

Five Year Housing Land Supply at December 2015

Contents

1 Background	3
2 NPPF Requirements	3
3 Five Year Housing Requirement	4
4 Five Year Housing Land Supply	8
5 Monitoring the Five Year Supply	12
6 Schedules of Housing Sites	12

Five Year Housing Land Supply at December 2015

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 Local Plan 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. The Council has also taken account of recent conclusions on the objectively assessed need (OAN) for housing assessed through the Berkshire Strategic Housing Market Assessment (SHMA).
- 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 2016 to 31 March 2021. As the latest monitoring information relates to 31 March 2015, 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

Five Year Housing Land Supply at December 2015

3 Five Year Housing Requirement

The Housing Requirement

3.1 The first stage in the assessment is the identification of the level of housing provision to be delivered. The PPG (paragraph ID3-030-20140306) states that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light.

3.2 The adopted West Berkshire Core Strategy states that provision will be made for the delivery of at least 10,500 net additional dwellings over the plan period 2006 - 2026, an average of 525 net dwellings per annum. Though the Core Strategy was found sound and adopted after publication of the NPPF, the requirement was based on the now revoked South East Plan. At the time of adoption the Core Strategy needed to be in general conformity with the policies of the regional strategy.

3.3 The PPG goes on to state that "where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these should take account of the fact that they have not been tested or moderated against relevant constraints".

3.4 The six Berkshire unitary authorities, together with the Thames Valley Berkshire Local Enterprise Partnership (LEP), commissioned consultants GL Hearn to prepare a Strategic Housing Market Assessment (SHMA) for the relevant housing market areas. The purpose of the SHMA is to develop a robust understanding of housing market dynamics and to provide an assessment of the future needs for both market and affordable housing, together with the housing needs of different groups within the population. This will identify the "objectively assessed need" (OAN) for housing and provide the evidence for establishing a new housing requirement for a new Local Plan, which will be prepared following adoption of the Housing Site Allocations DPD.

3.5 The SHMA conclusions were made public at a stakeholder event in October 2015 and the final report is expected to be published early in 2016. The conclusions show West Berkshire to be located within a housing market area (HMA) that also includes Reading, Wokingham and Bracknell Forest.

3.6 The OAN for the District is derived in stages. The household projections published by the Department of Communities and Local Government (DCLG) provide the starting point; with adjustments to take account of more recent population estimates and an adjustment to meet an assumed increase in net migration from London, the demographic-led need was assessed as 551 dwellings per annum over the period 2013 to 2036. An upward adjustment of 35 dwellings per annum was applied to meet the economic-led need in the HMA and 79 dwellings per annum to help improve affordability (by assuming a reversal in the suppression in household formation, experienced since 2001, for the population aged under 45.)

3.7 The SHMA itself does not set a new housing target. That will be set through the new Local Plan following additional work on constraints and opportunities for development, carried out in cooperation with the other authorities within the HMA. There will also be a process of consultation and ultimately any new housing target will be tested through the examination of the new Local Plan.

3.8 The guidance is clear that the weight given to assessments should take account of the fact that they have not been tested or moderated; they are "policy off" figures that take no consideration of constraints. The Government has made clear in a letter from Brandon Lewis (Minister of State for Housing and Planning ⁽²⁾) that the outcome of a SHMA does not immediately or in itself invalidate housing numbers in existing Local Plans.

3.9 Despite this, it is apparent from appeal decisions that the Core Strategy requirement, which was based on the requirement in the now revoked South East Plan, is seen as out-of-date. Though Core Strategy Policy CS1 allowed a period of 3 years for an update of the SHMA followed by a review of the scale of provision, the Council recognises that it can no longer rely on the Core Strategy figure to demonstrate the five year supply position.

2 Letter from Brandon Lewis, Minister of State for Housing and Planning to the Chief Executive of the Planning Inspectorate: 18 December 2014 at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/390029/141219_Simon_Ridley_-_FINAL_SIGNED.pdf

Five Year Housing Land Supply at December 2015

3.10 It is difficult to assess the weight that should be attached to the OAN while the assessment of constraints and opportunities is ongoing at the level of the HMA. The objective will be to meet the full OAN in the HMA, as far as is consistent with national policy. All options for doing this will be considered, including strategic cross boundary opportunities.

3.11 West Berkshire does, however, have considerable constraints. Three quarters of the District lies in the North Wessex Downs AONB and the Core Strategy has already set limits to growth in this part of the District in the period to 2026. The Eastern area is constrained by the immediately adjacent AONB boundary and by extensive areas subject to flooding. These constraints have impacted on the potential to meet the approximate Core Strategy requirement in the Eastern Area in the HSA DPD. In the East Kennet Valley, the rural service centres of Mortimer and Burghfield Common have relatively poor transport connections and there are constraints associated with the presence of two AWE bases at Aldermaston and Burghfield. The Newbury and Thatcham area has perhaps the greatest potential for growth, but there are constraints associated with infrastructure provision, areas subject to flooding and the need to respect the historic environment. To the west of Newbury is a designated Historic Battlefield and the town already has two allocated strategic urban extensions to the south and east.

3.12 It would seem a reasonable option therefore to consider an intermediate requirement as a provisional or first phase requirement until the new Local Plan establishes the housing requirement for the longer period up to 2036. A requirement of 595 dwellings per annum, mid-way between the Core Strategy requirement and the OAN, would demonstrate a significant boost to the requirement and would meet both the demographic- and economic- led need of 586 dwellings per annum assessed in the SHMA. The requirement is therefore calculated on this basis.

The Five Year Period

3.13 With the removal of previous guidance, it is not as clear that the five year period should be, as previously required, a forward looking requirement (with the 5 year period beginning in April 2016). Some applicants and Inspectors have considered that the five year period should start from the latest monitoring position reported in the Annual Monitoring Report (in this case from April 2015). The PPG (paragraph ID 3-030-20140306) says that local planning authorities should have an identified five-year supply at all points during the plan period. This seems to support use of a forward looking requirement and the Council has therefore sought to identify a 6 year supply from April 2015, the five year period covering April 2016 to March 2021. As the supply is demonstrated on an annual basis, this approach would enable the supply for either period to be calculated.

Calculating the Five Year Requirement

3.14 There are alternative methods of calculating the five year requirement, both of which take account of previous completions. The residual, or "Liverpool", approach looks at the remaining requirement over the whole plan period and calculates the average annual completions needed to meet this. The second method, often referred to as the "Sedgefield" method, calculates the requirement when any previous under or over supply is made up by the end of the five year period.

