GF/PDL	Net Units	U/C 2012	Net Outst 2012	Assessment of deliverability	Anticipated Delivery											
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 Yrs	6-10 yrs	11-15 yrs			
Aldermaston	Land at Fishermans Lane	07/02782/RESMAJ	GF	29	29	29	Available: Yes Suitable: allocated site Achievable: Under construction	29											
Total West Berkshire District Local Plan Allocations				29	29	29											0	0	0
Core Strategy Strategic Sites																			
Greenham	Newbury Racecourse	09/00971	PDL	Up to 1,500	0	1500	Available: yes Suitable: reserved matters approved for 1st 2 phases Achievable: Under construction	89	182	120	135	188	200	825	564	0			
Greenham	Sandleford Park		GF	Up to 2,000			Available: yes Suitable: allocated strategic site in adopted Core Strategy Achievable: delivery anticipated from 2016/17				100	100	100	300	500	500			
Total Core Strategy Strategic Sites								89	182	120	235	288	300	1125	1064	500			
TOTAL Allocated Sites				Up to 3,500				118	182	120	235	288	300	1125	1064	500			

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Table 7.2 Non-allocated sites of 10 or more units with planning permission at March 2013

Parish/Ward	Address	Applic. No.	PDL/GF	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units							
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 yrs	6-10 yrs
Chieveley	Bardown	10/02039	PDL	28	0	72	Available: Yes Suitable: Yes, permission extended March 2011 Achievable: Demolitions already taken place and no indication that not viable		10	12	25	72			
Compton	Greens Yard, High Street	07/02647/ RESMA	PDL	25	0	25	Available: Yes Suitable: Yes, planning permission granted Achievable: An application for the renewal of the application 02/00317/OUT was approved in April 2013			25		25			
Compton	15-20 Fairfield And Land To The Rear Of 14-20 Newbury Lane	11/00586/ FULMAJ	PDL	12	0	12	Available: Yes Suitable: permission granted Achievable: in programme for completion in 2014/15		12			12			
Greenham	Land south of Pinchington Lane	08/02189/ RESMAJ	PDL	64	0	1	Available: Yes Suitable: Yes Achievable:		1			1			
Greenham	Cleansing Services Group Ltd Pinchington Lane	11/00585/ OUTMAJ	PDL	20	0	20	Available: Yes Suitable: Yes, permission granted Achievable: no indication that not viable		10	10		20			
Hampstead Norrays	Manor House, Church Street	09/00744 08/11099 08/01099	GF	13	0	2	Available: Yes Suitable: yes, planning permission granted Achievable: site largely complete		2			2			
Hermitage	Land Off Pinewood Crescent	12/00240/ FULEXT	PDL	28	28	28	Available: Yes Suitable: Yes, planning permission granted Achievable: Units under construction	28				0			
Holybrook	Calcot Barn Low Lane	09/02614/ FULMAJ	PDL	9	0	9	Available: Yes Suitable: yes, planning permission granted Achievable: No indication that not viable		2	7		9			

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Hungerford	Our Lady Of Lourdes RC Church	09/00962/ FULMAJ	PDL	14	14	14	Available: Yes Suitable: yes, Achievable: All units under construction	14						0		
Hungerford	The Priory	10/0192810/01928	PDL	41	74	74	Available: Yes. Sovereign Housing site Suitable: approved Achievable: Completed 13/14	74						0		
Hungerford	Three Swans Hotel 117 High Street	11/01910	PDL	13	0	13	Available: Yes Suitable: Yes, planning permission granted Achievable: no indication that not viable		3	10				13		
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018/ FULEXT	PDL	96	97	97	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction and marketing commenced	40	57					57		
Newbury	Northcroft House and Avonbank House	11/00899	PDL	61	0	61	Available: Yes, vacant office building Suitable: Yes Achievable: no indication that not viable			61				61		
Newbury	J & P Motors, Newtown Road	07/01687	PDL	37	0	37	Available: Yes Suitable: Yes, planning permission implemented. Achievable: No indication that not viable				37			37		
Newbury	Hillview House, 21 West St	07/02666/ FULEXT	PDL	42	0	42	Available: Yes Suitable: Application to extend planning permission allowed on appeal Achievable: No evidence that not viable		42					42		
Newbury	Bankside House, West Mills	10/02326/ XFULMA	PDL	13	13	13	Available: Yes Suitable: Yes, planning permission granted. Achievable: Completed 13/14	13						0		

