

Five Year Housing Land Supply at December 2016

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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 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 \(including South Bucks\) 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 2017 to 31 March 2022. As the latest monitoring data is for March 2016, a six year period is calculated for both the requirement and supply.

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) (ID 3-031-20140306) 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

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. It identifies the "objectively assessed need" (OAN) for housing and provides part of 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 was published in February 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 2012-based household projections published by the Department of Communities and Local Government (DCLG) provided the starting point ⁽²⁾; with adjustments to take account of more recent mid-year 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 ⁽³⁾) 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 The 2014-based household projections were published by the Department for Communities and Local Government on 12 July 2016 These project a lower rate of household growth than the earlier 2012-based projections: some 3,250 households less over the period to 2036 covered by the SHMA, and a lower annual average projected rate of growth in households over the current plan period from 2006 to 2026 of 438 households per annum

3 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

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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 is 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 which is on the Historic England Battlefields at Risk Register and the area includes a number of Historic Parks and Gardens. Newbury already has two allocated strategic urban extensions to the south and east of the town.

3.12 The requirement is calculated on the basis of both the Core Strategy requirement and the OAN. The weight to be attached to the OAN will need to take account of the fact that it is a policy off figure.

The Five Year Period

3.13 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, in the same manner as required by previous government guidance, and the Council has therefore sought to identify a supply from April 2016 (the latest date for which monitoring information is available) to March 2022, with the five year period covering April 2017 to March 2022. Information is also presented for the first 5 years of supply from April 2016 to March 2021.

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 of 525 dwellings per annum and the OAN of 665 dwellings per annum. The shortfall is added to the first 5 years supply i.e to the period April 2016 to March 2021.

3.16 When moving from the Core Strategy requirement to one based on 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.

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Table 3.1 Housing Requirement to 2022 to meet 665 dwellings per annum.

	Net requirement to meet 665 dpa
A. Requirement April 2016 - March 2021 (5 years at 665dpa)	3,325
B. Shortfall 2013 - 2016 (3 year requirement minus completions of 1,578)	417
C. Requirement 2016 - 2021 (A+B)	3,742
D. Requirement 2021/22	665
E. Total Requirement April 2016 - March 2022 (C+E)	4,407

Table 3.2 Housing Requirement to 2022 based on Core Strategy Requirement.

	Net dwelling requirement to meet 525 dp
A. Requirement April 2016 - March 2021 (5 years at 525 dpa)	3,150
B. Shortfall 2006 - 2016 (10 year requirement minus completions of 5,012)	238
C. Requirement 2016 - 2021 (A+B)	2,863
D. Requirement 2021/22	525
E. Total Requirement April 2016 - March 2022 (C+E)	3,388

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,⁽⁴⁾ 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 five 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 and completions in 2015/16 were above the Core strategy target at 625 net dwellings. In 2014/15 there were over 100 demolitions (largely on one site where redevelopment is now close to completion), which reduced the annual net completion figure. Appeal decisions in 2015 have supported the requirement for a 5% rather than 20% buffer and it is not considered that the 2014/15 or 2015/16 figures merit a different conclusion. Table 3.3 'Housing Delivery April

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2006 to March 2016' shows delivery over the last 10 years. Over the plan period from 2006/07, delivery was above the annual average requirement in five of the ten years and below in five, which the Council does not consider as persistent under-delivery.

Table 3.3 Housing Delivery April 2006 to March 2016

Year	Net housing completions
2006/07	1064
2007/08	683
2008/09	528
2009/10	246
2010/11	199
2011/12	162
2112/13	552
2013/14	457
2014/15	496
2015/16	625
Annual Average 2006 - 2016	501

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 was completed 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 is now at an advanced stage. The examination hearing sessions took place in June and July 2016 and the Council is currently consulting on the main modifications that the Inspector has identified are required for soundness. 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 OAN, is set out below. This buffer is applied to the first 5 years (i.e April 2016 - March 2021) after inclusion of the shortfall, although there is a case for calculating the buffer exclusive of the shortfall. The table shows the requirement for the five year period April 2016 to March 2021 and for the period April 2016 to March 2022. The calculation for the forward looking five year period April 2017 to March 2022 is set out in Table 4.7.

Table 3.4 2016 - 2022 Housing Requirement with 5% Buffer

	525 dpa	665 dpa
C. Requirement 2016 - 2021	2,863	3,742
F. 5% buffer (C x 0.05)	143	187
G. Requirement plus 5% buffer for 2016-21 (C+F)	3,006	3,929
D. Requirement 2021/22	525	665
H. Total Requirement 2016 - 2022 including shortfall and 5% buffer (G+D)	3,531	4,594

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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 2022. 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. Sites excluded may deliver some units within the five year period 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 within 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 is currently at examination, the hearing sessions were held in June/July 2016 and the Council is currently consulting on the main modifications that the Inspector has identified area necessary for soundness. The DPD is therefore at an advanced stage of preparation and is considered to carry substantial weight in decision-making. It is expected to be adopted in Spring 2017.

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 2016, 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 2016 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 very difficult 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 a nine year period from 2007/08 to 2015/16 the average number of permissions granted on windfall sites was 136 net units per annum.

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Table 4.1 Net New Windfall Permissions 2007/08 to 2015/16

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
2015/16	115
Average 2007/08 to 2015/16	136

4.10 The NPPF states that a 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 2015/16 units permitted on private gardens were equivalent to 15% 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
2015/16	150	21	14.0
Total	1098	165	15.0

4.11 The Council has therefore calculated its windfall allowance based on a net figure of 136 units per annum, assuming 15.% of these are on residential gardens to give a windfall allowance of 116 net permissions per annum ($136 \times 0.85 = 115.6$).

4.12 The Council has looked at the pattern of delivery from windfall sites from 2008/09 to 2015/16. Of the windfall dwellings permitted over this period, 7% were completed in the year of permission, 27%, 22%, 13%, 10% and 1% completed in the subsequent five years. This pattern has been applied to the windfall allowance of 116 dpa to phase the delivery of the windfall allowance in the housing trajectory . This allowance has a built in non-implementation

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allowance of 20% 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. The total windfall allowance for the period 2016 - 2022 is 377.

