

Appendix 2

Housing Land Supply Site Deliverability Forms

Newbury Racecourse

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation (if relevant)	David Wilson Homes Southern			
Representing (if applicable)	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Newbury Racecourse	
Number of residential units proposed	Net additional units	1384
	Gross (total) units	1384

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	14/03109/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	14/03377/RESMAJ – Eastern Area A (713 dwellings) 23/01100/RESMAJ for 229 dwellings in Eastern Area A 23/02667/RESMAJ for 15 dwellings in Eastern Area A (other phases built out)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have full planning permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – under application 16/01404/COND1.	

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>
<p>Eastern Area A is currently under construction. The latest planning consents for this phase will result in a total of 597 dwellings in Eastern Area A. 353 are occupied, 15 are under construction, and 229 are yet to be started (expected to start in Spring 2025). It is expected that all dwellings will be complete by Summer 2028.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	9
	2025/26	6
	2026/27	122
	2027/28	60
	2028/29	47
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

Economic market conditions.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No

8. Are you actively considering alternative types of development for the site? *Please give details*

n/a

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

n/a

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024

Sandleford Park East

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Robert White			
Organisation (if relevant)	White Peak Planning Ltd			
Representing (if applicable)	Bloor Homes and the Sandleford Farm Partnership			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	YES
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	c/o Rebecca Fenn-Tripp Bloor Homes Southern Ltd [REDACTED] [REDACTED] [REDACTED]			
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Sandleford Park East, Land South of Monks Lane, West of A339	
Number of residential units proposed	Net additional units	Up to 1,000
	Gross (total) units	Up to 1,000

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes Ref: 20/01238/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	All necessary Prior to Submission Discharge of Conditions applications have been submitted and approved. First application for the approval of reserved matters for infrastructure to be submitted in Q1 2025, with first residential RM in Q2/Q3 2025.
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A. See above
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, all prior to reserved matters conditions have been discharged.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	No, but under option (see below)
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes, to be developed by Bloor Homes Limited
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes, Bloor Homes Limited
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes, Bloor Homes Limited has an option agreement in place.

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
No physical development has yet taken place. Start on site anticipated 2025.

5. Anticipated annual build out rates		
Up to 2041	2023/24	0
	2024/25	0
	2025/26	0
	2026/27	120
	2027/28	120
	2028/29	120
	2029/30	120
	2030/31	120
	2031/32	120

	2032/33	120
	2033/34	120
	2034/35	100
	2035/36	40
	2036/37	0
	2037/38	0
	2038/39	0
	2039/40	0
	2040/41	0
Beyond 2041		0

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Planning and Technical approvals process are the key constraints on development moving forward promptly.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No.

8. Are you actively considering alternative types of development for the site? Please give details

Local Centre and Primary School to be provided on site as per outline planning permission. Both to be developed by a third party.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

Bloor Homes Limited continues to be committed to working with WBC to bring this site forward in a timely manner. Discussions on programmes for the submission of Discharge of Conditions are ongoing with WBC.

Demand for housing remains strong within the area.

10. Additional comments

N/A

Completed by: Robert White

Position: Director

Organisation: White Peak Planning Limited

Date: 20/12/24

Sandleford Park West

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Tim Burden			
Organisation (if relevant)	Turley			
Representing (if applicable)	Donnington New Homes			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input checked="" type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	Donnington New Homes New Warren Farm Warren Road Newbury Berkshire RG14 6NH [REDACTED] [REDACTED]			
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Sandleford Park West	
Number of residential units proposed	Net additional units	
	Gross (total) units	360

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Application 23/01585/OUTMAJ Approved at Western Area Planning Committee on 24 th April 2024. S106 & decision notice 16 th December 2024
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	TBC
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/A	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes

Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated *(please give details)*

See above.

5. Anticipated annual build out rates (in financial years)

Up to 2041	2024/25	
	2025/26	
	2026/27	30
	2027/28	60
	2028/29	60
	2029/30	60
	2030/31	60
	2031/32	60
	2032/33	30
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

No.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No.

