

Five Year Housing Land Supply at December 2014

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1 Background

- 1.1** The National Planning Policy Framework (NPPF), published in March 2012, requires local planning authorities to demonstrate a five year land supply for housing.
- 1.2** 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.
- 1.3** The assessment of the five year supply has taken account of the policy set out in paragraphs 47 and 48 of the NPPF and guidance set out in the Planning Practice Guidance (PPG). The Council has also followed previous best practice advice set out in the CLG publication "Land Supply Assessment Checks" ⁽¹⁾.
- 1.4** This document sets out the specific sites which are likely to deliver the housing requirement. These include sites with planning permission, allocated sites, sites with permitted development for housing established through the prior approval process and other identified sites that are considered deliverable in the five year period. A windfall allowance is also included as evidence shows windfalls provide a reliable source of supply.
- 1.5** The five year period covered is from 1 April 2015 to 31 March 2020. As the latest monitoring information relates to 31 March 2014, the supply shows a 6 year period from this date to cover the current monitoring year as well as the forward looking five year period. This is in line with previous guidance.

2 NPPF Requirements

- 2.1** 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.
- 2.2** 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.
- 2.3** 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.
- 2.4** 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 Planning Practice Guidance(PPG) 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.

1 Land Supply Assessment 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 Five Year Housing Requirement

Five Year Housing Requirement

3.1 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.

3.2 The Council is commissioning a Strategic Housing Market Assessment (SHMA), in cooperation with the other Berkshire unitary authorities and the Local Enterprise Partnership. This will identify the objectively assessed need and provide the evidence for establishing a new housing requirement for a new Local Plan, which will be prepared following the Housing Site Allocations DPD. Until the SHMA is published, the Core Strategy requirement remains the most recent assessment for the District and should be used as the starting point for the calculation of the five year housing land supply.

3.3 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 2015, or whether it should start from April 2014, 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 2014, the five year period covering April 2015 to March 2020.

3.4 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) by the end of the five year period. Any under or over provision to date is included in the requirement.

3.5 The residual method calculation of the requirement from April 2014 to March 2020 is shown in Table 3.1 'Five Year Housing Requirement April 2014 to March 2020 - Residual Method'. By March 2014, 3,891 additional homes had been completed since March 2006, leaving a requirement of 3,306 for the six year period from March 2014 to April 2020.

Table 3.1 Five Year Housing Requirement April 2014 to March 2020 - Residual Method

	Number of Net Additional Homes
A. Housing Requirement 2006 - 2026 (20 x 525 p.a)	10,500
B. Completions 2006 - 2014	3,891
C. Remaining Requirement 2014 - 2026 (12 years) (A - B)	6,609
D. Annual residual requirement 2014 - 2026 (C /12)	551
Requirement 2014 - 2020 (6 years at 551 p.a.)	3,306

3.6 The alternative method of calculating the requirement is set out in Table 3.2 'Five Year Housing Requirement April 2014 to March 2020 - "Sedgefield Method"'. This calculation leads to a requirement for 3,459 additional homes for the 6 year period, with an average of 576 d.p.a required over the period to 2020, followed by an average of 525 d.p.a for the remaining plan period.

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Table 3.2 Five Year Housing Requirement April 2014 to March 2020 - "Sedgefield Method"

	Number of Net Additional Homes
A. Housing Requirement 2006 - 2026 (20 x 525 p.a)	10,500
B. Completions 2006 - 2014	3,891
C. Housing Requirement 2006 - 2020 (525 x 14)	7,350
D. Remaining Requirement 2014 - 2020 (6 years) (C - B)	3,459
E. Annual Average Requirement 2014 - 2020 (D / 6)	576
Annual Average Requirement 2020 - 2026	525

3.7 Both these methods of calculation were cited as examples of good practice in the CLG "Land Supply Assessment Checks" document. The most appropriate method to use will depend on the policies in the adopted development plan. 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. The majority of the allocations in both the Core Strategy and in the emerging Housing Site allocations DPD will deliver in the latter half of the plan period. The Council has also set out, in the adopted Core Strategy, the target to maintain residual annual average rates of completions.

3.8 The 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 Housing Site Allocations DPD which will allocate a significant number of sites that will be deliverable before 2020. Consultation on the Preferred Options for this DPD took place from July to September 2014 and the DPD is likely to be submitted for Examination in 2015.

NPPF Requirement for Buffer

3.9 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,⁽²⁾ 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 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"

3.10 Since the Inspector's Report was published the Council has recorded housing delivery for 2011/12, 2012/13 and 2013/14. 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. Though delivery in 2013/14, at 457 net additional dwellings, was below the annual target, monitoring showed both the numbers of homes under construction (541) and the number of construction starts during the year (567) had increased over the previous year and were both above the annual requirement. Delivery is recovering following the downturn in the recession and it would not be reasonable to conclude differently from the Core Strategy Inspector on the basis of housing delivery in the last three years. Table 3.3 'Housing Delivery April 2004 to March 2014' shows delivery over the last 10 years. Over the plan period from 2006/07, delivery was above the annual average requirement in four of the eight years and below in four, which the Council does not consider as persistent under-delivery.

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Table 3.3 Housing Delivery April 2004 to March 2014

Year	Net housing completions
2004/05	967
2005/06	1071
2006/07	1064
2007/08	683
2008/09	528
2009/10	246
2010/11	199
2011/12	162
2112/13	552
2013/14	457
Annual Average 2004 - 2014	593

3.11 The sites allocated in the Core Strategy are anticipated to deliver significant numbers of dwellings within the five year period. Construction is well advanced on the Racecourse site 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 Housing Site Allocations (HSA) DPD has not reached the publication stage, though consultation has taken place on preferred options. It is difficult to include specific preferred sites from the HSA DPD while objections are still being considered. Nevertheless a significant number of these are expected to deliver within the next five years and will boost the supply, in a plan-led manner, in the short and medium term.