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Parish/Ward	Address	Applicn. No.	PDL/GF	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units							
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1- 5 yrs	6-10 yrs
Newbury	Land Off Faraday And Kelvin Road	08/01255/OUTMAJ	PDL	160	0	160	Available: Yes Suitable: Renewal application pending determination Achievable: Lease issues may delay development						0	160	
Newbury	18 - 22 Rockingham Road	08/01794/OUTMAJ	PDL	11	14	14	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	14					0		
Newbury	17-21 And Land To The Rear Of 22-24 Bartholomew Street	10/02067/XFULMA	PDL	13	0	13	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable				13		13		
Newbury	49 - 65 Enborne Road	12/01014/FULMAJ	PDL	3	0	3	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable	-9		12			12		
Newbury	1-3 Mansion House Street	08/02411	PDL	11	0	11	Available: Yes Suitable: Yes planning permission approved Achievable: Being marketed. No evidence that not viable				11		11		
Newbury	53 Cheap Street and 4 - 16 Kings Road	10/02179/ FULMAJ	PDL	9	0	9	Available: Yes Suitable: Yes planning permission approved Achievable: No indication that not viable		9				9		
Newbury	24 - 26 the Broadway and 4 Oxford Street	11/01437/FULMAJ	PDL	6	0	6	Available: Yes Suitable: planning permission for conversin and change of use. 11 units gross. Achievable: No indication that not viable			6			6		
Newbury	Elizabeth House, West Stree	12/00499/COMIND	PDL	24	0	24	Available: vacant office block Suitable: Yes planning permission Achievable: No indication that not viable			24			24		

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Parish/Ward	Address	Applicn. No.	PDL/GF	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs
Padworth	Land To The Rear Of Audrey Court	07/02756/OUTMAJ	PDL	14	14	14	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	14						0		
Padworth	Max Café, Bath Road	10/00760/OUTMAJ	PDL	12	0	12	Available: Yes Suitable: yes, reserved matters approved September 2013 Achievable: No indication that not viable		12					12		
Padworth	Comfort Inn and Land to south west	11/00107/FULEXT	PDL	30	0	30	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable				30			30		
Padworth	Land Adjacent To Kennet And Avon Canal, Wharf Side	11/01564/FULMAJ	PDL	11	0	11	Available: Yes Suitable: yes planning permission approved Achievable: No indication that not viable					11			11	
Pangbourne	Meadow Lane (14-16 Reading Road)	09/02682/OUTMAJ	PDL & GF	13	15	15	Available: Yes, vacant land Suitable: yes planning permission allowed at appeal Achievable: Under construction							15		15
Thattham	1 The Broadway	06/02314/FULMAJ	PDL	10	11	11	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	11							0	
Thattham	29 High Street	07/00529/FULMAJ	PDL	10	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Permission implemented							10		10
Thattham	Kingsland Shopping Centre And Adjoining Land	07/00565/OUTMAJ	PDL	46	0	46	Available: Yes Suitable: Yes, planning application for renewal pending consideration Achievable: No indication that not viable						46			46

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Parish/Ward	Address	Applicn. No.	PDL/ GF/	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units								
								2013/14 Current	2014/15 Yr-1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1- 5 yrs	6-10 yrs	11-15 yrs
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ	PDL	13	13	13	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction	13						0		
Thatcham	139 & 141 Bath Road	08/02296/OUTMAJ	PDL	9	0	9	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable	-2	11					9		
Thatcham	Rainsford Farm	09/02370	GF	13	0	13	Available: Yes Suitable: Yes planning permission granted at appeal Achievable: Agent confirmed expectation of development within 5 years		13					13		
Thatcham	77 - 79 Bath Road	11/00902/OUTMAJ	PDL	14	0	14	Available: Yes Suitable: yes planning permission approved Achievable: Completed 13/14	14						0		
Thatcham	99 Station Road and land at Hewdens	12/01451/FULMAJ	PDL	14	0	14	Available: Yes Suitable: yes planning permission approved Achievable: Building work started		14					14		
Theale	Lakeside	04/01219	GF	350	0	350	Available: Yes Suitable: Yes, planning permission granted Achievable: permission implemented.			100	110	140		350		
Theale	Land To The Rear Of 22 - 26 High Street	10/00698/XOUTMAJ	PDL	14	0	14	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable				12			12		
Theale	Trafalgar Court, Play Platt	10/03075	PDL	30	0	30	Available: Yes Suitable: yes planning permission approved Achievable: In programmed for completion 2014/15	30						30		