8. Are you actively considering alternative types of development for the site? Please give details

No.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

No.

10. Additional comments

N/A

Completed by: Tim Burden

Position: Senior Director

Organisation: Turley

Date: 17th December 2024

Local Plan Review Non-strategic Site Allocations

RSA1
Land north of Newbury College, Monks Lane, Newbury

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Cole Bates			
Organisation <i>(if relevant)</i>	Feltham Properties Ltd			
Representing <i>(if applicable)</i>				
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other <i>(please specify)</i>	Developer / Landowner		

2. Ownership details				
Are you the current owner of the site?	YES			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?				

Part 2: Information on site deliverability

1. Site details		
Site address	Land North of Just Learning Nursery, Monks Lane, Newbury	
Number of residential units proposed	Net additional units	
	Gross (total) units	31
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	

	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Planning application 23/01732/OUTMAJ submitted July 2023.
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>		

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	YES
Is the site owned by a developer?	YES
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	
Is the site currently for sale or being marketed by a land agent?	
Is there current interest from a developer?	
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
A series of pre-app consultations have been undertaken throughout 2023. Planning application 23/01732/OUTMAJ submitted July 2023. Officer has confirmed approval subject to S106 agreement which is currently in progress with West Berkshire Council.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	
	2025/26	31
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

We are working with West Berkshire council to resolve the current planning application (including S106) and hope for positive news shortly.

10. Additional comments

Completed by: Cole Bates

Position: Land & Planning

Organisation: Feltham Properties Ltd

Date: 20-11-2024

From: [Cole Bates](#)
To: [REDACTED]
Subject: RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Land north of Newbury College, Monks Lane, Newbury)
Date: 05 February 2025 11:45:13
Attachments: [image001.png](#)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Hi Vivian,

We have not yet concluded the S106 agreement at Outline stage, however we are making good progress with site investigations and utilities enquiries etc. We will be able to progress with reserved matters shortly following the completion of the S106 agreement.

With Kind Regards,

Cole Bates
Development Analyst; Feltham Properties

[REDACTED]
[REDACTED]
[REDACTED]

Registered Company Number: 1987699



A Feltham Group Company



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RSA2
Land at Bath Road, Speen, Newbury

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation (if relevant)	David Wilson Homes Southern			
Representing (if applicable)	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Land at Bath Road, Speen, Newbury; and Land Off Lambourn Road, Speen, Newbury	
Number of residential units proposed	Net additional units	118
	Gross (total) units	118

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	17/02092/OUTMAJ (93 dwellings); and 17/02093/OUTMAJ (14 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	22/01235/RESMAJ (93 dwellings); and 23/00373/RESMAJ (14 dwellings).
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have full planning permission?	Yes. Please provide the planning application reference	23/00397/OUTMAJ (11 dwellings)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Majority of pre-commencement conditions discharged.	

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes

Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

Works commenced on site in June 2024. 1st occupation is expected in June 2025.

5. Anticipated annual build out rates (in financial years)

Up to 2041	2024/25	0
	2025/26	40
	2026/27	53
	2027/28	25
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Economic market conditions.

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7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i>

No

8. Are you actively considering alternative types of development for the site? <i>Please give details</i>
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No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? <i>Please give details</i>

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024

RSA12
Field between A340 & The Green, Theale

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Scott Cromack			
Organisation (if relevant)	Croudace Homes Group			
Representing (if applicable)	N/A			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	Y	A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	
	Other (please specify)			

2. Ownership details			
Are you the current owner of the site?	Y		
If YES, are you...	Sole owner	Y	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.			
Has the landowner (or each owner) indicated support for development of the land?			