3.12 The housing requirement with a 5% buffer is set out below. A buffer of 5% using the residual method would be equivalent to 138 new homes ($551 \times 5 = 2755$. $2755 \times 0.05 = 138$) and using the Sedgefield Method would be equivalent to 144 new homes ($576 \times 5 = 2880$. $2880 \times 0.05 = 144$)

Table 3.4 2014 - 2020 Housing Requirement with 5% Buffer

	Residual Calculation	"Sedgefield" Calculation
Housing Requirement 2014 - 2020	3,306 net dwellings	3,459 net dwellings
5 Year Supply Required 2014 - 2020 incl 5 % buffer	3,444 net dwellings	3,603 net dwellings

4 Five Year Housing Land Supply

4.1 The second stage in the assessment is to identify sites that have the potential to deliver housing during the period to March 2020. 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 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.

4.2 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. No discount has been applied to the remaining permissions for

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large and medium sites of 10 units or more, 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 ⁽³⁾.

4.3 In addition to permissions, the five year supply includes the Sandleford Park strategic site which has been allocated through the Core Strategy and where early completions on the site are expected towards the latter half of the five year period. A Supplementary Planning Document has been adopted for this site and a planning application is expected in 2015.

4.4 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.

4.5 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. Most of these are changes from office use. A 10% non-implementation allowance has been applied to allow for an element of non-completion.

4.6 The smaller sites of under 10 units are also listed in the schedules and are divided into those that were under construction at March 2014 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.

Windfall Allowance

4.7 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.

4.8 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 seven year period from 2007/08 to 2013/14 the average number of permissions granted on windfall sites was 134 net units per annum.

Table 4.1 Windfall Permissions 2007/08 to 2013/14

Monitoring year	Net windfall permissions
2007/08	163
2008/09	143
2009/10	129
2010/11	126
2011/12	118
2012/13	152
2013/14	111
Average 2007/08 to 2013/14	134

4.9 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

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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 2013/14 units permitted on private gardens were equivalent to 16.9% 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 (126) as a percentage of net windfall permissions over the period 2009/10 to 2013/14 (636, from Table 4.1) gives a percentage of 19.8% and represents a cautious figure as it over-estimates the percentage of net units permitted on residential gardens.

Table 4.2 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
2013/14	142	10	7.0
Total	745	126	16.9

4.10 The Council has therefore calculated its windfall allowance based on a net figure of 134 units per annum, assuming 19.8% of these are on residential gardens to give a windfall allowance of 107 net permissions per annum ($134 \times 0.802 = 107.5$).

4.11 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2013/14. Of the total of 779 windfall units permitted over these 6 years, 427 were completed by March 2014. Of these, 8% were completed in the year of permission (the current year), 25% in Year 1, 25% in Year 2 14% in Year 3 and 8% in Year 4. Assuming 5% completion in Year 5, this pattern has been applied to the housing trajectory to phase the delivery of the windfall allowance. This allowance has a built in non-implementation allowance of 15% for sites that may lapse or deliver after the five year period. By calculating the allowance based on new permissions there is no double-counting of sites already in the supply.

Table 4.3 Phasing the windfall allowance: Projected completions (based on windfall allowance of 107 dpa)

Year of Permission	Current Yr	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
	14/15	15/16	16/17	17/18	18/19	19/20
2014/15	8	26	26	15	8	5
2015/16		8	26	26	15	8
2016/17			8	26	26	15
2017/18				8	26	26
2018/19					8	26
2019/20						8
Total allowance to 2019/20	8	34	60	75	83	88

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Schedules of Sites

4.12 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.

4.13 The schedules are summarised below. Hard commitments (units on sites with planning permission) at March 2014 that have been assessed as deliverable in the period to March 2020 account for 2,434 units with an additional 400 units deliverable at Sandlesford Park. Deliverable dwellings on identified sites that were not hard commitments at March 2014, including sites that have since had planning applications approved, account for an additional 609 units. Sites that have come forward through the prior approval process account for 219 units. With the inclusion of a windfall allowance the total supply is 4,010 dwellings.

4.14 In addition to the sites listed in the schedules there will be further supply from identified sites, including those currently under consideration, from new applications and from the sites that will be allocated in the emerging Housing Site Allocations DPD.

Table 4.4 Summary Deliverable Five Year Supply

Deliverable Sites	Current 14/15	Yr 1 15/16	Yr 2 16/17	Yr 3 17/18	Yr 4 18/19	Yr 5 19/20	Net Units Years 1-5	Net units Years 0-5
Commitments at March 2014								
Allocated sites (including soft commitment at Sandlesford Park)	139	165	125	267	360	360	1,277	1,416
Non-allocated sites of 10 or more units	164	211	147	256	110	140	864	1,028
Non-allocated small sites under 10 units	100	115	91	50	25	9	290	390
Total deliverable commitments at March 2013	403	491	363	573	495	509	2,431	2,834
Identified sites without permission at March 2013	-75	-39	118	320	285	0	684	609
Sites through prior approval process	22	42	130	25	0	0	197	219
Windfall allowance	8	34	60	75	83	88	340	348
Total Deliverable Supply	358	528	671	993	863	597	3,652	4,010

4.15 The supply is equivalent to 6.28 years housing land supply for the period April 2015 to March 2020 using the residual method and 6.05 using the Sedgfield method of calculation, as set out in the table below. This is well above the requirement for 5.25 years supply to include the additional 5% buffer.