3.15 The Council has previously favoured the residual method as the adopted Core Strategy target is to maintain residual annual average rates of completions. However, Inspectors currently tend to favour the Sedgefield method, based on the PPG guidance (paragraph ID 3-035-20140306) that local authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. This method is therefore used in the calculations below which demonstrate the requirement to meet both the Core Strategy target and the intermediate requirement of 595 additional dwellings per annum.

3.16 When moving from the Core Strategy requirement to one that has its basis in the OAN, the base date for the new requirement is 2013. The SHMA is an integrated assessment which captures the impacts of past under-provision of housing where relevant, therefore there is no need to include any backlog or under-provision prior to 2013.

Five Year Housing Land Supply at December 2015

Table 3.1 Housing Requirement to 2021 based on 595 dwellings per annum.

	Net dwelling requirement to meet 595 dp
A. Requirement April 2015 - March 2021 (6 years at 595 dpa)	3,570
B. Shortfall 2013 - 2015 (595 x 2 =1,190 minus completions of 953)	237
C. Total Requirement 2015 - 2021 (A+B)	3,807
D. Average Requirement per annum 2015 - 2021 (C/6)	635
E. Projected Completions 2015/16	520
F. Requirement April 2016 to March 2021 (C-E)	3,287

Table 3.2 Housing Requirement to 2021 based on Core Strategy Requirement.

	Net dwelling requirement to meet 525 dp
A. Requirement April 2015 - March 2021 (6 years at 525 dpa)	3,150
B. Shortfall 2006 - 2015	338
C. Total Requirement 2015 - 2021 (A+B)	3,488
D. Average Requirement per annum 2015 - 2021 (C/6)	581
E. Projected Completions 2015/16	520
F. Requirement April 2016 to March 2021 (C-E)	2,968

NPPF Requirement for Buffer

3.17 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 PPG (paragraph ID 3-035-20140306) states that the approach to identifying a record of persistent under delivery of housing involves questions of judgement and that there can be no universally applicable test of definition of the term. It goes on to state that a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.

3.18 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 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"

3.19 Since the Inspector's Report was published the Council has recorded housing delivery for an additional four years. Delivery should be measured against the Development Plan requirement. 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 the annual requirement of 525. Though delivery in 2013/14, at 457 net additional dwellings, and in 2014/15 at 496 net additional dwellings was below the requirement, delivery is recovering following the downturn in the recession.

Five Year Housing Land Supply at December 2015

In 2014/15 there were over 100 demolitions, largely on one site that is now being redeveloped, which reduced the annual net completion figure. At March 2015 there were 690 dwellings under construction with 740 construction starts in 2014/15. Appeal decisions in 2015 have supported the requirement for a 5% rather than 20% buffer and it is not considered that the 2014/15 figures merit a different conclusion. Table 3.3 'Housing Delivery April 2005 to March 2015' shows delivery over the last 10 years. The annual average over this period is above the Core Strategy annual requirement. Over the plan period from 2006/07, delivery was above the annual average requirement in four of the nine years and below in five, which the Council does not consider as persistent under-delivery.

Table 3.3 Housing Delivery April 2005 to March 2015

Year	Net housing completions
2005/06	1071
2006/07	1064
2007/08	683
2008/09	528
2009/10	246
2010/11	199
2011/12	162
2012/13	552
2013/14	457
2014/15	496
Annual Average 2005 - 2015	546

3.20 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 the first phase will be complete in 2015/16. It is not considered that delivery on the strategic 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 now reached publication stage. The objective of this DPD is to allocate sites to boost supply in the short to medium term and the majority of these are expected to deliver within the next five years. Those sites proposed in the DPD that can be brought forward early are therefore included in the supply figures, in order to boost the supply in a plan-led manner, as intended in the NPPF.

3.21 The housing requirement with a 5% buffer, to meet both the Core Strategy and the intermediate requirement, is set out below.

Table 3.4 2014 - 2020 Housing Requirement with 5% Buffer

	595 dpa	525 dpa
F. Five Year Housing Requirement 2016 - 2021	3,287	2,968
G. 5% buffer (F x 0.05)	164	148
H. 5 year Requirement plus 5% buffer (F+G)	3,451	3,116

Five Year Housing Land Supply at December 2015

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 2021. 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 therefore only excluded sites with planning permission where there are indications that the scheme may not be achievable within the time frame. Over 480 units on three sites with planning permission have been excluded from the five year supply but it is possible that these schemes will deliver within the time frame and further boost supply. No discount has been applied to the remaining permissions for large and medium sites of 10 units or more, as the NPPF is clear that permissions should be considered as deliverable.

4.3 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.

4.4 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 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 currently pending consideration.

4.5 Most of the sites that are proposed for allocation in the Housing Site Allocations DPD are also included in the five year housing supply. The document has now been published and will be submitted to the Secretary of State early in 2016.

4.6 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 those sites that were not under construction at March 2015, to allow for an element of non-completion.

4.7 The smaller sites of under 10 units are also listed in the schedules and are divided into those that were under construction at March 2015 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

4.8 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.

4.9 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 an eight year period from 2007/08 to 2014/15 the average number of permissions granted on windfall sites was 139 net units per annum.

Five Year Housing Land Supply at December 2015

Table 4.1 Windfall Permissions 2007/08 to 2014/15

Monitoring year	Net windfall permissions
2007/08	163
2008/09	143
2009/10	130
2010/11	126
2011/12	112
2012/13	152
2013/14	111
2014/15	176
Average 2007/08 to 2014/15	139

4.10 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 2014/15 units permitted on private gardens were equivalent to 15.2% of total gross windfall permissions.

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
2014/15	203	18	8.9
Total	948	144	15.2

4.11 The Council has therefore calculated its windfall allowance based on a net figure of 139 units per annum, assuming 15.2% of these are on residential gardens to give a windfall allowance of 118 net permissions per annum ($139 \times 0.848 = 117.9$).

4.12 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2014/15. Of the total of 950 windfall units permitted over these 7 years, 562 were completed by March 2015. Of these, 8% were completed in the year of permission (the current year), 28% in Year 1, 24% in Year 2, 15% in Year 3 and 9% in Year 4. Assuming 1% 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.

Five Year Housing Land Supply at December 2015

Table 4.3 Phasing the windfall allowance: Projected completions (based on windfall allowance of 118 dpa)

Year of Permission	Current Yr 14/15	Yr 1 15/16	Yr 2 16/17	Yr 3 17/18	Yr 4 18/19	Yr 5 19/20
2015/16	9	33	28	18	11	1
2016/17		9	33	28	18	11
2017/18			9	33	28	18
2018/19				9	33	28
2019/20					9	33
2020/21						9
Total allowance to 20/21	9	42	70	88	99	100

Schedules of Sites

4.13 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.