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Parish/Ward	Address	Applicn. No.	PDL/GF	Net Units	U/C 2012	Net Oust 2012	Assessment of Deliverability	Net Dwelling Units										
								2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs		
Welford	Teekay Farm, Newbury Road	10/02238/RESMAJ, 07/01182/OUTMAJ	PDL	11	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable			10					11			
Total				1379	293	1388		226	146	174	257	273	152	1002	160	0		

Five Year Housing Land Supply at December 2013

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of Deliverability	Net Dwelling Units										
						2013/14 Current	2014/15 Yr 1	2015/16 Yr 2	2016/17 Yr 3	2017/18 Yr 4	2018/19 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs		
Newbury	3 & 9 London Road		PDL	17	Available: Yes Suitable: In sustainable, town centre location. Planning application currently pending consideration Achievable: No indication that development would not be viable			17				17				
Newbury	Market Street		PDL	135 SHLAA estimate (potential may be higher)	Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Agreement drawn up between Council and Developer. Commencement anticipated by 2016						100	100		35		
Shaw cum Donnington	Trinity School, Love Lane	13/00686	GF	9	Available: Yes Suitable: Previous planning permission for 8 dwellings and a new application for 9 dwellings is pending consideration Achievable: No indication that not viable			9							9	
Thatcham	Police Station, 20-26 Chapel Street	11/02373?OUTD 13/02231/FULD	PDL	10	Available: Yes, vacant land and buildings Suitable: permission granted for 6 dwellings. Application for 4 units pending consideration			10							10	
Thatcham	Former depot at Pound Lane		PDL	21 SHLAA estimate (potential may be higher)	Available: Yes Suitable: Site is within the current settlement boundary, surrounded by residential, commercial and open space. Achievable: No indication that not viable			21							21	
Tilehurst	1055 & 1057 Oxford Road	13/00118/FULMAJ	PDL/ GF	27	Available: Believed to be available now Suitable: permission allowed on appeal Achievable: No indication that not viable			27							27	
Total								52	121	37	11	100	321			

Five Year Housing Land Supply at December 2013

Table 7.4 Small Sites Under Construction at March 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2013	NetOu 2013
Aldermaston	Hollycroft, Reading Road	12/02572/FUL	PDL	0	1	1
Basildon	Former Applecroft, Bethesda St, RG8 8NT	11/02602/FULD	PDL/RG	2	3	3
Basildon	Half Hatch, Bethesda Street, RG8 8NU	10/02501/FULD	PDL	1	1	1
Basildon	Hillfields Farm, Park Wall Lane,	11/02152/FULD	GF	1	1	1
Basildon	Land Adjoining Yew Cottage, Bethesda Street,	11/02536/REM 10/01314/XOUTD	PDL	1	1	1
Basildon	Myrtle Cottage, Kiln Corner, Upper Basildon	12/00089/FUL	PDL	0	1	1
Basildon	Trees, Reading Road, RG8 9NN	12/01926/FUL	PDL	0	1	1
Beech Hill	Trunkwell Farm	09/00736/FUL	PDL	0	1	1
Beech Hill	Trunkwell Farm, Beech Hill Road	10/02090/FULD	GF	1	1	1
Bradfield	Bradfield College, Bradfield	12/02630/FULD	PDL	1	1	1
Brimpton	1 The Osiers, Brimpton Road	12/01648/FULD	RG	4	4	4
Burghfield	The Willows, Burghfield Bridge	11/02411/FULD	PDL	1	2	2
Chaddleworth	Heads Farm, Botmoor Way	11/02150/FULMAJ	PDL	0	1	1
Cold Ash	Highfield Paddock, Ashmore Green Road	11/01838/FUL	PDL	0	1	1
Cold Ash	Hill View Farm,,Ashmore Green Road	11/02535/FULD	GF	1	1	1
Cold Ash	Land Adjoining Northcroft Farm	08/00661/FULD	PDL	1	1	1
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	1	4
Compton	Down House, Ilsley Road	12/01375/FUL	PDL	0	1	1
East Garston	Stable Court (Buildings G And H) Lower Poughley Farm	10/02513/FULD	PDL	1	1	1
Enborne	Two Cocks Farm and Brewery, Enborne	11/00284/FUL	PDL	0	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Frilsham	Middlewood, School Lane	09/01531/FUL	PDL	0	1	1
Greenham	Ridley Cottage (Woodlands Cottage), Basingstoke Road	10/01171/FUL	PDL	0	1	1
Greenham	5 Deadmans Lane, Greenham	12/00110/REM 10/00702/OUTD	GF/RG	1	1	1
Greenham	Greenbanks, Bishops Green	12/00592/FUL	PDL	0	1	1
Hampstead Norreys	Lane End Bungalow	12/02400/FUL 11/00856/FUL	PDL	0	1	1