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Table 4.5 Calculation of Five Year Supply

	Residual	Sedgefield
Requirement April 2014 to March 2020	3,306	3,459
Supply April 2014 to March 2020	4,010	4,010
Surplus supply over requirement	704	551
Average annual requirement after 2020	551	525
Surplus supply in years (excluding buffer)	1.28	1.05

5 Monitoring the Five Year Supply

5.1 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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6 Schedules of Housing Sites

Table 6.1 Allocated Sites

Parish/Ward	Address	Applcn. No.	GF/ PDL	Net Units	U/C 2014	Net Outst 2014	Assessment of deliverability	Anticipated Delivery														
								2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1-5 Yrs	6-10 yrs	11-15 yrs						
Core Strategy Strategic Sites																						
Greenham	Newbury Racecourse	09/00971	PDL	Up to 1,500	190	1402	Available yes Suitable: reserved matters approved for 1st 2 phases Achievable: Under construction	139	165	125	187	200	200	877	364	0						
Greenham	Sandleford Park		GF	Up to 2,000			Available: yes Suitable: allocated strategic site in adopted Core Strategy Achievable: Adopted SPD. Application anticipated 2015				80	160	160	400	500	500						
TOTAL Allocated Sites								139	165	125	267	360	360	1277	864	500						

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Table 6.2 Non-allocated sites of 10 or more units with planning permission at March 2014

Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2014	Net Oust 2014	Assessment of Deliverability	Net Dwelling Units								
								2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1-5 yrs	6-10 yrs	
Burghfield	Hunters Hill	12/02435/FULEXT 14/03422/FULEXT for 26 units received	PDL	23	0	23	Available: Yes Suitable: permission granted Achievable: in programme for delivery of affordable housing		23						23	
Cold Ash	St Gabriel's Convent	12/02173/FULMAJ	PDL	11	0	11	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable		11						11	
Compton	Greens Yard, High Street	11/01159/XOUTMA 14/00926/RESMAJ pending determination	PDL	25	0	25	Available: Yes Suitable: Yes, planning permission granted Achievable: 14/00926 Approval of reserved matters pending consideration				25				25	
Greenham	Cleansing Services Ltd. Pinchington Lane	11/00585/OUTMAJ 12/02665/RESMAJ	PDL	20	0	20	Available: Yes Suitable: permission granted Achievable: Currently under construction		20						20	
Hampstead Norreys	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						0	
Holybrook	Calcot Barn Low Lane	09/02614/FULMAJ	PDL	9	9	9	Available: Yes Suitable: yes, planning permission granted Achievable: Under construction		9						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	63	63	Available: Yes Suitable: Yes, planning permission granted Achievable: partly completed and being marketed		30	33					33	
Newbury	Norcroft House and Avonbank House	11/00899/OUTMAJ	PDL	61	0	61	Available: Yes, vacant office building Suitable: Yes Achievable: land sold, 2014 application for 59 units refused on proposed affordable housing contribution .Appeal pending			20					39	59

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2014	Net Oust 2014	Assessment of Deliverability	Net Dwelling Units							
								2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1-5 yrs	6-10 yrs
Newbury	J & P Motors, Newtown Road	07/01687/FULEXT extant permission	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	42	42	Available: Yes Suitable: Application to extend planning permission allowed on appeal Achievable: Under construction	42						0	
Newbury	49 - 65 Enborne Road	12/01014/FULMAJ	PDL	3	12	12	Available: Yes Suitable: Yes, planning permission granted Achievable: Completed 2014	12						0	
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	2	Available: Yes Suitable: Yes planning permission approved Achievable: Partly completed	2						0	
Newbury	24 - 26 the Broadway and 4 Oxford Street	11/01437/FULMAJ	PDL	6	0	6	Available: Yes Suitable: planning permission for conversion and change of use. 11 units gross. Achievable: No indication that not viable							6	
Newbury	Elizabeth House, West Street	12/00499/COMIND	PDL	24	0	24	Available: vacant office block Suitable: Yes planning permission Achievable: No indication that not viable							24	
Newbury	210 Newtown Road	13/00118/FULMAJ	PDL	10	10	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction							0	
Newbury	Travis Perkins	13/00835/FULEXT	PDL	37	0	37	Available: Yes Suitable: Yes, planning permission granted Achievable: Site preparation work underway							37	
Newbury	Himley Lodge	13/02064/FULMAJ	PDL	10	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction							10	
Newbury	24 Bartholomew Street	13/00086/RESMAJ 12/00488/OUTMAJ	PDL	14	0	14	Available: Yes Suitable: Yes, reserved matters application approved April 2013 Achievable: No indication that not viable						14		14

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2014	Net Oust 2014	Assessment of Deliverability	Net Dwelling Units							
								2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1- 5 yrs	6-10 yrs
Padworth	Land To The Rear Of Audrey Court	10/02305/FULMAJ	PDL	14	14	14	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	14						0	
Padworth	Max Café, Bath Road	13/01387/RESMAJ 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						0	
Purley	1053, 1055 & 1057 Oxford Road	14/01430/FULEXT 12/02111/OUTMAJ 13/02227/RESMAJ	PDL & GF	27	0	29	Available: Yes, demolition taken place Suitable: permission for 29 units on 1055 and 1057 allowed on appeal. Application for 50 units pending consideration. Achievable: No indication that not viable							50	
Thatcham	1 The Broadway	06/02314/FULMAJ	PDL	10	0	11	Available: Yes Suitable: Yes, planning permission granted Achievable: Building work started						11		11
Thatcham	29 High Street	13/00410/FULMAJ	PDL	13	13	13	Available: Yes Suitable: Yes, planning permission granted Achievable: Under construction	13						0	
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ	PDL	13	0	13	Available: Yes Suitable: yes, planning permission granted Achievable: building work started							13	
Thatcham	139 & 141 Bath Road	08/02296/OUTMAJ	PDL	10	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable	-2						12	