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

Year of Permission	Yr 0 16/17	Yr 1 17/18	Yr 2 18/19	Yr 3 19/20	Yr 4 20/21	Yr 5 21/22
2016/17	8	31	26	15	12	1
2017/18		8	31	26	15	12
2018/19			8	31	26	15
2019/20				8	31	26
2020/21					8	31
2021/22						8
Total allowance to 21/22	8	39	65	80	92	93

Schedules of Sites

4.13 The schedules of housing sites are set out in Section 5 and demonstrate that there is sufficient supply of housing land to meet the requirement.

4.14 The schedules are summarised below. The total supply is 5,249 for the period April 2016 to March 2022 with a supply of 4,650 net dwellings for the five year period April 2016 to March 2021 and 4,729 for the period April 2017 to March 2022.

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.

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Table 4.4 Summary Deliverable Supply

Deliverable Sites	Yr 0 16/17	Yr 1 17/18	Yr 2 18/19	Yr 3 19/20	Yr 4 20/21	Yr 5 21/22	Net Units Years 0-5	Net Units Years 0-4	Net Units Years 1-5
Core Strategy allocated sites	83	216	197	240	320	290	1,346	1,056	1,263
Permitted non-allocated sites of 10 or more units	272	23	206	341	227	75	1,144	1,069	872
Permitted small sites under 10 units	100	80	60	45	30		315	315	215
Housing Site Allocations DPD sites including proposed allocation in Stratfield Mortimer NDP			173	476	571	141	1,361	1,220	1,361
Identified sites without permission at March 2016		24	82	132	199		437	437	437
Sites through prior approval process	57	136	76				269	269	212
Windfall allowance	8	39	65	80	92	93	377	284	369
Total Deliverable Supply	520	518	859	1,314	1,439	599	5,249	4,650	4,729

4.16 The housing land supply is compared to the requirement in the tables below. It is equivalent to between 6 years to meet the OAN and 8 years to meet the development plan requirement for the five year period April 2016 to March 2021 as set out in the table below. For the five year period April 2017 to March 2022 the supply is equivalent to 8.1 years to meet the development plan requirement and 5.9 to meet the OAN. These figures includes the buffer of 5%.

Table 4.5 Calculation of Five Year Supply for April 2016 to March 2021 (Years 0-4)

	Core Strategy 525 dpa	OAN 665 dpa
Requirement April 2016 to March 2021 including 5% buffer	3,006	3,929
Supply April 2016 to March 2021	4,650	4,650
Surplus supply over requirement	1,644	721
Average annual requirement with 5% buffer	551	698
Surplus supply in years	3.0	1.03

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Table 4.6 Calculation of Supply for April 2016 to March 2022 (Years 0-5)

	Core Strategy 525 dpa	OAN 665 dpa
Requirement April 2016 to March 2022 including 5% buffer	3,531	4,594
Supply April 2016 to March 2022	5,249	5,249
Surplus supply over requirement	1,718	655
Average annual requirement with 5% buffer	551	698
Surplus supply in years	3.12	0.9

Table 4.7 Calculation of Five Year Supply for April 2017 to March 2022 (Years 1-5)

	Core Strategy 525 dpa	OAN 665 dpa
Requirement April 2016 to March 2022 minus anticipated completions in 2016/17 of 520	3,011	4,074
Supply April 2017 to March 2022	4,729	4,729
Surplus supply over requirement	1,718	655
Average annual requirement with 5% buffer	551	698
Surplus supply in years	3.12	0.9

5 Schedules of Housing Sites

5.1 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 2022.

Table 5.1: Allocated Sites

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp Mar 2016	U/C 2016	Net Outs 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	total Yrs 0 to 5	total Yrs 0 to 4	total Yrs 1 to 5	6-10 yrs
Greenham	Sandleford Park	15/02300/OUTMAJ	GF	Up to 2000	0	0	2000	Available: yes Suitable: allocated site in adopted Core Strategy Achievable: Adopted SPD. Planning applications pending determination				90	130	100	320	220	320	500
Greenham	Newbury Racecourse	09/00971/OUTMAJ	PDL	1495	421	83	1074	Available: yes Suitable: yes reserved matters approved for all phases Achievable: 1st phase complete, 2nd and 3rd phases under construction	83	216	197	150	190	190	1026	836	943	48
Total Allocated Sites				3,495	421	83	3074		83	216	197	240	320	290	1346	1056	1263	548

Table 5.2: Non-allocated sites of 10 or more units with planning permission at March 2016

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp	U/C 2016	Net Outs 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0 - 4 yrs	1 -5 yrs	6-10 yrs
Burghfield	Hunters Hill	14/03422/FULEXT	PDL	26	0	26	26	Available: yes Suitable: yes, planning permission granted. Achievable: completed 2016	26						26	26	0	
Cold Ash	St Gabriel's Convent	12/02173/FULMAJ	PDL	11	0	0	11	Available: yes Suitable: planning permission granted Achievable: application lapsed June 2016 but landowner still intends to redevelop							0	0	0	
Compton	Greens Yard, High Street	11/01159/XOUTMA 14/00926/RESMAJ approved April 2015	PDL	25	0	25	25	Available: yes Suitable: yes, planning permission granted Achievable: developer indicates completion by end 2016	25						25	25	0	
Greenham	Greenacre Leisure	12/02884/FULEXT	PDL	40	0	40	40	Available: yes Suitable: permission approved April 2014 Achievable: under construction	40						40	40	0	
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	0	2					2	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. Application to discharge conditions approved Nov 2016			3	10			13	13	13	
Kintbury	Inglewood Health Hydro, Templeton Road	06/01018/FULEXT	PDL	93	60	33	33	Under construction	33						33	33	0	
Newbury	Northcroft House And Avonbank House (West Street Retirement Apartments)	15/01082/FULEXT Permitted 10 June 2015	PDL	59	0	0	59	Available: yes Suitable: approved Achievable: under construction	59						59	59	0	
Newbury	J & P Motors, Newtown Road	07/01687/FULEXT Extant permission	PDL	37	0	0	37	Available: yes Suitable: permission implemented Achievable: Application 16/03134/MDOPO to amend S106 pending determination				37			37	37	37	