4.14 The schedules are summarised below. Commitments at March 2015 (units on sites with planning permission and at Sandford Park) that have been assessed as deliverable in the five year period account for 2,477 units. Deliverable dwellings on the Proposed Submission Housing Site Allocations DPD sites account for an additional 1,190 units with an additional 265 on identified sites and 167 on sites identified through the prior approval process. With the inclusion of a windfall allowance the total supply is 4,498 dwellings for the five year period March 2016 to March 2021.

4.15 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.

Five Year Housing Land Supply at December 2015

Table 4.4 Summary Deliverable Five Year Supply

Deliverable Sites	Current 15/16	Yr 1 16/17	Yr 2 17/18	Yr 3 18/19	Yr 4 19/20	Yr 5 20/21	Net Units Years 1-5	Net units Years 0-5
Commitments at March 2015								
Allocated sites (including soft commitment at Sandford Park)	183	110	270	360	360	360	1,460	1,643
Non-allocated sites of 10 or more units	176	252	322	137	67	0	778	954
Non-allocated small sites under 10 units	100	80	65	50	44	0	239	339
Total deliverable commitments at March 2015	459	442	657	547	471	360	2,477	2,936
Housing Site Allocations DPD proposed allocations including proposed allocation in Stratfield Mortimer NDP			110	465	495	120	1,190	1,190
Identified sites without permission at March 2013				120	145		265	265
Sites through prior approval process	52	112	55				167	219
Windfall allowance	9	42	70	88	99	100	399	408
Total Deliverable Supply	520	596	892	1,220	1,210	580	4,498	5,018

4.16 The supply is equivalent to 6.67 years housing land supply (or 7.51 to meet the Core Strategy requirement) for the period April 2016 to March 2021 as set out in the table below. This figure includes the buffer of 5%.

Table 4.5 Calculation of Five Year Supply

	Intermediate Requirement	Core Strategy Requirement
Requirement April 2016 to March 2021 including 5% buffer	3,451	3,116
Supply April 2016 to March 2021	4,498	4,498
Surplus supply over requirement	1,047	1,382
Average annual requirement with 5% buffer	625	551
Surplus supply in years	1.67	2.51

Five Year Housing Land Supply at December 2015

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.

6 Schedules of Housing Sites

6.1 The housing sites which make up the five year supply are set out in the following schedules. They have been phased over the five year period based on site visits, contact with the developer or agent and past delivery rates. The projected annual delivery rates can, however, only be taken as approximate. In many cases developers are uncertain over the phasing of developments and there are a number of factors which may influence delivery. The important point is that the sites that are included within the supply are all ones with potential to deliver within the period to March 2021.

Table 6.1: Allocated Sites

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Greenham	Sandleford Park	15/002300/OUTMAJ	GF	Up to 2000	0		2000	Available: yes Suitable: allocated site in adopted Core Strategy Achievable: Adopted SPD. Planning application pending determination			80	160	160	160	560	500
Greenham	Newbury Racecourse	09/00971	PDL	1495	238	183	1257	Available: yes Suitable: yes reserved matters approved for all phases Achievable: Under construction	183	110	190	200	200	200	900	174
Total Allocated Sites				3,495	238	183	3257		183	110	270	360	360	360	1460	674

Table 6.2: Non-allocated sites of 10 or more units with planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Burghfield	Hunters Hill	14/03422/FULEXT	PDL	26	0	0	26	Available: Yes Suitable: Yes, planning permission granted. Achievable: Under construction 15/16		26					26	
Cold Ash	St Gabriel's Convent	12/02173/FULMAJ	PDL	11	0	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 approved April 2015	PDL	25	0	0	25	Available: Yes Suitable: Yes, planning permission granted Achievable: Developer indicates completion by end 2016		25					25	
Greenham	Cleansing Services Group Ltd Pinchington Lane	12/02665/RESMAJ 11/00585/OUTMAJ	PDL	20	0	20	20	Completed 2015/16	20						0	
Greenham	Greenacre Leisure	12/02884/FULEXT	PDL	40	0	0	40	Available: Yes Suitable: permission approved April 2014 Achievable; Developer anticipates completion by 2017/18		30	10				40	
Greenham	Land South Of Lower Farm, Hambridge Lane	13/01517/FULEXT	PDL	25	0	0	25	Available: Yes Suitable: Yes, planning permission granted Achievable: No indication that not viable			25				25	
Hampstead Norreys	Manor House, Church Street	09/00744 08/11099 08/01099	GF	13	11	0	2	Available: Yes Suitable: Yes, planning permission granted Achievable: Site partly complete		2					2	
Hungerford	Three Swans Hotel 117 High Street	11/01910/FULMAJ 10/02565/FULMAJ	PDL	13	0	0	13	Available: Yes Suitable: approved Achievable: No indication that not viable		3	10				13	
Hungerford	1 - 19 Fairfields Fairview Road	14/00510/FULEXT	PDL	5	-10	15	15	Under construction	15						0	
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018/FULEXT	PDL	93	59	34	34	Under construction	34						0	

Table 6.2: Non-allocated sites of 10 or more units with planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Newbury	Northcroft House And Avonbank House	15/01082/FULEXT Permitted 10 June 2015	PDL	59	0	0	59	Available: Yes, vacant office building Suitable: approved Achievable: Demolition commenced		20	39				59	
Newbury	J & P Motors, Newtown Road	07/01687/FULEXT Extant permission	PDL	37	0	0	37	Available: Yes Suitable: permission implemented Achievable: timing of development uncertain but no indication that not viable			37				37	
Newbury	Travis Perkins	13/00835/FULEXT	PDL	37	0	37	37	Under construction	37						0	
Newbury	Himley Lodge	13/02064/FULMAJ	PDL	10	0	10	10	Completed 2015/16	10						0	
Newbury	Phoenix House:50 And 52 Bartholomew Street	13/01937/FULMAJ	PDL	10	0	0	10	Available: vacant office premises Suitable: planning permission Achievable: Work underway on site		10					10	
Newbury	Sterling Industrial Estate	15/00319/FULEXT	PDL	167	0	0	167	Available : yes Suitable: planning permission approved March 2015 Achievable: Funding agreed for Kings Road Link			30	70	67		167	
Newbury	Land At 40 Cromwell Road And The Rear Of Edgecombe Lane	13/03159/FULEXT	GF	15	0	0	15	Available: Yes Suitable: permission granted Nov 2014 Achievable: No indication that not viable				15			15	
Newbury	Montague Court:21 - 25 London Road	14/00779/FULEXT	PDL	16	0	0	16	Available: yes Suitable: permission granted Achievable: No indication that not viable			16				16	
Newbury	land to rear of 1-15 The Broadway	14/00146/OUTMAJ	PDL	72	0	0	72	Available: yes Suitable: permission granted Achievable: No indication that not viable			30	42			72	
Newbury	24 Bartholomew Street	13/00086/RESMAJ 12/00488/OUTMAJ	PDL	14	0	14	14	Under construction		14					14	
Newbury	1-3 Mansion House Street	12/02999/XFULMA	PDL	11	0	0	11	Available: Yes Suitable: yes planning permission renewed April 2013 Achievable: Site sold and work in progress on site			11				11	