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Parish/Ward	Address	Applicn. No.	PDL/GF/	Net Units	U/C 2014	Net Oust 2014	Assessment of Deliverability	Net Dwelling Units							
								2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1- 5 yrs	6-10 yrs
Thatcham	Rainsford Farm	09/02370	GF	13	13	13	Available: Yes Suitable: Yes planning permission granted at appeal Achievable: Under construction	13						0	
Thatcham	99 Station Road and land at Hewdens	12/01451/FULMAJ	PDL	14	4	4	Available: Yes Suitable: yes planning permission approved Achievable: Site partly complete	4						0	
Theale	Lakeside	04/01219/FULMAJ	GF	350	0	350	Available: Yes Suitable: Yes, planning permission allowed on appeal Achievable: permission implemented. Possibility of revised design		100	110	140	350			
Theale	Land To The Rear Of 22 - 26 High Street	10/00698/XOUTMAJ 12/00985/FULMAJ	PDL	12	0	12	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable			12				12	
Theale	Trafalgar Court, Play Platt	10/03075/FULEXT	PDL	30	0	30	Available: Yes Suitable: yes planning permission approved Achievable: In Sovereign Housing programme		30					30	
Welford	Teekay Farm, Newbury Road	10/02238/RESMAJ, 07/01182/OUTMAJ	PDL	11	0	10	Available: Yes Suitable: Yes, planning permission granted Achievable: Building work started 2014			10				10	
Total				1054	186	1016		164	211	147	256	110	140	864	0

Five Year Housing Land Supply at December 2014

Table 6.3 Identified sites without planning permission at March 2014

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of Deliverability	Net Dwelling Units							
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1-5 yrs-	6-10 yrs
Greenham	Greenacre Leisure, Pyle Hill	12/02884/FULEXT	PDL	40	Available: Yes, Suitable: planning permission granted Dec 2014 Achievable: No indication that development would not be viable			20	20			40	
Hungerford	1 - 9 Fairfields	14/00510/FULEXT	PDL	-4	Available: Yes, Suitable: planning permission granted Aug 2014 Achievable: No indication that development would not be viable		-19		15			-4	
Hungerford	Rear of Cottages 1 and 2, the Lamb Inn	13/03164/OUTD	GF	2	Available: Yes Suitable: in sustainable location. Planning application allowed on appeal Sept 2014 Achievable: No indication that development would not be viable			2				2	
Newbury	Phoenix House	13/01937/FULMAJ	PDL	10	Available: Yes, Suitable: planning permission granted June 2014 Achievable: No indication that development would not be viable, currently for sale			10				10	
Newbury	Rear of 1-15 the Broadway	14/00146/OUTMAJ	PDL	72	Available: Yes, Suitable: planning permission granted Nov 2014, previous application had lapsed Achievable: No indication that development would not be viable				30	42		72	
Newbury	Market Street		PDL	235	Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Agreement drawn up between Council and Developer. Application expected in 2015 with commencement anticipated by 2016				100	135		235	
Newbury	Sterling Industrial Estate	14/01181/FULEXT	PDL	167	Available: Yes, Suitable: new planning application anticipated Achievable: Funding for Kings Road Link Road given conditional approval by Berkshire Local Transport Body				88	88			
Speen	5 - 155 Kersey Crescent	13/02893/FULEXT	PDL	3	Available: Yes, Suitable: planning permission granted April 2014, previous application had lapsed. Achievable: Demolition completed 2014			40	38			78	

Five Year Housing Land Supply at December 2014

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of Deliverability	Net Dwelling Units											
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/20 Yr 5	1-5 yrs-	6-10 yrs				
Thattham	Taceham House	13/03082/FULMAJ	PDL	-10	Available: Yes, Suitable: planning permission granted June 2014 Achievable: No indication that development would not be viable		-20	10									
Thattham	Former depot at Pound Lane		PDL	40	Available: Yes. Sale by Council to housebuilder at advanced stage Suitable: Site is within the current settlement boundary, surrounded by residential, commercial and open space. Achievable: No indication that not viable.				20	20					40		
Theale	Land to rear of 40 - 58 High Street	14/02110/FULEXT	PDL	27	Available: Yes, Suitable: conditional permission for retirement properties subject to completion of S106 agreement Achievable: No indication that development would not be viable			27							27		
Newbury	Phoenix Court, Newtown Road		PDL	9	Available: Yes, vacant land in established residential area close to town centre Suitable: planning application not yet submitted Achievable: In affordable housing programme for completion in 2014/15			9							9		
Shaw cum Donnington	Trinity School, Love Lane	13/00686	GF	9	Available: Yes Suitable: Previous planning permission for 8 dwellings and an application for 9 dwellings is pending consideration Achievable: No indication that not viable				9						9		
Total							-75	118	320	285	0	684	-39	0	684		

Five Year Housing Land Supply at December 2014

Table 6.4 Sites with permitted development for new housing through Prior Approval Process