Table 5.2: Non-allocated sites of 10 or more units with planning permission at March 2016

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp	U/C 2016	Net Outs 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0 - 4 yrs	1 -5 yrs	6-10 yrs
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			100	67			167	167	167	
Newbury	Land At 40 Cromwell Road And The Rear Of Edgcombe Lane	13/03159/FULEXT	GF	15	0	0	12	Available: yes Suitable: permission granted Nov 2014 Achievable: no indication that not viable				12			12	12	12	
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	72	72	
Newbury	1-3 Mansion House Street	12/02999/XFULMA	PDL	11	0	0	11	Available: Vacant units Suitable: yes Achievable: planning permission lapsed April 2016							0	0	0	
Newbury	24 - 26 the Broadway and 4 Oxford Street	12/02898/FULMAJ	PDL	6	-5	12	12	Available: yes Suitable: planning permission for conversion and change of use; 11 units gross Achievable: work in progress on site	12						12	12	0	
Padworth	Land Adjacent To Kennet And Avon Canal, Wharf Side	11/01564/FULMAJ	PDL	11	0	11	11	Under construction		11					11	11	11	
Purley	1053, 1055 & 1057 Oxford Road	14/01430/FULEXT	PDL	50	2	48	48	Available: yes, demolition taken place Suitable: permission granted February 2015 Achievable: under construction	48						48	48	0	
Speen	5-155 Kersey Crescent	13/02893/FULEXT	PDL	3	-16	19	19	Under construction	19						19	19	0	
Thatcham	Land To Side And Rear Of 21 Henwick Lane	14/02558/FULMAJ	GF	14	0	0	14	Available: yes Suitable: permission granted Achievable: no indication that not viable			14				14	14	14	
Thatcham	21 Henwick Lane	13/03082/FULMAJ	PDL	-10	0	0	-10	Under construction	-10						-10	-10	0	
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	8	14	

Table 5.2: Non-allocated sites of 10 or more units with planning permission at March 2016

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp	U/C 2016	Net Outs 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0 - 4 yrs	1 -5 yrs	6-10 yrs
Thatcham	1 - 8 Clerewater Place Lower Way	14/00087/OUTMAJ	PDL	15	0	0	15	Available: yes Suitable: permission granted Achievable: development anticipated to come forward as permitted development. Prior approval for 28 units							0	0	0	
Thatcham	131, 133, 137, 139 And 141 Bath Road	14/02826/OUTMAJ	PDL	17	0	0	17	Available: yes Suitable: permission granted. Additional applicatin 15/02077/OUTMAJ for 33 units granted subject to S106 agreemeent. See Table 6.5 Achievable: no indication that not viable							0	0	0	
Thatcham	1 The Broadway	06/02314/FULMAJ	PDL	10	-1	11	11	Available: yes Suitable: permission granted Achievable: building work started			11				11	11	11	
Thatcham	Turnfields land rear of Regent, The Moors	07/00739/RESMAJ 05/02916/OUT	PDL	13	0	13	13	Available: yes Suitable: permission granted Achievable: Building Control records indicate building work started. Possible that alternative scheme will be proposed							0	0	0	
Thatcham	Kingsland Shopping Centre And Adjoining Land	10/00975/XOUTMA	PDL	46	0	0	46	Available: Current commercial uses Suitable: Yes, planning permission granted March 2015 Achievable: Redevelopment scheme - implementation uncertain							0	0	0	
Theale	Land Rear Of 40 - 58 High Street	14/02110/FULEXT	PDL	27	0	27	27	Available: yes Suitable: permission granted Achievable: under construction	27						27	27	0	

Table 5.2: Non-allocated sites of 10 or more units with planning permission at March 2016

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Comp	U/C 2016	Net Outs 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0 - 4 yrs	1 -5 yrs	6-10 yrs
Theale	Lakeside	04/01219/FULMAJ	GF	350	0	0	350	Available: yes Suitable: planning permission allowed on appeal. New application for 325 units -appeal on grounds of non-determination. Included within amended settlement boundary in HSA DPD. Achievable: permission implemented and would be fall-back position if current application dismissed				75	75	75	225	150	225	125
Burghfield	Springwood Engineering, Bunces Lane	14/03307/FULMAJ	PDL	13	0	0	13	Available: yes Suitable: permission granted Achievable: construction commenced Summer 2016	-1	14					13	13	14	
Newbury	11-17 and Land to side of Mill lane	15/00170/FULEXT	PDL	12	0	0	12	Available: yes Suitable: permission granted Achievable: commencement anticipated Autumn 2016		-4	16				12	12	12	
Newbury	Land off Faraday and Kelvin Road	12/00772/XOUTMA	PDL	160	0	0	160	Available: yes Suitable: permission granted Achievable: access road to LRIE currently under construction				80	80		160	160	160	
Padworth	land adj to Bath Road	15/02320/OUTMAJ	PDL	18	0	0	18	Available: yes Suitable: permission granted Achievable: no indication that not viable			18				18	18	18	
Sulhamstead	Firlands Farm	14/01730/OUTMAJ	GF	90	0	0	90	Available: yes Suitable: permission granted Achievable: commencement on site likely to be in summer 2017			30	30	30		90	90	90	
Total							1382		272	23	206	341	227	75	1144	1069	872	125

Table 5.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/ PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2016/ 17 Yr 0	2017/ 18 Yr 1	2018/ 19 Yr 2	2019/ 20 Yr 3	2020/ 21 Yr 4	2021/ 22 Yr 5	0-5 yrs	0-4 yrs	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	10	10	
Burghfield	Land opposite 44 Lamden Way	HSA 17		GF	60				Available: Yes Achievability: early delivery anticipated. Planning application for 28 dwellings on BUR002 pending determination			15	25	20		60	60	60	
Burghfield	Land adj Pondhouse Farm, Clay Hill Road	HSA 16		GF	100				Available: Yes Achievability: early delivery anticipated				20	70	10	100	90	100	
Cold Ash	Land at Poplar Farm	HSA 6		GF	10-20				Available: Yes Achievability: early delivery anticipated				10			10	10	10	
Cold Ash	St Gabriel's Farm, The Ridge, Cold Ash	HSA 7		GF	5				Available: Yes Achievability: early delivery anticipated			3	2			5	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	0	0	140
Tilehurst	Stonehams Farm, Tilehurst	HSA 9	16/01947/OUTMAJ	PDL/ GF	15				Available: Yes Achievability: early delivery anticipated. Planning application pending determination					15		15	15	15	
Tilehurst	Stonehams Farm	HSA 10	16/01223/OUTMAJ	GF	66				Available: Yes Achievability: early delivery anticipated. Planning application for up to 66 units approved				20	40	6	66	60	66	
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	0	0	150
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	0	0	35
Tilehurst	Land to East of Sulham Hill	HSA 8	16/01034/OUTMAJ	GF	39				Available: Yes Achievability: early delivery anticipated. Planning application for 39 dwellings approved			10	29			39	39	39	