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2013	NetOu 2013
Hamstead Marshall	Foxlee Farm	10/01683/FUL	PDL	0	1	1
Holybrook	Land adjacent 1 Cambrian Way, Calcot, RG31 7DD	09/00636	PDL	1	1	1
Hungerford	Berkshire Trout Farm	02/00911	GF	1	1	1
Lambourn	35 Woodbury	11/01160/FULD 09/02582/FULD	PDL	1	1	1
Lambourn	Former Coal Yard, Newbury Street	08/00267/OUTD	PDL	9	9	9
Lambourn	Land Adjacent To 1 Bockhampton Road	08/02333/FULD	PDL	1	1	1
Lambourn	Land At The Old Station Yard	10/03054/XFULD 07/02745/FULD	PDL	5	5	5
Lambourn	Land to the Rear of The Classics	11/00500/FULD 08/01503/FULMAJ	PDL	9	9	9
Lambourn	Lane End Farm, Inholmes Common	11/00612/FULD	PDL	1	1	1
Lambourn	Rosehill Stables Wantage Road	11/00409/FULD	PDL	0	1	1
Lambourn	Windmill Farm, Baydon Road	12/02172/FULMAJ 11/01903/FULMAJ	PDL	1	2	2
Midgham	Hallcourt Farm, Midgham Green, RG7 5TX	08/01295	GF	2	1	2
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1	1
Newbury	Land Adjoining 19 Wilmot Walk	12/01177/FULD	RG	1	1	1
Newbury	107 Bartholomew Street	11/00947/FULD	PDL	4	4	4
Newbury	13 - 14 Courtlands Road	08/01418/FULD 07/01938/FULD	PDL	4	4	4
Newbury	15 - 21 West Mills	12/02596/FULD	PDL	7	7	7
Newbury	21 - 23 The Broadway	11/00227/FULD	PDL	3	3	3
Newbury	3 Cheap Street	12/00950/FULD	PDL	2	2	2
Newbury	30 Bartholomew Street	11/01691/FULD	PDL	2	2	2
Newbury	33 Northbrook Street Newbury	12/01956/FULD	PDL	3	3	3
Newbury	5 London Road Newbury	12/01893/FULD	PDL	3	3	3
Newbury	Boxshall Court Pound Street	12/02631/FULD	PDL	3	3	3
Newbury	Greenlands View Springfield Lane	12/01342/FULD	PDL	2	2	2
Newbury	Land Adjacent To 124 Andover Road	11/01162/FULD	RG	2	2	2