Parish/Ward	Address	Applcn. No.	GF/ FDL	Net Units	Assessment of Deliverability	Net Dwelling Units									
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/19 Yr 5	1-5 yrs-	6-10 yrs	11-15 yrs	
Beenham	Thermo Electron Corporation, Grange Lane	14/0186/PACOU	FDL	10	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			10					10		
Cold Ash	Fishers Farm	14/01854/PACOU	FDL	1	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		1						1		
Compton	Communications House, Wallingford Road	14/00057/PACOU	FDL	2	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: Building work started	2							0		
Mortimer	Windmill House	14/01673/PACOU	FDL	2	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		2						2		
Mortimer	Land adjacent to Lane House Cottage	14/01717/PACOU	FDL	1	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		1						1		
Newbury	The Quadrant	13/01871/PACOU	FDL	12	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			12					12		
Newbury	Rothwell House	13/02055/PACOU	FDL	14	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: Under construction		14						14		
Newbury	6 Market Place	13/01704/PACOU	FDL	6	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: Under construction	6							0		

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Parish/Ward	Address	Applicn. No.	GF/FL	Net Units	Assessment of Deliverability	Net Dwelling Units										
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/19 Yr 5	1-5 yrs-	6-10 yrs	11-15 yrs		
Newbury	36 Queens Road	13/01975/PACOU	FDL	2	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		2						2			
Newbury	63 Cheap Street	13/03039/PACOU	FDL		Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable		7							7		
Newbury	115 London Road	13/02803/PACOU	FDL	14	Suitable: Prior approval not required Achievable: no indication that development would not be viable			14								14
Newbury	Brook House, 60 -62 Northbrook Street	14/01860/PACOU	FDL	11	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable			11								11
Newbury	78 Bartholomew Street	14/01368/PACOU	FDL	4	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			4								4
Newbury	Access House, Strawberry Hill	14/01991/PACOU	FDL	24	Available: Yes Suitable: Prior granted Achievable: no indication that development would not be viable			26								26
Newbury	Oxford House, 12 - 20 Oxford Street	14/00328/PACOU	FDL	16	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable		16									16
Newbury	Mill Reef House, 9-15 Cheap Street	14/00720/PACOU	FDL	32	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable			32								32
Newbury	Kelvin House and Ringway House, Kelvin Road	14/00952/PACOU	FDL	28	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable				28							28

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Parish/Ward	Address	Appln. No.	GF/FL	Net Units	Assessment of Deliverability	Net Dwelling Units									
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/19 Yr 5	1-5 yrs	6-10 yrs	11-15 yrs	
Newbury	Kendrick House, Wharf Stree	14/01125/PACOU	FL	2	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable	2							2		
Newbury	Jaquis, 18 Blenheim Road	14/01323/PACOU	FL	1	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable	1							1		
Newbury	Unit 3, Freemans Yard, Bone Lane	14/01688/PACOU	FL	2	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable	2							2		
Newbury	Park View House, 65 London Road	14/02181/PACOU	FL	14	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable			14					14		
Newbury	Clock House, Carnegie Road	14/02832/PACOU	FL	3	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable	3							3		
Newbury	Lockside Place and Hillside Court, Mill Lane	14/02410/PACOU	FL	8	Available: Yes Suitable: Prior approval not required Achievable: no indication that development would not be viable			8					8		
Pangbourne	Abacus House	13/02588/PACOU	FL	4	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			4					4		
Pangbourne	67A Reading Road	14/02376/PACOU	FL		Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			5					5		

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Parish/Ward	Address	Applicn. No.	GF/FL	Net Units	Assessment of Deliverability	Net Dwelling Units										
						2014/15 Current	2015/16 Yr 1	2016/17 Yr 2	2017/18 Yr 3	2018/19 Yr 4	2019/19 Yr 5	1-5 yrs-	6-10 yrs	11-15 yrs		
Pangbourne	Mansart Attics, Horseshoe Road	14/00601/PACOU	FL	1	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		1									
Thatcham	Wagtech Court, Station Road	14/00141/PACOU	FL	8	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable			8								
Tilehurst	47 Little Heath Road	13/01798/PACOU	FL	4	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		4					4				
Woolhampton	Black Barn, Kiff Green	14/01175/PACOU	FL	1	Available: Yes Suitable: Prior approval granted for Change of Use Achievable: no indication that development would not be viable		1						1			
Total						22	47	144	28	0	0	219				

Five Year Housing Land Supply at December 2014

Table 6.5 Small Sites Under Construction at March 2014

Parish	Site	Applicn. No.	GF/PDL	Net Units	U/C 2014	NetOu 2014
Aldermaston	Wrays Farm, Rag Hill	13/00113/FUL	PDL	0	1	1
Ashampstead	Pibworth Lodge	11/01292/FUL	PDL	0	1	1
Basildon	Land Adjoining Yew Cottage, Bethesda Street	11/02536/REM 10/01314/XOUTD	PDL	1	1	1
Basildon	Greensleeves, Reading Road	12/01329/FUL 10/00265/FULD	GF/RG	1	1	1
Basildon	Trees, Reading Road	12/01926/FUL 10/01063	PDL	0	1	1
Basildon	Half Hatch, Bethesda Street	10/02501/FULD	PDL	1	1	1
Basildon	Myrtle Cottage, Kiln Corner	12/00089/FUL 11/00844/FUL	PDL	0	1	1
Basildon	Elliotts, Blandys Lane	12/00770/FUL	PDL	0	1	1
Basildon	The Tamarind Tree, Reading Road	12/00881/FULD	PDL	1	1	1
Basildon	Randars, Bethesda Street	11/00602/FULD	RG	1	2	2
Basildon	Moorings, Blandys Lane	13/01487/FULD	GF	1	1	1
Boxford	Malthouse Cottage, Westbrook	13/01278/FUL	PDL	0	1	1
Bradfield	Woolaway Bungalows	12/01954/FUL	PDL	0	5	5
Brimpton	1 The Osiers, Brimpton Road	12/01648/FULD	RG	4	2	2
Brimpton	Holdaways Farm, Crookham Common Road	13/00177/FULD	PDL	1	1	1
Brimpton	Mill Cottage, Brimpton Road	13/01568/FUL	PDL	0	1	1
Brimpton	The Leisure Trade Centre and land to the rear of Valley View, Brimpton Lane	13/02127/FULD	PDL	2	2	2
Bucklebury	46 - 47 Roundfield	12/02862/FULD 10/00599/FULD	PDL	2	2	2
Bucklebury	Midgham Croft Cottage, Midgham Green	13/02955/FUL	PDL	0	1	1
Burghfield	Pilgrims Farm, Theale Road Theale Road	10/03094/FULD	RG	1	1	1
Burghfield	Land To The Rear Of The Rising Sun	12/02588/FULD	PDL	2	2	2
Chaddleworth	Heads Farm, Botmoor Way	11/02150/FULMAJ	PDL	0	1	1
Chieveley	Oaklands Cottages, Marsh Lane	12/02772/FUL 10/00572/FUL	PDL	-1	1	1
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	3	4
Cold Ash	Land At Hawthorns, Cold Ash Hill	13/01126/FULD	PDL	1	1	1
Compton	Hamilton Cottages, Hockham Road	13/00217/FUL	PDL	0	2	2