Part 2: Information on site deliverability

1. Site details		
Site address	Ochre Meadows, Land North of The Green, Theale, Reading, RG7	
Number of residential units proposed	Net additional units	
	Gross (total) units	104

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	19/01172/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	23/00790/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes, discharge on-going against relevant conditions associated with the outline planning and reserved matters planning approvals	

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>
Work has commenced on construction

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5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	7
	2025/26	60
	2026/27	37
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
None foreseen at present

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i>
No

RSA 17
Land adjoining Lynch Lane, Lambourn

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Rebecca Sleaf			
Organisation (if relevant)	Hygrove Property Services Ltd			
Representing (if applicable)	Hygrove Holdings Ltd			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner		A Planning Consultant	X
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Representing the owner of the site - Hygrove Holdings Ltd			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/a – in sole ownership			
Has the landowner (or each owner) indicated support for development of the land?	N/a – in sole ownership			

Part 2: Information on site deliverability

1. Site details		
Site address	Land adjoining Lynch Lane, Lambourn, Hungerford, Berkshire, RG17 8QG	
Number of residential units proposed	Net additional units	90
	Gross (total) units	90
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below "Site Promotion Activity: Summary" for detailed information.

Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	See below
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	N/a	

Site Promotion Activity : Summary

The applicant has engaged in pre-application discussions with the Local Planning Authority (preapplication references: 20/00093/PREAPP and 24/01188/PREAIP). These have confirmed that the site is currently allocated within the Housing Site Allocations Development Plan Document (HSA DPD May 2017) so the principle of development is in accordance with Policy HSA19 and acceptable in policy terms. The pre-application responses have recognised that further design work, to finalise an appropriate layout (and establish a sustainable number of units) in line with the Local Planning Authority's feedback, is needed. In response to this, the applicant is currently undertaking further design work / due diligence to revise the proposals. This is in order to front-load any requirements, to ensure the planning application process is straightforward – this underpins the applicant's aspiration to achieve a timely, favourable determination and commence development on the site to deliver much-needed residential development.

During the former pre-application process, a positive response was also received from West Berkshire Council's Highways department. This response posed no objections in principle to the development proposals and recognised the allocated, thus acceptable-in-principle, nature of the site. Similarly, the Highways Department supported the provision of two access points serving the development. In this way, the acceptable nature of the site from a highways perspective, is evident. Whilst recognising that the quantum of development sought by the applicant is larger than the quantum of units allocated for development in the HSA DPD (May 2017), it must be noted that no objections have been raised by the Highways Department on unit numbers. As opposed to objecting the Highway Department recommended the preparation of documentation to support a formal planning application (including a Transport Assessment, Travel Plan etc) to inform and justify the proposals.

In light of the positive feedback received from both the Local Planning Authority and the Highways Department, demonstrating the readily available nature of the site and its lack of constraints, the applicant is working on a scheme to take into account the comments received during the pre-application exercises. This work, which will be finalised imminently, will be incorporated into the layout submitted as part of the formal planning application. As the site is not subjected to planning constraints, and can readily accommodate residential development, the applicant is undertaking this substantial amount of work at this stage to front-load any planning requirement as much as possible. This is not only to ensure the robustness of the proposals but, ultimately, seeks to minimise delays in light of the unprecedented pressures Local Planning Authorities are experiencing.

The applicant is looking to submit a planning application imminently and commence work on site within the next year / as soon as planning permission is achieved. The sole issue to resolve is the capacity of, and yield of, the site (unit numbers).

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes – Hygrove Holdings Ltd
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes – Hygrove Holdings Ltd is looking to develop the site themselves
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes – Hygrove Holdings Ltd
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
<p>In light of the disruption caused by the pandemic, it is evident that the applicant's aspirations for the site have been somewhat delayed due to the unprecedented nature of the global events both the public and private sector have been subjected to. Notwithstanding this, as outlined in Section 2 (Planning Status) of this document, the applicant has spent time engaging in pre-application discussions with the Local Planning Authority.</p> <p>Further delay has been caused by the emergence of the Nitrate issue; Engineers have been appointed to advise on the effect this will have on the site. A Nutrient Neutrality Assessment was submitted as part of the documentation to support pre application reference 24/01188/PREAIP.</p> <p>It is, therefore, anticipated that a planning application will be submitted early in the New Year, and for development on site to begin within the next year, subject to a planning consent being issued.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	N/A
	2025/26	15
	2026/27	30
	2027/28	30
	2028/29	15
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	

	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

There are no issues affecting the achievability, economic viability or timing of the development of this site. The site is fully owned and controlled by the Developers who are committed to securing planning permission / developing the site and, crucially, have the funds to do so. Given the inherent financial viability of any scheme brought forward, the uncomplicated ownership position and the allocation of the site for residential development, the site benefits from realistic prospects of being delivered within the plan period.