Table 6.2: Non-allocated sites of 10 or more units with planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/ 16 Yr 0	2016/ 17 Yr 1	2017/ 18 Yr 2	2018/ 19 Yr 3	2019/ 20 Yr 4	2020/ 21 Yr 5	1-5 yrs	6-10 yrs
Newbury	24 - 26 the Broadway and 4 Oxford Street	12/02898/FULMAJ	PDL	6	0	0	6	Available: yes Suitable: planning permission for conversion and change of use; 11 units gross Achievable: Work in progress on site		6					6	
Newbury	Elizabeth House, West Street	12/00499/COMIND	PDL	24		24	24	Under construction		24					24	
Padworth	Max Café, Bath Road	13/01387/RESMAJ 10/00760/OUTMAJ	PDL	12		12	12	Under construction	12						0	
Padworth	Land Adjacent To Kennet And Avon Canal, Wharf Side	11/01564/FULMAJ	PDL	11		11	11	Under construction		11					11	
Pangbourne	Meadow Lane (14-16 Reading Road)	12/02870/RESMAJ	PDL/ GF	13		15	15	Under construction		15					15	
Purley	1053, 1055 & 1057 Oxford Road	14/01430/FULEXT	PDL/	50		0	50	Available: Yes, demolition taken place Suitable: permission granted February 2015 Achievable: Demolitions have taken place		10	30	10			50	
Speen	5-155 Kersey Crescent	13/02893/FULEXT	PDL	3	-53	35	56	Under construction	38	18					18	
Thatcham	Taceham House	13/03082/FULMAJ	PDL	-10	0	0	-10	Under construction	-20	10					10	
Thatcham	Crookham House Crookham Hill □ Crookham Common □	13/01637/FULMAJ	PDL	8	0	0	8	Available: yes Suitable: permission granted Achievable: No indication that not viable		-6	14				8	
Thatcham	1 - 8 Clerewater Place Lower Way □	13/01637/FULMAJ	PDL	15	0	0	15	Available: yes Suitable: permission granted Achievable: No indication that not viable			15				15	
Thatcham	131, 133, 137, 139 And 141 Bath Road □	14/02826/OUTMAJ	PDL	17	0	0	17	Available: yes Suitable: permission granted Achievable: No indication that not viable			17				17	
Thatcham	1 The Broadway	06/02314/FULMAJ	PDL	10	-1	11	11	Under construction		11					11	
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ 05/02916OUT	PDL	13	0	13	13	Under construction		13					13	

Table 6.2: Non-allocated sites of 10 or more units with planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Thatcham	Kingsland Shopping Centre And Adjoining Land		PDL	46	0	0	46	Available: Current use as shopping centre Suitable: Yes, planning permission granted March 2015 Achievable: Complex development with no anticipated implementation date							0	46
Theale	Trafalgar Court	10/03075/FULEXT	PDL	30	0	30	30	Under construction	30						0	
Theale	Land Rear Of 40 - 58 High Street	14/02110/FULEXT	PDL	27	0	0	27	Available: yes Suitable: permission granted Achievable: No indication that not viable			27				27	
Theale	Lakeside	04/01219/FULMAJ	GF	350	0	0	350	Available: Yes Suitable: planning permission allowed on appeal. New application for 325 units pending consideration Achievable: permission implemented but achievability uncertain.							0	350
Welford	Teekay Farm, Newbury Road	15/01213/OUTMAJ	PDL	11	1	9	10	Under construction		10					10	
Total									176	252	322	137	67	0	778	396

Table 6.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/1 6 Yr 0	2016/1 7 Yr 1	2017/1 8 Yr 2	2018/1 9 Yr 3	2019/2 0 Yr 4	2020/2 1 Yr 5	1-5 yrs	6-10 yrs
Bradfield	Land off Stretton Close, Bradfield Southend	HSA 23	GF	10				Available: Yes Achievability: early delivery anticipated			5	5			10	
Burghfield	Land adj Pondhouse Farm, Clay Hill Road	HSA 16	GF	100				Available: Yes Achievability: early delivery anticipated				20	70	10	100	
Burghfield	Land opposite 44 Lamden Way	HSA 17	GF	60				Available: Yes Achievability: early delivery anticipated				15	25	20	60	
Cold Ash	Coley Farm, Stoney Lane	HSA 3	GF	75				Available: Yes Achievability: early delivery anticipated			10	35	30		75	
Cold Ash	Land at Poplar Farm	HSA 6	GF	10-20				Available: Yes Achievability: early delivery anticipated					10		10	
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7	GF	5				Available: Yes Achievability: early delivery anticipated			5				5	
Compton	Institute of Animal Health	HSA 24	PDL	140				Available: Dependent on closure of the Pirbright Institute Achievability: Delivery later in plan period							0	140
Greenham	South East Newbury (2)	HSA 4	GF	65				Available: Yes Achievability: later phase of NEW047							0	65
Greenham	South East Newbury (3)	HSA 4	GF	30				Available: Yes Achievability: later phase of NEW048							0	30
Hermitage	land off Charlotte Close, Hermitage	HSA 25	GF	15				Available: Yes Achievability: early delivery anticipated				5	10		15	
Hermitage	Land to the south east of the Old Farnhouse	HSA 26	GF	10				Available: Yes Achievability: early delivery anticipated				10			10	
Holybrook	Land Adj to J12	HSA 12	GF	100				Available: Required as site compound for M4 Smart Motorway scheme until Sept 2018 Achievability: Delivery later in plan period							0	100