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Parish	Site	Applicn. No.	GF/PDL	Net Units	U/C 2014	NetOu 2014
East Garston	Stable Court (Buildings G And H), Lower Poughley Farm	10/02513/FULD	PDL	1	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Frilsham	Middlewood, School Lane	09/01531/FUL	PDL	0	1	1
Great Shefford	Rear of Brookhouse, 4 The Mead	12/02676/FULD	GF	1	1	1
Hampstead Norreys	Lane End Bungalow	12/02400/FUL 11/00856/FUL	PDL	0	1	1
Hampstead Norreys	Oakhouse Farm	11/02551/FULD	PDL	4	4	4
Hampstead Norreys	Land Between Eastridge And 14 Beechcroft	12/00415/FULD	GF	1	1	1
Hamstead Marshall	Foxlee Farm	10/01683/FUL	PDL	0	1	1
Holybrook	Land adjacent 1 Cambrian Way, Calcot	09/00636	PDL	1	1	1
Holybrook	Land Adjacent To Calcot Grange, Mill Lane	13/00124/FULD	GF	1	1	1
Hungerford	Berkshire Trout Farm	02/00911	GF	1	2	2
Hungerford	107 High Street,	13/02425/FULD	PDL	1	1	1
Hungerford	3 and 4 Cold Harbour	10/02528/FULD			6	6
Inkpen	1 & 4 Hazelwick, Upper Green	09/02391/FULD 06/00900	PDL	2	2	2
Inkpen	Somerton, Post Office Road,	13/01951/FUL	MIX	0	1	1
Kintbury	Watercress Beds North Of Hungerford Road,	13/01212/FULD	PDL	1	1	1
Lambourn	Lane End Farm, Inholmes Common	11/00612/FULD	PDL	1	1	1
Lambourn	Windmill Farm, Baydon Road	12/02172/FULMAJ 11/01903/FULMAJ	PDL	1	2	2
Lambourn	18 And 20 Oxford Street	12/01823/FULD	PDL	0	2	2
Leckhampstead	Methodist Chapel, The Thicket	12/00991/FULD	PDL	1	1	1
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1	1
Newbury	62 Bartholomew Street	10/00541/FULD 05/02917/FULD	PDL	4	6	6
Newbury	The Firs, Tydehams	12/01296/FUL 11/00240/XOUT 08/00666/OUT	PDL	0	1	1
Newbury	Land adjacent to 30 & 32 Hampton Road	10/01416 09/00279/FULD 06/02136/FULD	PDL	2	4	4
Newbury	13 St Michaels Road	10/02030/FULD	GF/RG	1	1	1

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Parish	Site	Applicn. No.	GF/ PDL	Net Units	U/C 2014	NetOu 2014
Newbury	30 Rowan Drive	11/00668/FULD	RG	1	1	1
Newbury	107 Bartholomew Street	11/00947/FULD	PDL	4	1	1
Newbury	Land Rear Of Winterton House, Garden Close Lane	11/01555/OUTD	RG	2	2	2
Newbury	Greenham Lock cottage, Ampere Road	12/02521/FUL	PDL	0	1	1
Newbury	Land At Allways, Tydehams	12/01235/OUTD	RG	3	3	3
Newbury	41 Newtown Road	13/00042/FULD	PDL	2	2	2
Newbury	134 London Road	13/00682/FULD	PDL	2	2	2
Newbury	2A Pound Street	13/00921/FULD	PDL	3	3	3
Newbury	The Blue Ball Inn, 25 Greenham Road	13/01067/FULD	PDL	8	1	8
Newbury	4 Gordon Road	13/01972/FULD	PDL	1	1	1
Pangbourne	Old Pump House And Parramatta, Bowden Green	07/01837/REM 06/00832/OUT	PDL	0	1	1
Pangbourne	Various College Properties Off Bere Court Road	12/01396/FULD 09/01442/OUTD	PDL/GF	3	4	4
Pangbourne	35 - 37 Horseshoe Road	11/00708/FULD	PDL	1	2	2
Pangbourne	Land Adjacent To 11A Thames Avenue	11/01826/FULD	RG	2	2	2
Pangbourne	Little Bowden, Yattendon Road	12/02541/FULD	PDL	1	1	1
Pangbourne	4 - 8 High Street	12/03024/FULD	PDL	2	2	2
Pangbourne	22 Pages Gardens, Reading Road,	13/01222/FULD	PDL	1	1	1
Purley	32-34 Park Walk	03/00221/OUT	PDL	1	1	1
Purley	9 Beech Road	13/00808/FULD	PDL	1	2	2
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	Land between To 29b-30 The Bevers	10/00407/FULD 07/01807/FULD	PDL	8	8	8
Stratfield Mortimer	Stroudens, 41 King Street	12/03036/FULD 12/01093/OUTD	1x RG 2xPDL	2	3	3
Thatcham	Elizabeth Farm, Crookham Common	12/02606/XFULD 09/00932/FULD 06/02377/FULD	PDL	3	3	3
Thatcham	Church Gate House, 15 Church Gate	12/01274/FULD	PDL	1	2	1
Thatcham	Unit 1 The Court Yard, The Broadway	10/02646/FULD	PDL	1	1	1