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2013	NetOu 2013
Newbury	The Rockery 86 Monks Lane	12/00566/FULD	PDL	2	3	3
Padworth	Padworth College Padworth	12/00307/FULMAJ	PDL	1	1	1
Padworth	Padworth College, RG7 4NR	11/02641/COMIND	PDL	1	1	1
Pangbourne	4 - 8 High Street	12/03024/FULD	PDL	2	2	2
Pangbourne	Old Pump House And Parramatta, Bowden Green, RG8 8JL	07/01837/REM 06/00832/OUT	PDL	0	1	1
Purley	32-34 Park Walk	03/00221/OUT	PDL	1	1	1
Purley	Domus, Oxford Road, RG31 6UT	06/02897/FULD	PDL	2	2	2
Purley	The Boathouse, River Gardens, RG8 8BX	11/02401/FUL	PDL	0	1	1
Shaw Cum Donnington	Donnington Grove Country Club, Donnington Grove, RG14 2LA	11/00901/FULD 07/01093/FULD	GF	8	8	8
Shaw Cum Donnington	Donnington Park House, Donnington Park, RG14 2DZ	11/01547/FUL	PDL	0	1	1
Speen	Priddles Farm, Belmont, Lambourne Road	11/01831/FUL 10/02687/FUL	RG	0	1	0
Stratfield Mortimer	3 Hammonds Heath Road, Mortimer Common	04/02468/FUL	PDL	0	1	1
Stratfield Mortimer	Land Adjoining 37 Stevens Close	09/00364 05/02058/OUTD	GF	1	1	1
Stratfield Mortimer	1 The Avenue Mortimer Common	12/01196/FULD	1xRG 1xPDL	1	2	2
Stratfield Mortimer	Green Gates, The Street, Mortimer Common	12/00461/FULD 11/00837/FULD	RG	1	1	1
Stratfield Mortimer	Stroudens 41 King Street, Mortimer Common	12/03036/FULD 12/01093/OUTD	1x RG 2xPDL	2	3	3
Streatley	Marnhill House, Wantage Road, RG8 9LA	10/02437/FULD	RG	1	1	1
Streatley	Conifers, Wantage Road	12/02117/FUL	PDL	0	1	1
Sulham	Nunhide Farm, Nunhide Lane	10/02469/FULD	PDL	1	1	1
Thatcham	Church Gate House, 15 Church Gate	12/01274/FULD	PDL	1	2	1
Thatcham	Land adj to Four Winds, Floral Way, RG18 9PH	10/02991/FULD 05/00271	PDL	1	1	1
Thatcham	Elizabeth Farm, Crookham Common, RG19 8EL	12/02606/XFULD	PDL	3	3	3
Thatcham	The English Barn, Chapel Street	11/00960/FULD	PDL	1	1	1
Thatcham	Unit 1 The Court Yard, The Broadway	10/02646/FULD	PDL	1	1	1
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	2	2
Tilehurst	Land At 179 Halls Road	12/02383/FULD	PDL	1	1	1

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2013	NetOu 2013
Wokefield	Oakfield Stables Also Known As Herron Lodge,	10/00817/FUL	PDL	0	1	0
Wokefield	West Lodge, Wokefield Park	11/00862/FULD	PDL	0	1	1
TOTAL					148	149

Five Year Housing Land Supply at December 2013

Table 7.5 Small Sites Not Started at March 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2013
Aldermaston	Land adj 50 Falcon Fields	06/02230 03/02269/OUT 05/00326/RESMAT	PDL	1	1
Aldermaston	Land Adjacent To Padworth Farm, Rag Hill	10/02684/FULD	GF	1	1
Aldermaston	Chestnut Coppice Rag Hill	11/01563/FULD	GF	1	1
Aldermaston	White Tower Nursery	11/01353/OUTD	PDL	0	1
Ashampstead	Linden House, Burnt Hill	11/01292/FUL	PDL	0	1
Basildon	Greensleeves, Reading Road, RG8 9ND	12/01329/FUL	GF/RG	1	1
Basildon	Land At Apple Tree Cottage, Pangbourne Road	11/00080/XFULD	PDL	1	1
Basildon	Garages Between, 46 - 47 Wakemans	10/02580/FULD	PDL	3	3
Basildon	Land Adjacent to the Crest, Aldworth Road	12/00567/FULD 11/00772/FULD	RG	1	1
Basildon	The Tamarind Tree, Reading Road Lower Basildon	12/00881/FULD	PDL	1	1
Basildon	Randars, Bethesda Street	11/00602/FULD	RG	1	1
Beech Hill	1 And 2 Woodcote Cottage Beech Hill Road	12/00949/LBC2	PDL	-1	-1
Beenham	St Marys Farm	12/01567/XFULD 09/00937/FULD	GF	1	1
Boxford	Coombesbury Farm Barn, Ownham	12/00862/FULD	GF	4	4
Boxford	Boxford Village Hall, Southfields	11/00630/FULD	PDL	2	2
Bradfield	The Old Dairy House, Maidenhatch	10/03176/FULD	PDL	1	1
Bradfield	Bradfield House, Scratchface Lane	11/00028/FULMAJ	RG	1	1
Bradfield	Bottom House Farm, Buckhold,	11/00359/FULD	PDL	1	1
Bucklebury	46 - 47 Roundfield,	12/02862/FULD	PDL	2	2
Bucklebury	Land at Roundfield Cottage, Broad Lane	11/01190/OUTD	RG	1	1
Bucklebury	Land To The Rear Of 38 - 47 Roundfield	11/02154/FULD	RG	1	1
Burghfield	Victoria Cottage, Bunces Lane	08/01049/FULD	PDL	1	1
Burghfield	1 Old Rectory Cottages, School Road	10/02014/FULD	GF/RG	1	1
Burghfield	Pilgrims Farm, Theale Road	10/03094/FULD	RG	1	1
Burghfield	The Stable Door Saddlery, Brookhouse Farm, Sulhamstead Road	11/01701/FULC	PDL	1	1