As recognised in Section 4 (Development Progress) of this site, whilst the Covid-19 pandemic has not impacted on the delivery of this site, it is evident that delays have been experienced across both the public and private sector not least in obtaining a pre-application response from the Local Planning Authority (July 2020 and October 2024) to the formal enquiry submitted by the applicant (May 2020). These exercises, the aim of which was to obtain a steer from the Local Planning Authority regarding the principle of development on the site, took over three months respectively. Whilst completely understandable, in light of the circumstances, it is evident that these delays have impacted upon the applicant's timescales. As also stated the delivery of the site has been affected by the emergence of the Nitrate issue especially given the proximity of the river Lambourn. Whilst this will not impact on the viability of the site additional investigation and Engineering work has been required to ensure no adverse ecological impact.

For these reasons, to avoid being subjected to further delays, the applicant is now effectively front-loading a formal planning application submission to ensure all due diligence is undertaken and that the determination process can be as streamlined as possible in order to deliver much-needed new housing.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No – the applicant is committed to delivering high-quality residential development on site and is finalising the layout for the formal planning application in the interest of best-practice and a favourable determination for the proposals.

8. Are you actively considering alternative types of development for the site? Please give details

No – the site is suited for housing, as allocated.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

Overall, in light of the above, it is evident that the applicant is committed to working with the Local Planning Authority to deliver a comprehensive sustainable development, providing much-needed homes in West Berkshire. Ultimately, the site is suitable, available for development and considered to be in a sustainable location for residential development – this is demonstrated by the feedback received during the pre-application exercises, both by the Local Planning Authority and the Highways Department, and its current allocation in the HSA DPD (May 2017) which must be retained in the interest of residential delivery. It is not considered that the site has any constraints which could restrict development despite the ongoing effects of the Covid-19 pandemic and nitrate issue – instead, the applicant has utilised the delays experienced to engage in pre-application discussions, finalise a robust layout in line with the local planning authority's aspirations, and to (imminently) submit a formal planning application. This is in order to commence development on the site as soon as possible so that this viable site can make a meaningful contribution to West Berkshire in terms of housing provision as well as associated health, wellbeing and community benefits in line with local and national Planning Policy.

10. Additional comments

The site is suitable, available, viable and deliverable for much needed housing.

Completed by: Rebecca Sleaf
Position: Planning Officer
Organisation: Hygrove Property Services Ltd
Date: 25th November 2024

RSA 22
Pirbright Institute Site, High Street, Compton

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Neil Iredale			
Organisation <i>(if relevant)</i>	Homes England			
Representing <i>(if applicable)</i>				
Address				
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? <i>(Please tick all that apply)</i>	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body	Yes	A Land Agent	
	A Registered Social Landlord		A Developer	
	Other <i>(please specify)</i>			

2. Ownership details				
Are you the current owner of the site?	Homes England			
If YES, are you...	Sole owner	Yes	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?				

Part 2: Information on site deliverability

1. Site details		
Site address	Institute for Animal Health, High Street, Compton. RG20 7NN	
Number of residential units proposed	Net additional units	160
	Gross (total) units	160

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes. 20/01336/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Disposal process underway with reserved matters application by March 2026
Does the site have full planning permission?	Yes. Please provide the planning application reference	No
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Disposal process underway with reserved matters application by March 2026
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Disposal process underway with reserved matters application by March 2026	