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Parish	Site	Applicn. No.	GF/PDL	Net Units	U/C 2014	NetOu 2014
Thatcham	23 Roman Way	12/01611/FULD	RG	1	1	1
Thatcham	15 The Broadway	12/02115/FULD 13/01427/PACOU	PDL	2	2	2
Thatcham	Garden To Side Of 62 Loundyes Close	12/01080/FULD	RG	1	1	1
Thatcham	30 Westfield Crescent	13/02701/FULD	MIX	1	1	1
Thatcham	68 Roman Way	13/03008/FULD	PDL	1	1	1
Tilehurst	175 And 177 Halls Road	10/01241/FULD	PDL	1	1	1
Tilehurst	Land To The Rear Of 154 OverdownRoad	10/02308/FUL	GF/RG	1	1	1
Tilehurst	Land At 179 Halls Road	12/02383/FULD	PDL	1	1	1
Tilehurst	Land Adjacent To Monsoon Cottage, Fairway Avenue	13/00011/FULD	RG	1	1	1
Tilehurst	26 Dark Lane, Tilehurst	12/03065/FULD	GF	1	1	1
Tilehurst	198 Long Lane, Tilehurst	13/00678/FULD	GF	1	1	1
West Woodhay	Hayward Green Farm	13/01949/FUL	GF	0	1	1
Yattendon	Silver Birches, Burnt Hill	13/01527/FUL	MIX	0	1	1
TOTAL					149	156

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Table 6.6 Small Sites with planning permission and not started at March 2014

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2014
Aldermaston	Land adj 50 Falcon Fields	06/02230	PDL	1	1
Aldermaston	Chestnut Coppice, Rag Hill	11/01563/FULD	GF	1	1
Aldermaston	White Tower Nursery	11/01353/OUTD	PDL	0	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
Beech Hill	1 And 2 Woodcote Cottage, Beech Hill Road	12/00949/LBC2	PDL	-1	-1
Beech Hill	Brook Farm, Beech Hill Road, Spencers Wood	13/01828/FUL	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	Bottom House Farm, Buckhold	11/00359/FULD	PDL	1	1
Bradfield	Faulkners, Bradfield College	11/01044/FUL	PDL	1	1
Bradfield	Tidmarsh Stud, Maidenhatch	13/01605/FULD	GF	1	1
Bucklebury	Land at Roundfield Cottage, Broad Lane	11/01190/OUTD	RG	1	1
Burghfield	The Stable Door Saddlery, Brookhouse Farm, Sulhamstead Road	11/01701/FULC	PDL	1	1
Burghfield	The Willows, Burghfield Bridge	11/02411/FULD	PDL	1	2
Burghfield	Land at Brookhouse Farm, Sulhamstead Road	12/00484/FULD	PDL	3	3
Burghfield	Sailing Club At Burghfield	12/01717/FULD	PDL	1	1
Chaddleworth	Barn 80m South East Of Manor Farm	10/00030/XFULD 07/01671/FULD	GF	2	2
Chieveley	Old Radnalls Farm Green Lane	13/00525/FULD	GF	2	2
Chieveley	Arlington Grange, Curridge Road	10/02432/FULD	PDL	-3	-3
Chieveley	The Limes, Horsemoor	13/00597/FULD	PDL	1	1
Chieveley	Woodside, Curridge	13/02555/FULD	GF	1	1
Cold Ash	Land Adjoining Northcroft Farm, Stoney Lane	08/00661/FULD	PDL	1	1

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Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2014
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	1
Cold Ash	Sunnybank, Collaroy Road	12/02509/FULD	GF/RG?	2	2
Compton	Former Bank, High Street	12/01760/XFULD 07/02654/FULD	PDL	1	1
Compton	Rear of Pangside, School Road	11/02277/FULD	GF	2	2
East Ilsley	Church Hill House, Church Hill	12/01973/FULD	PDL	1	1
Enborne	Enborne Kennels	12/02512/FULD 06/02900/FULD	PDL	1	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	13/01217/XFULD	PDL	5	5
Greenham	Sandleford Farm	11/01548/FULD	PDL	9	9
Hampstead Norreys	Land Adj The Old Smithy, Yattendon Road	13/01364/FULD	GF	1	1
Hampstead Norreys	Gardens of 3 Radnor Villas, Water Street	11/00582/FULD	RG	1	1
Hermitage	Land Adjacent To Medan And 4 Oare View, Hampstead Norreys Road	06/01340/FUL	PDL	0	2
Hermitage	Garden To The North Side Of Tumbleweed, Yattendon Road	13/00642/OUTD	RG	1	1
Hermitage	Two Cedars, Newbury Road	13/01081/FULD	MIX	2	2
Holybrook	East Mews, Calcot, Mill Lane	13/00760/FULD	MIX	2	2
Holybrook	1 Goodwin Close, Calcot	12/01219/FULD	1 RG 1 PDL	1	1
Hungerford	Land At the Rear of 14-19 Upper Eddington	12/01584/OUTD 06/00255/FUL	PDL	2	2
Hungerford	St Johns Hall, Station Road	11/02182/FULD	PDL	6	6
Kintbury	Clapton Bottom, The Benham Estate	13/02218/FUL	PDL	-1	-1
Kintbury	Kintbury Service Station, Newbury Street	06/02632/FULD	PDL	4	4
Lambourn	Limes Farm, Upper Lambourn	10/01484/XCOMIN 07/00951/COMIND	GF	3	3
Lambourn	Rosehill Stables, Wantage Road	11/00409/FULD	PDL	0	1
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
Lambourn	1 Blind Lane	13/01913/FULD	PDL	3	3
Lambourn	Ivy Cottage, Ermin Street, Lambourn Woodlands	13/00421/HOUSE	GF	1	1