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/ PDL	Net Units	NetOu 2013
Burghfield	Land at Brookhouse Farm, Sulhamstead Road	12/00484/FULD	PDL	3	3
Burghfield	47 Omers Rise	12/00834/FULD	PDL	1	1
Burghfield	Sailing Club At Burghfield	12/01717/FULD	PDL	1	1
Burghfield	Land To The Rear Of The Rising Sun, Reading Road	12/02588/FULD	PDL	2	2
Chaddleworth	Barn 80m South East Of Manor Farm	10/00030/XFULD	GF	2	2
Chieveley	Old Radnalls Farm Green Lane Chieveley	09/02194/XFUL	GF	2	2
Chieveley	Summerhill Cottages, Priors Court Road	10/02618	PDL	-2	-2
Chieveley	Home Farm, Arlington Lane, Snelsmore Common	07/02377/FUL	PDL	0	1
Chieveley	Oaklands Cottages, Marsh Lane	12/02772/FUL 10/00572/FUL	PDL	-1	-1
Chieveley	Priors Court Cottages	09/02100/FULD	PDL	-6	-6
Chieveley	Arlington Grange, Curridge Road	10/02432/FULD	PDL	-3	-3
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	1
Compton	Former Bank, High Street	12/01760/XFULD	PDL	1	1
Compton	Rear of Pangside, School Road	11/02277/FULD	GF	2	2
East Garston	East Garston Stores, Front Street	12/00514/FULD	PDL	2	2
East Ilsley	Church Hill House, Church Hill	12/01973/FULD	PDL	1	1
Enborne	Enborne Kennels	12/02512/FULD	PDL	1	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	10/01469/XFULD	PDL	5	5
Greenham	Sandleford Farm	11/01548/FULD	PDL	9	9
Hampstead Norreys	Gardens of 3 Radnor Villas Water Street	11/00582/FULD	RG	1	1
Hampstead Norreys	Oakhouse Farm	11/02551/FULD	PDL	4	4
Hampstead Norreys	Land Between Eastridge And 14 Beechcroft Forge Hill	12/00415/FULD	GF	1	1
Hermitage	Land Adjacent To Medan And 4 Oare View, Hampstead Norreys Road	06/01340/FUL	PDL	0	2
Holybrook	16 Seton Drive	12/03002/FULD	PDL	1	1
Hungerford	Land At the Rear of 14-19 Upper Eddington	12/01584/OUTD	PDL	2	2
Hungerford	6 Bridge Street	10/00893/XFUL 05/00395/FUL	PDL	1	1
Hungerford	St Johns Hall, Station Road	11/02182/FULD	PDL	6	6