Table 6.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/1 6 Yr 0	2016/1 7 Yr 1	2017/1 8 Yr 2	2018/1 9 Yr 3	2019/2 0 Yr 4	2020/2 1 Yr 5	1-5 yrs	6-10 yrs
Holybrook	Land Adj Bath Road and Dorking Way	HSA 13	GF	35				Available: Required as site compound for M4 Smart Motorway scheme until Sept 2018 Achievability: Delivery later in plan period							0	35
Hungerford	Land E of Salisbury Road, Hungerford	HSA 19	GF	100				Available: Yes Achievability: early delivery anticipated				50	50		100	
Kintbury	Land East of layland's Green, Kintbury	HSA 27	GF	10				Available: Yes Achievability: early delivery anticipated				10			10	
Lambourn	Land at Lynch Lane	HSA 20	GF	60				Available: Yes Achievability: early delivery anticipated			10	25	25		60	
Lambourn	Land at Newbury Road	HSA 21	GF	5				Available: Yes Achievability: early delivery anticipated			5				5	
Newbury	Land north of Newbury College, Monks Lane	HSA 1	PDL	15				Available: Yes Achievability: early delivery anticipated				15			15	
Newbury	South East Newbury (4)	HSA 4	GF	140-160				Available: Yes Achievability: early delivery anticipated				70	70		140	
Pangbourne	Land off Riverview Road, Pangbourne	HSA 22	GF	35				Available: Yes Achievability: early delivery anticipated			35				35	
Purley on Thames	72 Purley Rise	HSA 11	GF	35				Available: Yes Achievability: early delivery anticipated			10	15	10		35	
Speen	Land at Speen	HSA 2	GF	100				Available: Yes Achievability: early delivery anticipated				50	50		100	
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	NDP	GF					Available: Yes Achievability: delivery anticipated in five year period					50	60	110	
Thatcham	Land at Lower Way, Thatcham	HSA 5	GF	85				Available: Yes Achievability: early delivery anticipated			20	65			85	
Theale	North Lakeside	HSA 14	GF	15				Available: Yes Achievability: delivery may be dependent on decision on application for the whole Lakeside site currently pending determination							0	15

Table 6.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/1 6 Yr 0	2016/1 7 Yr 1	2017/1 8 Yr 2	2018/1 9 Yr 3	2019/2 0 Yr 4	2020/2 1 Yr 5	1-5 yrs	6-10 yrs
Theale	Field between A340 & The Green	HSA 15	GF	70				Available: Yes Achievability: early delivery anticipated				10	30	30	70	
Tilehurst	Stonehams Farm	HSA 10	GF	60				Available: Yes Achievability: early delivery anticipated				30	30		60	
Tilehurst	Land to East of Sulham Hill	HSA 8	GF	35				Available: Yes Achievability: early delivery anticipated			10	25			35	
Tilehurst	Stonehams Farm, tilehurst	HSA 9	GF	15				Available: Yes Achievability: early delivery anticipated					15		15	
Woolhampton	Land to the north of A4, Woolhampton	HSA 18	GF	30				Available: Yes Achievability: early delivery anticipated				10	20		30	
Total									0	0	110	465	495	120	1190	385

Table 6.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/ 16 Yr 0	2016/ 17 Yr 1	2017/ 18 Yr 2	2018/ 19 Yr 3	2019/ 20 Yr 4	2020/ 21 Yr 5	1-5 yrs	6-10 yrs
Beenham	Thermo Electron Corporation, Grange Lane	14/01860/PACOU	PDL	10		11	11	Under construction	11						0	
Cold Ash	Fishers Farm Fishers Lane Cold Ash	14/01854/PACOU	PDL	1		0	0	Achievable: No indication that not viable		1					1	
Compton	Communications House, Wallingford Road, Compton, Newbury, Berkshire, RG20 6QR	14/00057/PACOU	PDL	2		2	2	Under construction	2						0	
Newbury	Clock House 1st And 2nd Floor, Carnegie Road	14/02832/PACOU 11/02186/FULD	PDL	2		3	3	Under construction	3						0	
Newbury	36 Queens Road, Newbury, Berkshire RG14 7NE	13/01975/PACOU	PDL	2		0	2	Achievable: No indication that not viable		2					2	
Newbury	The Quadrant, Pembroke Road, Newbury, Berkshire RG14 1BY	13/01871/PACOU	PDL	12		0	12	Under construction		12					12	
Newbury	115 London Road	13/02803/PACOU	PDL	14		0	14	Achievable: No indication that not viable			14				14	
Newbury	Victoria House, 20 Market Street	15/00281/PACOU	PDL	2		0	2	Achievable: No indication that not viable		2					2	
Newbury	78 Bartholomew Street	14/01368/PACOU	PDL	4		0	4	Achievable: No indication that not viable		4					4	
Newbury	Brook House, 60 -62 Northbrook Street	14/01331/PACOU	PDL	11		0	11	Achievable: No indication that not viable		11					11	
Newbury	Park View House, 65 London Road	14/02181/PACOU	PDL	14		0	14	Achievable: No indication that not viable			14				14	
Newbury	Oxford House 12 - 20 Oxford Street	14/00328/PACOU	PDL	16		0	16	Achievable: No indication that not viable			16				16	
Newbury	Access House Strawberry Hill	14/03134/PACOU	PDL	26		26	26	Under construction		26					26	
Newbury	Kelvin House and Ringway House	14/00952/PACOU	PDL	28		28	28	Under construction		28					28	
Newbury	Mill Reef House 9 - 15 Cheap Street	14/00720/PACOU	PDL	32		32	32	Complete 2015/16	32						0	
Newbury	2nd floor, 15 Market Place	15/01436/PACOU	PDL	1				Achievable: No indication that not viable			1				1	
Newbury	47 Northbrook Street	15/01218/PACOU	PDL	4				Achievable: No indication that not viable		4					4	

Table 6.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Newbury	58A Northbrook Street	15/01431/PACOU	PDL	3				Achievable: No indication that not viable			3				3	
Newbury	14 the Broadway	15/02572/PACOU	PDL	4				Achievable: No indication that not viable			4				4	
Pangbourne	Abacus House, Horseshoe Road, Pangbourne, RG8 7JQ	13/02588/PACOU	PDL	4		0	4	Achievable: No indication that not viable		4					4	
Pangbourne	67A Reading RoadPangbourneRead ingBerkshireRG8 7JD	14/02376/PACOU	PDL	5		0	5	Achievable: No indication that not viable		5					5	
Pangbourne	Meadow Farm, Whitchurch Road	15/02245/PACOU	PDL	1				Achievable: No indication that not viable			1				1	
Pangbourne	12-18 Whitchurch road	15/01975/PACOU	PDL	8				Achievable: No indication that not viable		8					8	
Shaw cum Donnino	Barn NE of Stable Cottage, Long Lane	15/00563/PACOU	PDL	1				Achievable: No indication that not viable			1				1	
Stratfield Mortimer	Land Adjacent To Lane House Cottage Mortimer Lane	14/01717/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	
Stratfield Mortimer	Windmill HouseVictoria RoadMortimer CommonReadingBerks hireRG7 3DF	14/01673/PACOU	PDL	2		0	2	Achievable: No indication that not viable		2					2	
Thatcham	Wagtech Court, Station Road, RG19 4HZ	14/00141/PACOU	PDL	8		0	8	Achievable: No indication that not viable		8					8	
Thatcham	17 High Street	15/01724/PACOU	PDL	1				Achievable: No indication that not viable			1				1	
Theale	Unit 4 Brewery Court	15/01224/PACOU	PDL	2				Achievable: No indication that not viable			2				2	
Theale	20 High Street	15/01688/PACOU	PDL	1				Achievable: No indication that not viable			1				1	
Tilehurst	47 Little Heath Road, Tilehurst, RG31 5TY	13/01798/PACOU	PDL	4		4	4	Complete 2015/16	4						0	
West Woodhay	Units 2,3 and 4 Great Farm Barns	15/01820/PACOU	PDL	3				Achievable: No indication that not viable			3				3	
Woolhampton	Black Barn, Kiff Green	14/01175/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	
Total						106	202		52	119	61	0	0	0	180	