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

N/A

Completed by: Scott Cromack

Position: Design Manager

Organisation: Croudace Homes Group

Date: 2 December 2024

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	No
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	No
Is the site currently for sale or being marketed by a land agent?	Disposal process underway with marketing starting early in 2025
Is there current interest from a developer?	Disposal process underway with marketing starting early in 2025
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>
<p>Disposal process underway with reserved matters application by March 2026. Start on site anticipated 2026/27</p>

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5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	0
	2025/26	0
	2026/27	0
	2027/28	30
	2028/29	30
	2029/30	30
	2030/31	30
	2031/32	40
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details
<p>Not at this point</p>

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details
<p>No</p>

--

8. Are you actively considering alternative types of development for the site? <i>Please give details</i>
--

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? <i>Please give details</i>

No

10. Additional comments

None

Completed by: Neil Iredale

Position: Planning and Enabling Manager

Organisation: Homes England

Date: 29.11.24

From: [Neil Iredale](#)
To: [Vivian Ko](#)
Subject: RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply (Pirbright Institute Site, High Street, Compton)
Date: 23 January 2025 15:53:34
Attachments: [image002.png](#)

This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Hello Vivian,

Please find below our current programme for Pirbright Institute with the latest timetable forecasts.

- Demolition and remediation works were completed in December 2024
- Marketing to appoint a developer is due to commence late January / early February 2025 with a forecast to enter into a conditional sale contract by July 25
- The appointed Developer will be required to submit Reserved Matters by March 2026. Soft market testing had indicated that this disposal timeframe is achievable
- Determination of Reserved Matters by August 2026 - maximum of 16 weeks (EIA required)
- Build out from 2027/28

I hope this helps.

Kind regards,

Neil Iredale

Planning and Enabling Manager, South West



The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.



Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

RSA24
Land off Charlotte Close, Hermitage

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Wesley McCarthy			
Organisation (if relevant)	Deanfield Homes			
Representing (if applicable)				
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details			
Are you the current owner of the site?	Deanfield Homes own the site.		
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.			
Has the landowner (or each owner) indicated support for development of the land?			

Part 2: Information on site deliverability

1. Site details		
Site address	Land off Charlotte Close, Hermitage	
Number of residential units proposed	Net additional units	16
	Gross (total) units	16

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	20/00912/FULEXT, 24/01393/NONMAT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All pre-commencement conditions discharged and implemented Phase 1 and commenced Phase 1.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
<p>Commencement of Phase1, comprising the access road has been commenced in order to ensure that the permission does not expire. The second phase comprises the residential units and this will only be implemented once the Grampian condition relating to nutrient neutrality is discharged.</p>

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	5
	2025/26	11
	2026/27	
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

Securing off-site nutrient neutrality units to discharge the Grampian condition, which may have an impact on economic viability.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

N/A

Completed by: Wesley McCarthy

Position: Senior Planning Manager

Organisation: Deanfield Homes

Date: 26/11/25

RSA25

Land to the south east of the Old Farmhouse, Hermitage

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Richard Barter			
Organisation (if relevant)	T A Fisher & Sons			
Representing (if applicable)	T A Fisher & Sons			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/A			
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Old Farmhouse, Newbury Road, Hermitage, Berkshire	
Number of residential units proposed	Net additional units	21
	Gross (total) units	21

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Outline. 19/02993/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A

Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Reserved Matters submitted and currently being determined under 21/02923/RESMAJ
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Conditions relating to Outline permission 19/02993/OUTMAJ submitted, and being determined under 21/03264/COND1, 22/00129/COND2, and 22/00330/COND3.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
None. Reserved matters approval awaited.

5. Anticipated annual build out rates		
Up to 2041	2023/24	
	2024/25	
	2025/26	11
	2026/27	10
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	

	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Reserved Matters approval, currently being delayed due to Nitrate Neutrality issues within the River Lambourne SAC. Meeting with Planning Officer requested.

Biodiversity requirements / Timings

CIL rate

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

An alternative solution to the Drainage issue was submitted to the Council in September 2024.

All other matters relating to the application are acceptable as confirmed by the Planning Officer.