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2013
Hungerford	The Lamb Inn, 5 Charnham Street	12/00491/FULD	PDL	2	2
Hungerford	The Lamb Inn,5 Charnham Street	12/00485/FULD	PDL	1	1
Hungerford	The Lamb Inn, 5 Charnham Street	12/00521/FULD	PDL	1	1
Inkpen	1 & 4 Hazelwick, Upper Green, RG17 9QH	09/02391/FULD	PDL	2	2
Kintbury	Clapton Bottom, The Benham Estate	10/02869/XFUL	PDL	-1	-1
Kintbury	Kintbury Service Station Newbury Street	06/02632/FULD	PDL	4	4
Lambourn	Limes Farm, Upper Lambourn	10/01484/XCOMIN	GF	3	3
Lambourn	Francomes Field	03/02206	GF	6	2
Lambourn	Fognam Farm	08/01880/FULD	GF	2	2
Lambourn	Virginia Rose, Edwards Hill	11/02597/FULD	RG	1	1
Leckhampstead	Methodist Chapel, The Thicket	12/00991/FULD	PDL	1	1
Midgham	Old Acre House, Midgam, RG7 4UU	08/01877	PDL	1	1
Newbury	Car Park Site, West Street	10/00438/XFULD	PDL	6	6
Newbury	19 Livingstone Road	09/02604/XFULD	PDL	4	4
Newbury	62 Bartholomew Street	10/00541/FULD 05/02917/FULD	PDL	4	4
Newbury	24 - 26 the Broadway and 4 Oxford Street	11/01437/FULMAJ	PDL	6	6
Newbury	Land At Allways, Tydehams	12/01235/OUTD	RG	3	3
Newbury	21 Corporation Cottages, Pelican Lane	08/00775/FULD	PDL	1	1
Newbury	Dolmans, Shaw Hill	11/01689/FULD	PDL	7	7
Newbury	62 Andover Road	11/01347/XOUTD	PDL	4	4
Newbury	Land adjacent to 30 & 32 Hampton Road	10/01416	PDL	2	2
Newbury	250 London Road	12/02578/XFULD	PDL	5	5
Newbury	13 St Michaels Road	10/02030/FULD	GF/RG	1	1
Newbury	242 London Road	11/00162/FULD	PDL	4	4
Newbury	48 Cheap Street	11/00316/FULD	PDL	4	4
Newbury	30 Rowan Drive	11/00668/FULD	RG	1	1
Newbury	Guildgate House, Pelican Lane	11/00967/FULD	PDL	6	6
Newbury	Park Cottage, Warren Road	11/00998/FULD	PDL	1	1
Newbury	46 Northbrook Street	11/01136/FULD	PDL	2	2
Newbury	Land Rear Of Winterton House Garden Close Lane	11/01555/OUTD	RG	2	2

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2013
Newbury	The Clock Tower, 15 The Broadway	11/02099/FULD	PDL	4	4
Newbury	Clock House, 1st And 2nd Floor, Carnegie Road	11/02186/FULD	PDL	2	2
Newbury	Kendrick House, Wharf Street	11/02198/FULD	PDL	6	6
Newbury	15 St Nicholas Road	11/02486/FULD	PDL	1	1
Newbury	15A - 16 Bartholomew Street	12/00359/FULD	PDL	2	2
Newbury	45 Greenham Road	12/01322/FULD	PDL	5	5
Newbury	Units 3,4 And 7 Inches Yard,Market Street	12/01313/FULD	PDL	4	4
Newbury	Cotton Traders. 4 Bridge Street	12/01668/LBC2	PDL	1	1
Newbury	225 Andover Road	12/02343/FULD	PDL	1	1
Newbury	17A Cheap Street	12/02170/FULD	PDL	1	1
Newbury	The Flat, 88 Bartholomew Street	12/03055/FULD	PDL	1	1
Newbury	39 Craven Road	12/01953/FULD	PDL	1	1
Newbury	76 Craven Road	11/00894/FULD	RG	1	1
Padworth	The Glen, Bath Road, RG7 5HR	11/01259/FULD	PDL	4	4
Pangbourne	Various College Properties Off Bere Court Road	12/01396/FULD	PDL/GF	3	3
Pangbourne	22 - 32 Purley Way	11/00132/FULD	PDL	2	8
Pangbourne	35 - 37 Horseshoe Road	11/00708/FULD	PDL	1	1
Pangbourne	Land Adjacent To 11A Thames Avenue	11/01826/FULD	RG	2	2
Pangbourne	78 Reading Road	11/00374/FULD	PDL	1	1
Pangbourne	Little Bowden, Yattendon Road Bowden Green	12/02541/FULD	PDL	1	1
Purley	Domus, Oxford Road, RG31 6UT	10/00064/FULD	PDL	1	1
Purley	16 - 17 Mapledurham Drive	12/02026/FUL	PDL	0	1
Speen	Land adj Coppice House, Speen Lane	11/02318/XOUTD 08/02109	PDL	1	1
Speen	Benham Valance	12/02210/FULMAJ	PDL	9	9
Stanford Dingley	Stanford Dingley Clubroom	12/00758/FULD	PDL	1	1
Stratfield Mortimer	Land between To 29b-30 The Bevers	10/00407/FULD 07/01807/FULD	PDL	8	8
Stratfield Mortimer	Squirrels Lodge West End Road Mortimer Common	12/01007/FULD	PDL	3	3
Stratfield Mortimer	9 - 13 Victoria Road	12/00655/XFULD	PDL	6	6
Stratfield Mortimer	Old Fire Station, The Street, RG7 3PB	10/00699/FULD	PDL	1	1