Table 5.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Purley on Thames	72 Purley Rise	HSA 11		GF	35				Available: Yes Achievability: early delivery anticipated				10	15	10	35	25	35	
Hermitage	land off Charlotte Close, Hermitage	HSA 25		GF	15				Available: Yes Achievability: early delivery anticipated				5	10		15	15	15	
Hermitage	Land to the south east of the Old Farnhouse	HSA 26		GF	10				Available: Yes Achievability: early delivery anticipated				10			10	10	10	
Hungerford	Land E of Salisbury Road, Hungerford	HSA 19		GF	100				Available: Yes Achievability: Application 16/03061/OUTMAJ for 119 dwellings pending consideration			20	50	49		119	119	119	
Kintbury	Land East of Layland's Green, Kintbury	HSA 27	16/02191/OUTMAJ	GF	10				Available: Yes Achievability: early delivery anticipated. Planning application for 11 dwellings pending determination.			10				10	10	10	
Lambourn	Land at Lynch Lane	HSA 20		GF	60				Available: Yes Achievability: early delivery anticipated				10	25	25	60	35	60	
Lambourn	Land at Newbury Road	HSA 21		GF	5				Available: Yes Achievability: early delivery anticipated			5				5	5	5	
Newbury	Land north of Newbury College, Monks Lane	HSA 1		PDL	15				Available: Yes Achievability: early delivery anticipated				15			15	15	15	
Speen	Land at Speen	HSA 2		GF	100				Available: Yes Achievability: early delivery anticipated				30	70		100	100	100	
Cold Ash	Coley Farm, Stoney Lane	HSA 3	16/01489/OUTMAJ	GF	75				Available: Yes Achievability: early delivery anticipated. Planning permission granted subject to S106			30	45			75	75	75	
Greenham	South East Newbury (3)	HSA 4		GF	30				Available: Yes Achievability: later phase of NEW047					30		30	30	30	
Greenham	South East Newbury (2)	HSA 4		GF	65				Available: Yes Achievability: later phase of NEW047				30	35		65	65	65	
Newbury	South East Newbury (4)	HSA 4	16/00669/OUTMAJ	GF	140-160				Available: Yes Achievability: early delivery anticipated. Planning application 16/00669/OUTMAJ for 157 dwellings pending determination.			20	70	67		157	157	157	
Pangbourne	Land off Riverview Road, Pangbourne	HSA 22	15/03320/OUTMAJ	GF	35				Available: Yes Achievability: Planning permission granted, early delivery anticipated			35				35	35	35	

Table 5.3: Proposed Allocations in Housing Site Allocations DPD and Mortimer NDP

Parish/Ward	Address	HSA DPD Policy	Application number	GF/PDL	Net Units	Net Com	U/C 2015	Net Ou 2015	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Thatcham	Land at Lower Way, Thatcham	HSA 5		GF	85				Available: Yes Achievability: early delivery anticipated			10	40	35		85	85	85	
Theale	Field between A340 & The Green	HSA 15		GF	70				Available: Yes Achievability: early delivery anticipated				30	40	30	100	70	100	
Woolhampton	Land to the north of A4, Woolhampton	HSA 18	16/01760/OUTMAJ	GF	30				Available: Yes Achievability: early delivery anticipated. Planning application 16/01760/OUTMAJ for up to 35 dwellings pending determination			10	20			30	30	30	
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	50	110	
Total										0	0	173	476	571	141	1361	1220	1361	325

Table 5.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2016	Net Ou 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Cold Ash	Fishers Farm Fishers Lane Cold Ash	14/01854/PACOU	PDL	1		0	1	Achievable: No indication that not viable	1						1	1	0	
Compton	Communications House, Wallingford Road, Compton, Newbury, Berkshire, RG20 6QR	14/00057/PACOU	PDL	2		2	2	Under construction	2						2	2	0	
Enborne	Offices at Peregrine House,	16/00341/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	1	1	
Chieveley	Unit 3, Ashfields Farm Industrial Estate, Priors	16/00461/PACOU	PDL					Achievable: No indication that not viable		1					1	1	1	
Greenham	Lock House, Overbridge Square	16/02498/PACOU	PDL	17				Achievable: No indication that not viable		17					17	17	17	
Greenham	Leat House, Overbridge Square	16/02499/PACOU	PDL	24				Achievable: No indication that not viable		24					24	24	24	
Greenham	Mill House, Overbridge Square	16/02500/PACOU	PDL	25				Achievable: No indication that not viable			25				25	25	25	
Greenham	Weir House, Overbridge Square	16/02501/PACOU	PDL	24				Achievable: No indication that not viable			24				24	24	24	
Greenham	Bridge House, Overbridge Square	16/02497/PACOU	PDL	17				Achievable: No indication that not viable		17					17	17	17	
Newbury	36 Queens Road, Newbury, Berkshire, RG14 7NE	13/01975/PACOU	PDL	2		0	2	Achievable: No indication that not viable	2						2	2	0	
Newbury	The Quadrant, Pembroke Road,	13/01871/PACOU	PDL	12		12	12	Under construction	12						12	12	0	
Newbury	115 London Road	13/02803/PACOU	PDL	14		0	14	Achievable: No indication that not viable		14					14	14	14	
Newbury	Victoria House, 20 Market Street	15/00281/PACOU	PDL	2		0	2	Achievable: No indication that not viable	2						2	2	0	
Newbury	78 Bartholomew Street	14/01368/PACOU	PDL	4		0	4	Achievable: No indication that not viable	4						4	4	0	
Newbury	Brook House, 60 -62 Northbrook Street	14/01331/PACOU	PDL	11		0	11	Achievable: No indication that not viable	11						11	11	0	
Newbury	Park View House, 65 London Road	14/02181/PACOU	PDL	14		0	14	Achievable: No indication that not viable		14					14	14	14	
Newbury	Oxford House 12 - 20 Oxford Street	14/00328/PACOU	PDL	16		0	16	Available: in current use with recent lease signed Achievable: Unlikely to be delivered in 5 year period							0	0	0	