Note: 10% non-impementation allowance has been applied to sites not under construction in summary table

Table 6.5: Identified sites without planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of deliverability	2015/16 Yr 0	2016/17 Yr 1	2017/18 Yr 2	2018/19 Yr 3	2019/20 Yr 4	2020/21 Yr 5	1-5 yrs	6-10 yrs
Newbury	Market Street		PDL	200	Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Agreement drawn up between Council and Developer. Community consultation in 2015 and application expected very soon.				100	100		200	
Thatcham	Pound Street Depot		PDL	47	Available: Vacant PDL Suitable: Sustainable location within settlement boundary Achievable: Site close to sale by Council to housing developer				20	27		47	
Burghfield	Firlands	14/01730/OUTMAJ	GF	90	Available: yes Suitable: Edge of settlement. Not proposed in HSA DPD but application allowed on appeal Achievable: Council has challenged the appeal decision so achievability uncertain. Agent has indicated site is deliverable							0	
Padworth	Land adj to Bath Road known as Elliot Hire	15/02320/OUTMAJ	PDL	18	Available: yes Suitable: permission granted Dec 2015 Achievable: No indication that not viable					18		18	
Total						0	0	0	120	145	0	265	

Table 6.6: Small Sites Under Construction at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2015	NetOu 2015
Basildon	Land Adjacent To The Crest Aldworth Road	12/00567/FULD 11/00772/FULD	RG	1	1	1
Beedon	3 And 4 Stanmore		PDL	1	2	2
Boxford	Coombesbury Farm Barn, Ownham	12/00862/FULD	GF	4	4	0
Boxford	Malthouse Cottage, Westbrook	13/01278/FUL	PDL	0	1	1
Boxford	Boxford Village Hall Southfields	14/00752/FULD	PDL	2	2	2
Bradfield	Wayside Cottage Southend	14/02443/FUL	PDL	0	1	1
Brightwalton	Land To The South Of Brentan	14/00759/FULD	GF	1	1	1
Bucklebury	46 - 47 Roundfield	12/02862/FULD 10/00599/FULD	PDL	2	2	2
Bucklebury	Bushnells Green Farmhouse Chapel Row	13/00331/FULD	PDL	0	1	0
Bucklebury	Midgham Croft Cottage, Midgham Green	13/02955/FUL	PDL	0	1	1
Bucklebury	Land Adjacent To 46 Roundfield	14/00552/FULD	PDL	1	1	1
Bucklebury	Winchcombe Cottage, Briff Lane	14/01332/FUL	PDL	0	1	1
Burghfield	The Willows Burghfield Bridge	11/02411/FULD	PDL	1	2	2
Burghfield	Land at Brookhouse Farm Sulhamstead Road	12/00484/FULD	PDL	3	3	3
Chaddleworth	Heads Farm Botmoor Way	11/02150/FULMAJ	PDL	0	1	1
Chieveley	Chieveley House, High Street	10/00222/LBC	PDL	1	1	1
Chieveley	Arlington Grange Curridge Road	10/02432/FULD	PDL	-3	5	5
Chieveley	Oaklands Cottages, Marsh Lane	12/02772/FUL 10/00572/FUL	PDL	-1	1	1
Chieveley	Woodside, Curridge, Thatcham	13/02555/FULD	GF	1	1	1
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	4	4
Cold Ash	Sunnybank, Collaroy Road, Cold Ash, Thatcham,	12/02509/FULD	2xRG 1xPDL	2	1	1
Cold Ash	Land At Hawthorns, Cold Ash Hill	13/01126/FULD	PDL	1	1	1
Cold Ash	Pumping Station, Fishers Lane	14/01995/FULD	PDL	1	1	1
Cold Ash	Clover Cottage, Westrop Farm, the Ridge	14/02339/FUL	PDL	0	1	1
Compton	Communications House, Wallingford Road, Compton	14/00057/PACOU	PDL	2	2	2
East Garston	Stable Court (Buildings G And H) Lower Poughley Farm	10/02513/FULD	PDL	1	1	1
East Garston	The Bungalow At Mask Cottage	11/01067/FUL	PDL	0	1	1
East Ilsley	Church Hill House Church Hill	12/01973/FULD	PDL	1	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Hampstead Norreys	Gardens of 3 Radnor Villas Water Street	11/00582/FULD	RG	1	1	1
Hamstead Marshall	Foxlee Farm Hamstead Marshall	10/01683/FUL	PDL	0	1	1
Hermitage	Garden To The North Side Of Tumbleweed, Yattendon Road	13/00642/OUTD	RG	1	1	1
Holybrook	1 Goodwin Close, Calcot	12/01219/FULD	1 RG 1 PDL	1	1	1