The submitted solution dealt with the phosphates on site so that there was no increase in nitrates/phosphates going off site over that produced by the current situation (i.e. the undeveloped site). This application is thus held up due to the unwillingness of the councils' officers to review the proposals and make a decision.

10. Additional comments

N/A

Completed by: Richard Barter

Position: Land and Planning Manager

Organisation: TA Fisher & Sons

Date: 27.11.2024

Stratfield Mortimer Neighbourhood Plan Allocation
Land to the south of St. John's School, The Street, Mortimer

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Richard Barter			
Organisation (if relevant)	T A Fisher & Sons			
Representing (if applicable)	T A Fisher & Sons			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/A			
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the Rear of Tower Gardens, The Street, Mortimer, Berkshire	
Number of residential units proposed	Net additional units	110
	Gross (total) units	110

2. Planning status

Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes. 19/00981/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes. Phase 1 – 19/01715/RESMAJ Phase 2a – 21/02347/RESMAJ Phase 2b – 23/02527/RESMAJ Phase 3 – 23/02392/RESMAJ Southern Landscaping Area – 23/00072/RESMAJ (APP/W0340/W/23/3327705)
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – All conditions discharged for outline and all reserved matters consents.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes. Currently under development
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (*please give details*)

74 total completions as at 31 March 2024.

Phase 3 being constructed at present.

Part of Phase 2b (8 units) on hold until retaining wall is constructed (recently granted consent at appeal).

5. Anticipated annual build out rates (in financial years)

Up to 2041	2024/25	74 (completed to date)
	2025/26	28
	2026/27	8
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

CIL rates / indexation

Increase in build costs affecting viability

BNG Requirements

Construction of the retaining wall / southern landscaped area.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

N/A

Completed by: Richard Barter

Position: Land & Planning Manager

Organisation: T A Fisher & Sons

Date: 27.11.2024

Large and Medium Sites with Planning Permission at March 2024

Land to the rear of The Hollies, Burghfield Common

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Richard Barter			
Organisation (if relevant)	T A Fisher & Sons			
Representing (if applicable)	T A Fisher & Sons			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	No			
If YES, are you...	Sole owner	<input type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
	[REDACTED]			
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Has the landowner (or each owner) indicated support for development of the land?	Yes

Part 2: Information on site deliverability

1. Site details		
Site address	Land to the Rear of The Hollies, Reading Road, Burghfield Common, Berkshire,	
Number of residential units proposed	Net additional units	32
	Gross (total) units	32

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	N/A
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	N/A
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes, granted at appeal under APP/W0340/W/22/3312261
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	Appeal decision subject to current Judicial Review by the High Court.
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	No	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	No
Are you (or the landowner if being	Yes

completed by the site promoter) looking to develop the site yourself?	
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	Yes
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	Yes

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
None. Appeal Granted on 18th November 2024. Currently subject to Judicial Review so no work on site will commence until that is resolved.

5. Anticipated annual build out rates		
Up to 2041	2023/24	
	2024/25	
	2025/26	
	2026/27	20
	2027/28	12
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details
<p>CIL rates / indexation</p> <p>Increase in build costs affecting viability</p> <p>BNG Requirements</p> <p>Updates and requirements of the DEPZ and/or Offsite Emergency Plan</p>

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details
No

8. Are you actively considering alternative types of development for the site? *Please give details*

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

No

10. Additional comments

N/A

Completed by: Richard Barter
Position: Land and Planning Manager
Organisation: T A Fisher & Sons
Date: 27.11.2024

From: [Richard Barter](#)
To: [Vivian Ko](#)
Subject: RE: RESPONSE REQUIRED - West Berkshire Council Five Year Housing Land Supply
Date: 15 January 2025 16:30:21
Attachments: [image001.png](#)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Vivian

As far as we are aware, although this is yet to be confirmed 100% by the Planning Inspectorate, is that no challenge has been lodged against the decision following the end of the JR period, such that the appeal decision now stands. In which case, we will soon be beginning the conditions discharge process and exercising the option to purchase the site from the landowners, and start the CIL process

That being said, its unlikely that we would start on site before the end of 2025 at the earliest.