Table 5.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/ PDL	Net Units	Net Com	U/C 2016	Net Ou 2016	Assessment of deliverability	2016/ 17 Yr 0	2017/ 18 Yr 1	2018/ 19 Yr 2	2019/ 20 Yr 3	2020/ 21 Yr 4	2021/ 22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Newbury	2nd floor, 15 Market Place	15/01436/PACOU	PDL	1		1	1	Under construction	1						1	1	0	
Newbury	47 Northbrook Street	15/01218/PACOU	PDL	4		0	4	Achievable: No indication that not viable	4						4	4	0	
Newbury	58A Northbrook Street	15/01431/PACOU	PDL	3		0	3	Achievable: No indication that not viable		3					3	3	3	
Newbury	14 the Broadway	15/02572/PACOU	PDL	4		0	4	Achievable: No indication that not viable		4					4	4	4	
Newbury	Suite 1, 4 Hambridge Road	15/03109/PACOU	PDL	1		0	1	Achievable: No indication that not viable	1						1	1	0	
Newbury	Consort House, Bone Lane	16/00169/PACOU 16/01548/PACOU	PDL	17		0	17	Achievable: Applicant estimates start in 2017 and completion in 2018.			17				17	17	17	
Newbury	Unit 4 Freemans Yard, bone lane	15/00423/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	1	1	
Newbury	Sherwood House, 78 London Road	16/01108/PACOU	PDL	9		0	9	Achievable: No indication that not viable		9					9	9	9	
Newbury	25 Bartholomew Street	16/01471/PACOU	PDL	16		0	16	Achievable: No indication that not viable			16				16	16	16	
Newbury	Newmarket House, Market Street	16/03047/PACOU	PDL	2				Achievable: No indication that not viable			2				2	2	2	
Pangbourne	Abacus House, Horseshoe Road,	13/02588/PACOU	PDL	4		0	4	Achievable: No indication that not viable	4						4	4	0	
Pangbourne	67A Reading Road	14/02376/PACOU	PDL	5		0	5	Achievable: No indication that not viable	5						5	5	0	
Pangbourne	12 Reading Road	15/02985/PACOU		2		0	2	Achievable: No indication that not viable	2						2	2	0	
Pangbourne	Meadow Farm, Whitchurch Road	15/02245/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	1	1	
Pangbourne	12-18 Whitchurch Road	15/01975/PACOU	PDL	8		8	8	Under construction		8					8	8	8	
Pangbourne	1 Station Road	15/02476/PACOU		1		0	1	Achievable: No indication that not viable	1						1	1	0	
Shaw cum Donnington	Barn NE of Stable Cottage, Long Lane	15/00563/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	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	1	0	
Thatcham	Wagtech Court, Station Road, RG19 4HZ	14/00141/PACOU	PDL	8		0	8	Achievable: No indication that not viable	8						8	8	0	
Thatcham	1-6 & 8 Clerewater Place	16/01284/PACOU	PDL	28		0	28	Achievable: Developer anticipates commencement in November 2016		28					28	28	28	
Theale	20 High Street	15/01688/PACOU	PDL	1		0	1	Achievable: No indication that not viable		1					1	1	1	
Theale	Unit 8 Brewery Court	16/02363/PACOU	PDL	3		0				3					3	3	3	

Table 5.4: Sites Identified through Prior Approval Process

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Net Com	U/C 2016	Net Ou 2016	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
West Woodhay	Units 2,3 and 4 Great Farm Barns	15/01820/PACOU	PDL	3	1	0	2	Achievable: No indication that not viable		3					3	3	3	
Woolhampton	Black Barn, Kiff Green	14/01175/PACOU	PDL	1		0	1	Achievable: No indication that not viable	1						1	1	0	
Total						23	198		62	150	84	0	0	0	296	296	234	

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

Table 5.5: Identified sites without planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Holybrook	Land at Junction of Mill Lane, Bath Road	16/01759/FULEXT	GF/PDL	45	Available: Yes Suitable: Planning permission granted Sept 2016 Achievable: No indication that not viable - greenfield site.		20	25				45	45	45	
Newbury	Market Street	16/00547/FULEXT	PDL	232	Available: Largely in Council ownership Suitable: Identified in Newbury Vision and adopted SPD Achievable: Agreement drawn up between Council and Developer. Application approved subject to S106				60	172		232	232	232	
Newbury	11 -15 Bartholomew Street	15/03228/FULEXT	PDL	47	Available: Current commercial use Suitable: Sustainable town centre location Achievable: Planning permission granted. No indication that not viable.				20	27		47	47	47	
Newbury	Land at Former Travis Perkins	16/00657/FULEXT	PDL	22	Available: Yes, vacant PDL Suitable: planning application recommended for approval with referral to District Planning Committee as in Protected Employment Area Achievable: no viability issues. Development completed on remainder of site		10	12				22	22	22	
Stratfield Mortimer	Fairwinds and Land at Tower House	15/02667/FULEXT	GF/PDL	16	Available: Yes Suitable Planning application approved - supercedes 12/00680/FULD and 14/02246/FULD Achievable: No indication that not viable		-1	10	7			16	16	16	