Five Year Housing Land Supply at December 2014

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2014
Lambourn	Land Adjacent To Brindledown, Upper Lambourn	14/00133/OUTD	GF	2	2
Midgham	Hallcourt Farm, Midgham Green		GF	2	2
Newbury	Car Park Site, West Street	13/01365/XFULD	PDL	6	6
Newbury	19 Livingstone Road	13/00094/XFULD	PDL	4	4
Newbury	Dolmans, Shaw Hill	11/01689/FULD	PDL	7	7
Newbury	62 Andover Road	11/01347/XOUTD 08/01349/OUTD	PDL	4	4
Newbury	250 London Road	12/02578/XFULD 10/00614/FULD	PDL	5	5
Newbury	242 London Road	11/00162/FULD	PDL	4	4
Newbury	48 Cheap Street	11/00316/FULD	PDL	4	4
Newbury	Park Cottage, Warren Road	11/00998/FULD	PDL	1	1
Newbury	46 Northbrook Street	11/01136/FULD	PDL	2	2
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	18 Kings Road West	11/00444/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	225 Andover Road	12/02343/FULD	PDL	1	1
Newbury	Boxshall Court, Pound Street	12/02631/FULD	PDL	3	3
Newbury	17A Cheap Street	12/02170/FULD	PDL	1	1
Newbury	The Flat, 88 Bartholomew Street	12/03055/FULD	PDL	1	1
Newbury	39 Hawthorn Road	13/00632/FULD	PDL	1	1
Newbury	Land To Rear Of 51 Northbrook Stree	12/03161/FULD	PDL	6	6
Newbury	Land Adjoining , 12 Barn Crescent	13/00995/FULD	PDL	3	3
Newbury	11 St Michaels Road	13/01624/FULD	PDL	1	1
Newbury	77 London Road	13/01642/FULD	PDL	1	1
Newbury	10 Mayfair Drive	13/03013/FUL	PDL	0	1
Newbury	1 - 3 The Broadway	13/01485/CERTP	PDL	2	2

Five Year Housing Land Supply at December 2014

Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2014
Newbury	Land To The South Of Speen Croft, Moor lane	12/00601/OUTD	RG	1	1
Newbury	66 Valley Road	12/03105/FULD	PDL	1	1
Padworth	The Glen, Bath Road	11/01259/FULD 07/01944	PDL	4	4
Pangbourne	22 - 32 Purley Way	11/00132/FULD	PDL	2	8
Pangbourne	78 Reading Road	11/00374/FULD	PDL	1	1
Pangbourne	Lower Bowden Manor, Bowden Green	13/00785/FULD	PDL	1	1
Pangbourne	Lower Bowden Estate, Bowden Green	13/00742/FULD	PDL	1	1
Purley	The Boathouse, River Gardens	11/02401/FUL	PDL	0	1
Purley	1053 Oxford Road	12/02229/FUL	PDL	0	1
Purley	72 Purley Rise, Purley On Thames	13/01407/FULD	PDL	1	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	Squirrels Lodge West End Road Mortimer Common	12/01007/FULD	PDL	3	3
Stratfield Mortimer	Old Fire Station, The Street	13/00507/XFULD	PDL	1	1
Stratfield Mortimer	Tower House, The Street	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
Streatley	Lough Down, Townsend Road	13/01994/FUL	PDL	0	1
Streatley	Walnut Tree Cottage, High Street	13/01678/FULD	PDL	1	1
Thatcham	44 Park Lane	05/01719/FULD	PDL	1	1
Thatcham	Land Adjacent To 8 Arkle Avenue	10/00646/FULD	PDL	2	2
Thatcham	58 The Broadway	11/00247/FULD	PDL	5	5
Thatcham	1 Kendal Close	11/00835/FULD	PDL	1	1
Thatcham	The English Barn, Chapel Street	11/00960/FULD	PDL	1	1
Thatcham	Police Station, 20 Chapel Street	11/02373/OUTD	PDL	6	6
Thatcham	35 Henwick Lane	12/00037/OUTD	RG	2	2
Thatcham	Land Between 11 - 13 Baily Avenue	12/00356/FULD	RG	2	2
Thatcham	11 Harts Hill Road	13/00082/FULD	GF	1	1
Thatcham	6 Roman Way	13/00102/FULD	RG	1	1

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Parish	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2014
Thatcham	22 Park Lane	13/00282/OUTD	PDL	1	1
Thatcham	95 Bath Road	13/02484/HOUSE	PDL	1	1
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	2
Theale	53 Church Street	13/01728/FULD	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	Land adj. 94 Royal Avenue	11/00994/FULD	RG	1	1
Wokefield	James Farm, James Lane	11/01703/FULD	PDL	6	6
Woolhampton	Land South Of Layby West Of 1 Sunhill Cottages, Bath Road	13/02879/FULD	GF	8	8
TOTAL				248	260

Five Year Housing Land Supply at December 2014

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