Table 6.6: Small Sites Under Construction at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2015	NetOu 2015
Hungerford	Berkshire Trout Farm	02/00911	GF	1	1	1
Hungerford	Land At the Rear of 14-19 Upper Eddington	12/01584/OUTD	PDL	2	2	2
Inkpen	Greenacres, Lower Green, Inkpen	13/00563/FUL	PDL	0	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	242 London Road	11/00162/FULD	PDL	4	4	4
Newbury	48 Cheap Street	11/00316/FULD	PDL	4	4	4
Newbury	30 Rowan Drive	11/00668/FULD	RG	1	1	1
Newbury	Units 3,4 And 7 Inches Yard Market Street	12/01313/FULD	PDL	4	4	4
Newbury	17A Cheap Street Newbury	12/02170/FULD	PDL	1	1	1
Newbury	66 Valley Road	12/03105/FULD	PDL	1	1	1
Newbury	Land To Rear Of Fulwell End, Garden Close Lane □	13/03010/FULD	RG	1	1	1
Newbury	Ground Floor South, Mill Reef House, 9 - 15 Cheap Street □	14/01716/FULD	PDL	4	4	4
Newbury	66 - 67 Northbrook Street □	14/01840/FULD	PDL	4	4	4
Newbury	13 Cromwell Place □	14/02559/FULD	PDL	1	1	1
Newbury	Clock House 1st And 2nd Floor, Carnegie Road	14/02832/PACOU 11/02186/FULD	PDL	2	3	3
Pangbourne	Bere Court Farm Bere Court, RG8 8HT	11/02594/FUL 11/00209	PDL	0	1	0
Pangbourne	33 Kennedy Drive, Pangbourne	14/00891/FULD	PDL	1	1	1
Shaw Cum Donnington	Berry Cottage, Long Lane, Shaw	14/03417/FUL	PDL	0	1	1
Stratfield Mortimer	Calleva, Longmoor Lane	11/01883/FUL	PDL	0	1	1
Stratfield Mortimer	Tower House The Street	12/00680/FULD	RG	3	4	4
Stratfield Mortimer	Southern Side Of The Garden To The Frith, Drury Lane	14/00846/FULD	RG	1	1	1
Sulhamstead	Baytree And May Cottages, Hollybush Lane	14/01395/FULD	PDL	1	2	2
Thatcham	Elizabeth Farm, Crookham Common,	12/02606/XFULD 09/00932/FULD	PDL	3	3	3
Thatcham	30 Westfield Crescen	13/02701/FULD	PDL	1	1	1
Thatcham	Land At Rear Of 31 Park Lane	13/02872/FULD	RG	1	1	1
Thatcham	Police Station 20 Chapel Street	14/01348/FULD	PDL	6	5	5
Tidmarsh	Forge House, Tidmarsh	10/01999/REM	PDL	1	1	1
Tidmarsh	The Mill House Mill Lane	12/00549/LBC2	PDL	1	1	1
Tilehurst	Land adj. 94 Royal Avenue Calcot	11/00994/FULD	RG	1	1	1
Tilehurst	47 Little Heath Road, Tilehurst, RG31 5TY □	13/01798/PACOU	PDL	4	4	4
Woolhampton	Falmouth Arms Bath Road □ Woolhampton □	14/00813/FULD	PDL	4	4	4
TOTAL						115

Table 6.7: Small Sites with planning permission and not started at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2015
Aldermaston	White Tower Nursery	14/00300/REM	PDL	0	1
Basildon	Elliotts Blandys Lane	12/00770/FUL	PDL	0	1
Basildon	Basil Corner, Reading Road, Lower Basildon	14/02910/OUTD	PDL	1	1
Beech Hill	Brook Farm, Beech Hill Road, Spencers Wood	13/01828/FUL	PDL	1	1
Beedon	Langley Hall Inn, Worlds End		PDL	1	1
Beenham	St Marys Farm	12/01567/XFULD 09/00937/FULD	GF	1	1
Boxford	Berry Cottage Westbrook □	14/01519/FULD	RG	1	1
Bradfield	Elm Cottage	14/02685/FULD	GF	1	1
Bradfield	3 and 4 Oakfield Cottages, Cock Lane	14/03114/HOUSE	PDL	-1	-1
Bradfield	Bradfield College	14/03423/FULD	PDL	2	2
Burghfield	Sailing Club At Burghfield	12/01717/FULD	PDL	1	1
Chaddleworth	Barn 80m South East Of Manor Farm	12/02636/XFULD 10/00030/XFULD	GF	2	2
Chaddleworth	Ibex inn, Main Street	14/02901/FULD	PDL	3	3
Chieveley	Old Radnalls Farm, Green Lane	13/00525/FULD	GF	2	2
Chieveley	The Limes, Horsemoor, Chieveley	13/00597/FULD	PDL	1	1
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	1
Cold Ash	The Lamb, Long Lane	14/02718/FULD	PDL	2	2
Compton	Former Bank, High Street	12/01760/XFULD 07/02654/FULD	PDL	1	1
East Gartson	Pounds Farm	02/00203/FUL	GF	5	2
Enborne	Enborne Kennels	12/02512/FULD 06/02900/FULD	PDL	1	1
Enborne	Enborne Street Farm Cottage, Enborne Street	14/03386/FUL	PDL	-1	-1
Greenham	Sandleford Farm Sandleford	11/01548/FULD	PDL	9	9
Greenham	1-3 Mews Cottages, Pigeons Farm Road	13/01217/XFULD	PDL	5	5
Hampstead Norreys	Manor Farm, Church St	12/01715/FULD 08/01099	GF	2	2
Hampstead Norreys	Land Adj The Old Smithy, Yattendon Road	13/01364/FULD	GF	1	1
Hampstead Norreys	Ramsworth Cottages And Barns	14/00173/FUL	PDL	1	1
Hermitage	Two Cedars, Newbury Road	13/01081/FULD	PDL	2	2
Hermitage	Hermitage House, Newbury Road	14/01442/FULD	PDL	1	1
Hermitage	Hermitage Village Hall	14/03336/FULD	PDL	4	4
Holybrook	Land Adjacent To Calcot Grange, Mill Lane, Calcot	13/00124/FULD	GF	1	1
Hungerford	St Johns Hall Station Road	11/02182/FULD	PDL	6	6
Hungerford	Rear of Cottages 1 and 2, the Lamb	13/03164/OUTD	GF	2	2
Hungerford	21 Moores Place	14/00675/FULD	PDL	1	1