Table 5.5: Identified sites without planning permission at March 2015

Parish/Ward	Address	Applicn. No.	GF/PDL	Net Units	Assessment of deliverability	2016/17 Yr 0	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	0-5 yrs	0-4 yrs	1-5 yrs	6-10 yrs
Thatcham	Pound Lane Depot	15/03468/FULEXT	PDL	47	Available: Vacant PDL Suitable: Sustainable location within settlement boundary Achievable: Planning application approved subject to completion of S106 agreement			20	27			47	47	47	
Thatcham	129,129a,131,133,137 and land at 139 and 141 Bath Road	15/02077/OUTMAJ	GF/PDL	28	Available: Yes Suitable: Sustainable location within settlement boundary Achievable: Planning application approved subject to completion of S106 agreement. Previous permission for 17 net dwellings on part of site.		-5	15	18			28	28	28	
Total				392		0	24	82	132	199	0	437	437	437	

Table 5.6: Small sites with planning permission under construction at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2016	NetOu 2016
Basildon	Land Adjacent To The Crest Aldworth Road	12/00567/FULD 11/00772/FULD	RG	1	1	1
Basildon	Elliotts Blandys Lane	12/00770/FUL	PDL	0	1	1
Bradfield	Elm Cottage, RG7 6BN	14/02685/FULD	GF	1	1	1
Bradfield	Bradfield College, RG7 6AU	14/03423/FULD	PDL	2	2	2
Bucklebury	The Dell Windmill Lane Midgham	15/00649/FUL	PDL	0	1	1
Burghfield	The Willows Burghfield Bridge	11/02411/FULD	PDL	1	1	1
Burghfield	Land at Brookhouse Farm Sulhamstead Road	12/00484/FULD	PDL	3	3	3
Burghfield	40 Clayhill Road	15/00978/FULD	MIX	3	4	4
Chaddleworth	Ibex inn, Main Street	14/02901/FULD	PDL	3	3	3
Chieveley	Oaklands Cottages, Marsh Lane	12/02772/FUL 10/00572/FUL	PDL	-1	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
Cold Ash	The Lamb Long Lane	14/02718/FULD	PDL	2	2	2
Cold Ash	Ridge Cottage, The Ridge	09/00949/REM 06/02899/OUTD	PDL	3	4	4
Compton	Former Bank, High Street	12/01760/XFULD 07/02654/FULD	PDL	1	1	1
Compton	Uplands Farm Coombe Road	15/00089/FULD	PDL	-2	1	1
Compton	Lower Hamilton Stables Hockham Road	15/00154/FULD	PDL	1	1	1
East Garston	The Bungalow At Mask Cottage	13/00383/FUL	PDL	0	1	1
Frilsham	Five Oaks, Frilsham	07/00733/FUL	PDL	0	1	1
Hampstead Norreys	Land Adj The Old Smithy, Yattendon Road	13/01364/FULD	GF	1	1	1
Hamstead Marshall	Foxlee Farm Hamstead Marshall	10/01683/FUL	PDL	0	1	1
Holybrook	1 Goodwin Close, Calcot,	12/01219/FULD	1 RG 1 PDL	1	1	1
Hungerford	Berkshire Trout Farm	02/00911/FUL	GF	1	1	1
Hungerford	Land At the Rear of 14-19 Upper Eddington	12/01584/OUTD	PDL	2	2	2
Hungerford	Rear of Cottages 1 and 2, the Lamb	13/03164/OUTD	GF	2	2	2
Inkpen	Marchwood Lower Green Inkpen	15/00447/FULD	PDL	0	1	1
Lambourn	The Lamb Inn 44 Newbury Street	15/00372/FULD	PDL	1	1	1
Lambourn	Virginia Rose Edwards Hill	15/00867/FULD	RG	1	2	2
Newbury	30 Rowan Drive	11/00668/FULD	RG	1	1	1
Newbury	13 Cromwell Place	14/02559/FULD	PDL	1	1	1
Newbury	Jaquis 18 Blenheim Road	14/02543/FULD 14/01323/PACOU	PDL	1	1	1
Newbury	48 Cheap Street	11/00316/FULD	PDL	4	4	4
Newbury	Greenlands View Springfield Lane	15/01154/FULD	MIX	3	4	4
Newbury	66 - 67 Northbrook Street	14/01840/FULD	PDL	4	4	4
Newbury	11 - 13 The Broadway	14/03276/FULD	PDL	4	4	4
Pangbourne	The Coach House Lower Bowden House Bowden Green	15/01174/FULD	PDL	1	1	1
Purley	72 Purley Rise, Purley On Thames, RG8 8DH	13/01407/FULD	PDL	1	1	1
Thatcham	95 Bath Road, Thatcham, RG18 3BD	13/02484/HOUSE	PDL	1	1	1

Table 5.6: Small sites with planning permission under construction at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	U/C 2016	NetOu 2016
Thatcham	30 Westfield Crescent, Thatcham, RG18 3EH	13/02701/FULD	PDL	1	1	1
Thatcham	Land At Rear Of 31 Park Lane	13/02872/FULD	RG	1	1	1
Thatcham	57 Northfield Road Thatcham	14/00571/FULD	PDL	1	1	1
Thatcham	Land To The Rear Of 34 High StreetThatchamBerkshire	14/02052/FULD	PDL	2	2	2
Theale	Greystoke St Ives Close	15/01165/OUTD	RG	1	1	1
Tidmarsh	Forge House, Tidmarsh, RG8 8ER	10/01999/REM	PDL	1	1	1
Tilehurst	Land adj. 94 Royal Avenue Calcot	11/00994/FULD	RG	1	1	1
West Woodhay	Hayward Green Farm, West Woodha	13/01949/FUL	GF	0	1	1
TOTAL						78