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/ PDL	Net Units	NetOu 2013
Stratfield Mortimer	Tower House, The Street Mortimer Common	12/00680/FULD	RG	3	3
Stratfield Mortimer	Alvernia, The Street	12/01899/FULD	PDL	1	1
Stratfield Mortimer	Calleva, Longmoor Lane	11/01883/FUL	PDL	0	1
Thatcham	44 Park Lane, RG18 3PJ	05/01719/FULD	PDL	1	1
Thatcham	Police Station, 20 Chapel Street	11/02373/OUTD	PDL	6	6
Thatcham	11 Harts Hill Road	13/00082/FULD		1	1
Thatcham	Land Adjacent To 8 Arkle Avenue	10/00646/FULD	PDL	2	2
Thatcham	Site Adjacent To Woodland Crookham Common Road	10/01763/FULD	PDL	1	1
Thatcham	58 The Broadway, RG19 3HP	11/00247/FULD	PDL	5	5
Thatcham	1 Kendal Close, RG18 3FT	11/00835/FULD	PDL	1	1
Thatcham	35 Henwick Lane	12/00037/OUTD	RG	2	2
Thatcham	Land Between 11 - 13 Baily Avenue	12/00356/FULD	RG	2	2
Thatcham	Foxhold House, Thornford Road Crookham Common	12/00904/FULD	PDL	1	1
Thatcham	23 Roman Way	12/01611/FULD	RG	1	1
Thatcham	15 The Broadway	12/02115/FULD	PDL	2	2
Thatcham	Garden To Side Of 62 Loundyes Close	12/01080/FULD	RG	1	1
Thatcham	23 - 25 High Street	12/02615/FULD	PDL	2	2
Theale	The Lamb Inn, 22 Church Street	12/00919/FULD	PDL	2	2
Tidmarsh	Forge House, Tidmarsh, RG8 8ER	10/01999/REM	PDL	1	1
Tidmarsh	The Mill House, Mill Lane	12/00549/LBC2	PDL	1	1
Tidmarsh	Moor Copse, Mill Lane	12/02710/FUL	PDL	-1	-1
Tilehurst	Land To The Rear Of 261 Overdown Road	07/02625/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 259 Overdown Road	09/01397	PDL	1	1
Tilehurst	25 Westwood Row	12/01221/XFULD 09/00961/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 9 - 15 High View	10/01441/FULD	PDL	4	4
Tilehurst	175 And 177 Halls Road	10/01241/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 154 Overdown Road	10/02308/FUL	GF/RG	1	1
Tilehurst	7 High View, Calcot	10/03157/FULD	PDL	1	1
Tilehurst	Land adj. 94 Royal Avenue, Calcot	11/00994/FULD	RG	1	1

Five Year Housing Land Supply at December 2013

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2013
Tilehurst	9 Royal Avenue, Calcot	12/00572/FULD	RG	1	1
Tilehurst	Land Adjacent To Monsoon Cottage Fairway Avenue	13/00011/FULD	RG	1	1
Wokefield	James Farm, James Lane	11/01703/FULD	PDL	6	6
TOTAL				273	282

Five Year Housing Land Supply at December 2013

Abbreviations used in the Schedules	
PDL	Previously developed land (often referred to as brownfield land) is defined in the NPPF. It is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure. There are some exceptions, including private residential gardens.
GF	Greenfield land - land that has not been previously developed. It includes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up area which has not been previously developed (ie parks, recreation grounds and allotments). It also includes land where the remains of any structure or activity have blended into the landscape to the extent that it can reasonably be considered as part of the natural surroundings.
RG	Residential garden land. The definition of previously developed land was changed in June 2010 to exclude "land in built-up areas such as private residential gardens....." The classification of residential gardens therefore changed from brownfield to greenfield in June 2010.
Net Units	The net units that have been permitted on the site. This figures therefore takes account of any permitted demolitions or changes of use.
Net Outst	The number of units permitted that are either under construction or not started at the time of the survey. Once a dwelling is complete, it is no longer an outstanding commitment. This figure will therefore differ from the net unit figure if either demolitions or completions on the site were recorded in previous years.
U/C	Units under construction at time of survey