Table 6.7: Small Sites with planning permission and not started at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2015
Hungerford	North View Heights	14/01171/FULD	PDL	8	8
Hungerford	2 Bulpit Lane	14/01602/FULD	PDL	1	1
Hungerford	6 Bridge Street	14/03394/FUL 10/00893/XFUL	PDL	1	1
Hungerford	Unit 1 Neates Yard	15/00203/FULD	PDL	1	1
Kintbury	Kintbury Service Station Newbury Street	06/02632/FULD	PDL	4	4
Kintbury	Clapton Bottom, The Benham Estate	13/02218/FUL	PDL	-1	-1
Lambourn	Francomes Field	03/02206	GF	6	2
Lambourn	Fognam Farm	08/01880/FULD	GF	2	2
Lambourn	Limes Farm Upper Lambourn	10/01484/XCOMIN 07/00951/COMIND	GF	3	3
Lambourn	Virginia Rose Edwards Hill	11/02597/FULD	RG	1	1
Lambourn	Land Adjacent To Brindledown, Upper Lambourn	14/00133/OUTD	GF	2	2
Lambourn	1 Blind lane	13/01913/FULD	PDL	3	3
Lambourn	Land To The Side And Rear Of 29 High Street	14/00620/OUTD	RG	2	2
Lambourn	Redundant Garage Site Adjacent To 40 Woodbury	14/01134/FULD	PDL	5	5
Newbury	62 Andover Road	11/01347/XOUTD 08/01349/OUTD	PDL	4	4
Newbury	Dolmans Shaw Hill	11/01689/FULD	PDL	7	7
Newbury	15 St Nicholas Road	11/02486/FULD	PDL	1	1
Newbury	Land To The South Of Speen Croft, Moor Lan	12/00601/OUTD	RG	1	1
Newbury	45 Greenham Road Newbury	12/01322/FULD	PDL	5	5
Newbury	225 Andover Road Newbury	12/02343/FULD	PDL	1	1
Newbury	250 London Road	12/02578/XFULD 10/00614/FULD	PDL	5	5
Newbury	Boxshall Court Pound Street	12/02631/FULD	PDL	5	2
Newbury	The Flat 88 Bartholomew Street	12/03055/FULD	PDL	1	1
Newbury	Land To Rear Of 51 Northbrook Street	12/03161/FULD	PDL	6	6
Newbury	19 Livingstone Road	13/00094/XFULD	PDL	4	4
Newbury	39 Hawthorn Road	13/00632/FULD	PDL	1	1
Newbury	Car Park Site, West Street	13/01365/XFULD	PDL	6	6
Newbury	1 - 3 The Broadway	13/01485/CERTP	PDL	2	2
Newbury	11 St Michaels Road	13/01624/FULD	PDL	1	1
Newbury	10 Mayfair Drive, Newbury	13/03013/FUL	PDL	0	1
Newbury	Land At Wallis Gardens, Adj West Berks Bowls Club	14/00101/FULD	GF	3	3
Newbury	Land North Of Ham Mill Cottage, London Road	14/00612/FULD	GF	1	1
Newbury	1 Cromwell Place	14/01460/FULD	PDL	1	1
Newbury	5A The Broadway	14/01535/FULD	PDL	4	4

Table 6.7: Small Sites with planning permission and not started at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2015
Newbury	5 Kennet Road	14/02061/FULD	PDL	1	1
Newbury	151 Bartholomew Street □	14/02279/FULD	PDL	1	1
Newbury	Jaquis, 18 Blenheim Road	14/02543/FULD 14/01323/PACOU	PDL	1	1
Newbury	49 Bartholomew Street □	14/02600/FULD	PDL	1	1
Newbury	74 Bartholomew Street □	14/02738/FULD	PDL	1	1
Newbury	Unit 6 Brook House □, 60 - 62 Northbrook Street □	14/03196/FULD	PDL	2	2
Newbury	11 - 13 The Broadway □	14/03276/FULD	PDL	4	4
Newbury	101 Bartholomew Street		PDL	3	3
Padworth	St Michaels, Bath Road		2xPDL 2xRG	3	3
Pangbourne	Lower Bowden Estate, Bowden Green, Pangbourne	13/00742/FULD	PDL	1	1
Pangbourne	Redundant Garage Site Adjacent 45 □ Bourne Road □	14/00800/FULD	PDL	4	4
Pangbourne	2A Reading Road	14/01759/FUL	PDL	-1	-1
Purley	72 Purley Rise	13/01407/FULD	PDL	1	1
Speen	Benham Valance	12/02210/FULMAJ	PDL	9	9
Speen	16 Lambourn Road	14/01392/FULD	PDL	1	1
Stanford Dingley	Stanford Dingley Clubroom Stanford Dingley	12/00758/FULD	PDL	1	1
Stanford Dingley	Land Adjacent To Middle Cottage Stanford	13/02781/FULD	PDL	1	1
Stanford Dingley	Stanford Farm, Back Lane, Stanford Dingley □	14/02042/FULD	PDL	1	1
Stratfield Mortimer	Stroudens 41 King Street	12/03036/FULD 12/01093/OUTD	1x RG 2xPDL	2	3
Stratfield Mortimer	Old Fire Station, The Street	13/00507/XFULD	PDL	1	1
Stratfield Mortimer	Fairwinds, The Street □	14/02246/FULD	1xPDL 3x RG	3	3
Stratfield Mortimer	Land At Loves Wood, Mortimer Common	14/02378/FULD	GF	2	2
Streatley	Walnut Tree Cottag, eHigh Street □	13/01678/FULD	PDL	1	1
Sulham	Meadow View Cottage, Nunhide Lane, Sulham □	13/02694/FULD	PDL	1	1
Thatcham	44 Park Lane, RG18 3PJ	05/01719/FULD	PDL	1	1
Thatcham	58 The Broadway, RG19 3HP	11/00247/FULD	PDL	5	5
Thatcham	35 Henwick Lane Thatcham	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
Thatcham	22 Park Lane □	13/00282/OUTD	PDL	1	1
Thatcham	95 Bath Road	13/02484/HOUSE	PDL	1	1
Thatcham	57 Northfield Road	14/00571/FULD	PDL	1	1
Thatcham	1 Goldsmith Close □	14/01921/FULD	RG	1	1

Table 6.7: Small Sites with planning permission and not started at March 2015

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2015
Thatcham	Crown Court Green Lane □	14/01987/FULD	PDL	8	8
Thatcham	Land Adj To 35 Henwick Lane □	14/02008/FULD	RG	3	3
Thatcham	Land To The Rear Of 34 High Street □	14/02052/FULD	PDL	2	2
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	2
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	175 And 177 Halls Road	10/01241/FULD	PDL	1	1
Tilehurst	Land To The Rear Of 9 - 15 High View	10/01441/FULD	PDL	4	4
Tilehurst	25 Westwood Row	12/01221/XFULD 09/00961/FULD	PDL	1	1
Tilehurst	27 And 29 Royal Avenue, □ Calcot □	14/00314/FULD	RG	2	2
West Woodhay	Hayward Green Farm, □ West Woodhay	13/01949/FUL	GF	0	1
Winterbourne	Barns at Winterbourne Manor	15/00101/FUL 03/01376/FUL		5	5
Wokefield	James Farm, James Lane	11/01703/FULD	PDL	6	6
Woolhampton	Brook Lawn, □ Bath Road □	13/02236/OUTD	RG	1	1
Yattendon	Barn At Manstone Farm □	14/00711/FULD	GF	1	1
TOTAL					249