Table 5.7: Small sites with planning permission not started at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2016
Basildon	Basil Corner, Reading Road, Lower Basildon	14/02910/OUTD	PDL	1	1
Basildon	Claregate Blandys Lane	14/01069/FULD	MIX	2	2
Beedon	Langley Hall Inn, Worlds End	15/01383/FUL	PDL	1	1
Beedon	3 And 4 Stanmore	14/02775/FULD	PDL	1	2
Beenham	St Marys Farm, RG7 5NN	12/01567/XFULD 09/00937/FULD	GF	1	1
Bradfield	Kimberhead Farm Back Lane	15/00424/FUL	GF	1	1
Bradfield	Barn On Land West Of Merryfield Farm Mariners Lane Southend	15/03303/FULD	PDL	1	1
Bradfield	St Andrews School	14/01351/LBC2	PDL	4	2
Brimpton	Brimpton Mill Brimpton Road	15/02736/FULD			1
Burghfield	Sailing Club At Burghfield	13/01730/FUL 12/01717/FULD	PDL	1	1
Burghfield	67 Omers Rise Burghfield Common	15/02954/FULD	GF/PDL	1	1
Chaddleworth	Heads Farm Botmoor Way	11/02150/FULMAJ	PDL	0	1
Chaddleworth	Barn 80m South East Of Manor Farm	15/03199/FULD	GF	2	2
Chieveley	The Limes, Horsemoor, Chieveley	13/00597/FULD	PDL	1	1
Chieveley	Old Radnalls Farm Green Lane Chieveley	13/00525/FULD	GF	2	2
Cold Ash	Clover Cottage, Westrop Farm, the Ridge	14/02339/FUL	PDL	0	1
Cold Ash	Little Croft, Collaroy Road	08/01275/FULD	PDL	1	1
Cold Ash	Folly Cottage Cold Ash Hill	15/02373/REM	PDL	3	3
Compton	New Farm, Coombe Road	11/00070/CERTE	GF		1
Compton	Land Adjacent To 4 Ilsley Gardens Ilsley Road	12/02349/OUTD	GF	1	1
East Garston	Pounds Farm	02/00203/FUL	GF	5	2
East Garston	Jimmies Farm Stables, School Lane	13/01860/FUL	PDL	1	1
Enborne	Enborne Street Farm Cottage, Enborne Street	14/03386/FUL	PDL	-1	-1
Great Shefford	Land At Tofrek Wantage Road	15/00232/FULD	RG	1	1
Greenham	Drake House Bishops Green	15/02479/FULD	PDL	0	1
Greenham	1-3 Mews Cottages, Pigeons Farm Road	13/01217/XFULD	PDL	5	5
Greenham	Sandleford Farm Sandleford Newtown	11/01548/FULD	PDL	9	9
Hampstead Norreys	Ramsworth Cottages And Barns, RG18 0SS	14/00173/FUL	PDL	1	1
Hamstead Marshall	Plumb Farm Hamstead Marshall	14/03366/FULMAJ	PDL	1	1
Hermitage	Hermitage House, Newbury Road, RG18 9TD	15/03401/FULD	PDL	3	3
Hermitage	Hermitage Village Hall	14/03336/FULD	PDL	4	4
Holybrook	Land Between 10 And 11 Rangewood Avenue Calcot	14/02142/OUTD	GF/PDL		1
Hungerford	6 Bridge Street	14/03394/FUL	PDL	1	1
Hungerford	21 Moores Place	14/00675/FULD	PDL	1	1
Hungerford	Unit 1 Neates Yard	15/00203/FULD	PDL	1	1
Hungerford	2 Bulpit Lane	14/01602/FULD	PDL	1	1

Table 5.7: Small sites with planning permission not started at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2016
Hungerford	Highclose Farm Bath Road	15/02312/COMIND	GF	3	3
Hungerford	St Johns Hall Station Road	13/02436/FULD	PDL	6	6
Kintbury	Clapton Bottom, The Benham Estate	13/02218/FUL	PDL	-1	-1
Kintbury	Kintbury Service Station Newbury Street, RG17 9UY	06/02632/FULD	PDL	4	4
Lambourn	Land Adjacent To Brindledown, Upper Lambourn	14/00133/OUTD	GF	2	2
Lambourn	Francomes Field	03/02206	GF	6	0
Lambourn	Fognam Farm	08/01880/FULD	GF	2	2
Lambourn	Land To The Side And Rear Of 29 High Street	14/00620/OUTD	RG	2	2
Lambourn	1 Blind Lane, Lambourn, RG17 8PP	13/01913/FULD	PDL	3	3
Lambourn	Limes Farm Upper Lambourn	10/01484/XCOMIN 07/00951/COMIND	GF	3	3
Lambourn	Farncombe Down Baydon Road	15/02286/FULMAJ	PDL	4	4
Lambourn	Redundant Garage Site Adjacent To 40 Woodbury	14/01134/FULD	PDL	5	5
Newbury	Land Adj To 58 Conifer Crest, Wash Common	05/02416/FULD	PDL	1	1
Newbury	Land To The Side Of 37 Croft Road	15/00168/OUTD	RG	1	1
Newbury	33 St Michaels Road	15/00143/FULD	PDL	1	1
Newbury	Land To Rear Of 58 - 60 Andover Road	15/01189/FULD	RG	1	1
Newbury	16 St Nicholas Road	15/03397/CERTE	PDL	1	1
Newbury	12 Culver Road	15/03238/FULD	PDL	1	1
Newbury	39 Pine Ridge	15/02734/FULD	PDL	1	1
Newbury	Land Adjacent To 2 St Georges Avenue	15/03503/OUTD	RG	1	1
Newbury	1 Lewis Walk	15/02205/FULD	RG	1	1
Newbury	6 Cromwell Place	15/02888/FULD	PDL	1	1
Newbury	Ground Floor Rear 47 Cheap Street	16/00081/FUL	PDL	1	1
Newbury	225 Andover Road Newbury	12/02343/FULD	PDL	1	1
Newbury	The Flat 88 Bartholomew Street	12/03055/FULD	PDL	1	0
Newbury	39 Hawthorn Road	13/00632/FULD	PDL	1	1
Newbury	11 St Michaels Road	13/01624/FULD	PDL	1	1
Newbury	Land To The South Of Speen Croft, Moor Lane	12/00601/OUTD	RG	1	1
Newbury	66 Valley Road, Newbury, Berkshire, RG14 6EU	12/03105/FULD	PDL	1	1
Newbury	1 Cromwell Place Newbury Berkshire RG14 1AF	14/01460/FULD	PDL	1	1
Newbury	Land North Of Ham Mill Cottage London Road	14/00612/FULD	GF	1	1
Newbury	74 Bartholomew Street	14/02738/FULD	PDL	1	1
Newbury	Land Adjacent To 16 Jubilee Road	15/01643/FULD	RG	2	2
Newbury	86 Bartholomew Street	15/00809/FULD	PDL	2	2
Newbury	37 Bartholomew Street	15/00871/FULD	PDL	2	2
Newbury	Unit 6 Brook House, 60 - 62 Northbrook Street	14/03196/FULD	PDL	2	2
Newbury	Land To Rear Of 59 Chandos Road	15/01157/OUTD	MIX	3	3
Newbury	Land Adjacent To Sundial House Carnegie Road	15/00486/FULD	PDL	3	3

Table 5.7: Small sites with planning permission not started at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2016
Newbury	Land At Wallis Gardens, Adj West Berks Bowls Club, Pyle Hill	14/00101/FULD	GF	3	3
Newbury	5A The Broadway	14/01535/FULD	PDL	4	4
Newbury	250 London Road	12/02578/XFULD 10/00614/FULD	PDL	5	5
Newbury	45 Greenham Road	12/01322/FULD	PDL	5	5
Newbury	Car Park Site, West Street	13/01365/XFULD	PDL	6	6
Newbury	Land To Rear Of 51 Northbrook Street	12/03161/FULD	PDL	6	6
Pangbourne	Lower Bowden Estate, Bowden Green	13/00742/FULD	PDL	1	1
Purley	Land North Of 22 Waterside Drive, Purley On Thames	15/00479/OUTD	RG	1	1
Purley	Former Telephone Repeater Statio, nPurley Rise, Purley On Thames	15/01111/FULD	PDL	1	1
Purley	Land Adjacent To 1 Durant Way Tilehurst	15/02419/FULD	RG	1	1
Shaw Cum Donnington	Berry Cottage, Long Lane, Shaw	14/03417/FUL	PDL	0	1
Speen	16 Lambourn Road	14/01392/FULD	PDL	1	1
Speen	Land To The East Of Lord Lyon Inn	13/03145/FULD	GF	3	3
Speen	Benham Valance	12/02210/FULMAJ	PDL	9	9
Stanford Dingley	Stanford Dingley Clubroom	12/00758/FULD	PDL	1	0
Stanford Dingley	Stanford Farm, Back Lane	14/02042/FULD	PDL	1	1
Stanford Dingley	Land Adjacent To Middle Cottage, Stanford Dingley	13/02781/FULD	PDL	1	1
Stratfield Mortimer	Land Adjacent To Orchard Cottag, e72 The Avenue, Mortimer	15/01203/FULD	RG	1	1
Stratfield Mortimer	Turning Point And Land Adjacent Birch Lane, Mortimer Common	15/00068/FULD	PDL	1	1
Stratfield Mortimer	Old Fire Station, The Street, RG7 3PB	13/00507/XFULD	PDL	1	1
Stratfield Mortimer	Land At Loves Wood, Mortimer Common	14/02378/FULD	GF	2	2
Stratfield Mortimer	Stroudens 41 King Street	13/01873/FULD	1x RG 2xPDL	2	3
Streatley	Walnut Tree Cottag, eHigh Street, Streatley	13/01678/FULD	PDL	1	1
Sulham	Meadow View Cottage, Nunhide Lane, Sulham	13/02694/FULD	PDL	1	1
Sulhamstead	Benhams Farm, Hollybush Lane, Burghfield Common	15/00425/OUTD	GF	4	4
Thatcham	44 Park Lane, RG18 3PJ	05/01719/FULD	PDL	1	1
Thatcham	2 Westfield Road, Thatcham	15/02798/FULD	PDL	1	1
Thatcham	20 Vincent Road, Thatcham	15/00841/FULD	PDL	1	1
Thatcham	11 Harts Hill Road	13/00082/FULD	GF	1	1
Thatcham	6 Roman Way, Thatcham, RG18 3BP	13/00102/FULD	RG	1	1
Thatcham	22 Park Lane, Thatcham, RG18 3PJ	13/00282/OUTD	PDL	1	1
Thatcham	1 Goldsmith Close, Thatcham	14/01921/FULD	RG	1	1
Thatcham	69A Chapel Street	15/02824/FULD 15/00777/FULD	RG	2	2
Thatcham	Land And Buildings Adjacent To 200 Lower Way	15/01432/FULD	PDL	2	2
Thatcham	31 The Broadway	15/03391/FULD	PDL	2	2

Table 5.7: Small sites with planning permission not started at March 2016

Parish/Ward	Site	Applicn. No.	GF/PDL	Net Units	NetOu 2016
Thatcham	First Floor Of Units 6 - 9 The Court Yard, The Broadway	15/01159/FULD	PDL	2	2
Thatcham	49 The Broadway	15/00322/FULD	PDL	3	3
Thatcham	The Black Horse, 2 St Johns Road	15/01520/FULD	PDL	3	3
Thatcham	Land Adj To 35 Henwick Lane	14/02008/FULD	RG	3	3
Thatcham	Crown Court Green Lane	14/01987/FULD	PDL	8	8
Thatcham	58 The Broadway, RG19 3HP	13/02624/FULD	PDL	9	9
Theale	Land Adjacent To 41 The Green	06/00236/FULD	PDL	2	0
Theale	Le Clair Enterprise Centre, St Ives Close	15/00061/FULD	PDL	3	3
Theale	Land At End Of St Ives Close Theale	14/02195/OUTD	GF	7	7
Tilehurst	Lane End Cottage 25 Westwood Row	14/01219/FULD	PDL	1	1
Tilehurst	175 And 177 Halls Road	15/01553/FULD	PDL	1	1
Tilehurst	27 And 29 Royal Avenue, Calcot	15/01867/FULD	RG	2	2
Tilehurst	Land To The Rear Of 9 - 15 High View	14/00886/FULD 10/01441/FULD	PDL	4	4
Winterbourne	Barns at Winterbourne Manor	15/00101/FUL 03/01376/FUL	PDL	5	5
Wokefield	Pound Cottage, Goring Lane Mortimer	15/02692/FULD	PDL	1	2
Wokefield	James Farm, James Lane RG7 1NB	11/01703/FULD	PDL	6	6
Woolhampton	Land To The Rear Of Brook Lawn, Bath Road	15/02482/FULD	RG	1	1
Woolhampton	Brook Lawn, Bath Road	13/02236/OUTD	RG	1	1
Yattendon	Barn At Manstone Farm	14/00711/FULD	GF	1	1
TOTAL					263