Kind regards

Richard

Richard Barter MRTPI
Land and Planning Manager



www.tafisher.co.uk

Theale Court, 11-13 High Street, Theale, Berkshire, RG7 5AH;



**04/01219/FULMAJ
15/02842/OUTMAJ
20/00663/RESMAJ
22/01933/RESMAJ (9 dwellings)
21/03256/RESMAJ (290 dwellings)
Lakeside, Theale**

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Emma Runesson			
Organisation (if relevant)	Ridgepoint Homes			
Representing (if applicable)	N/A			
Address	Terriers House, 201 Amersham Road, High Wycombe HP13 5AJ			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	X	A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	N/A			
Has the landowner (or each owner) indicated support for development of the land?	Yes – site is currently under construction			

Part 2: Information on site deliverability

1. Site details		
Site address	Lakeside, The Green, Theale RG7 5DR	
Number of residential units proposed	Net additional units	
	Gross (total) units	281

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes - 15/02842/OUTMAJ
	No. Please indicate what progress has been made on a full application	/

	and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	Yes - 21/03256/RESMAJ, 22/00691/RESMAJ & 22/02814/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	/
Does the site have full planning permission?	Yes. Please provide the planning application reference	Yes - 22/01871/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	/
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	Yes – all pre-commencement conditions have been discharged for Phases 2-7.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes – the developer is the landowner
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes – site is currently under construction
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A – site is owned by a developer
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A – site is owned by a developer

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)

Development commenced on site in January 2024. First occupations anticipated by end of 2025.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	0
	2025/26	37
	2026/27	44
	2027/28	36
	2028/29	35
	2029/30	35
	2030/31	35

	2031/32	35
	2032/33	24
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

No

10. Additional comments

N/A

Completed by: Emma Runesson

Position: Planning Manager

Organisation: Ridgepoint Homes

Date: 05/12/24

22/02754/OUTMAJ
Land East of Newbury College,
Monks Lane, Newbury

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Cole Bates			
Organisation (if relevant)	Feltham Properties Ltd			
Representing (if applicable)				
Address	<div>██████████</div> <div>██████████</div> <div>██████████</div> <div>██████████</div> <div>██████████</div>			
Telephone	██████████			
Email	██			
You are..? (Please tick all that apply)	A Private Landowner	X	A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Land East of Newbury College, Newbury, West Berkshire.	
Number of residential units proposed	Net additional units	75
	Gross (total) units	75
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	Yes - 22/02754/OUTMAJ
	No. Please indicate what progress has been made on a full application	

	and when it is likely to be submitted to the Council	
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No - Reserved Matters will likely be submitted early in 2025.
Does the site have full planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No – as above.
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	The first applications to discharge conditions have commenced. More will follow early in 2025.	

3. Site achievability (please give details)	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	N/A
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	N/A

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated (please give details)
No development progress to date as reserved matters consent / discharge of conditions is required. Commencement on site should take place in 2025.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	
	2025/26	30
	2026/27	45
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? *Please give details*

No.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? *Please give details*

No.

8. Are you actively considering alternative types of development for the site? *Please give details*

No.

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? *Please give details*

The forthcoming development will be a fantastic addition to the local area, and will make an important contribution to local housing requirement. We look forward to continuing our positive engagement with West Berkshire council in the coming months (through detailed design and conditions discharge) to ensure we can commence onsite as soon as possible.

10. Additional comments

Completed by: Cole Bates

Position: Development Manager

Organisation: Feltham Properties Ltd

Date: 17-12-2024

**22/00117/FULEXT
23/02825/FULMAJ
Comfort Inn And Land To The
South West , Bath Road,
Padworth**

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Mr Pankaj Patel			
Organisation (if relevant)	Reading West Development Ltd			
Representing (if applicable)				
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner	<input checked="" type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input checked="" type="checkbox"/>
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes through a LLC			
If YES, are you...	Sole owner	<input checked="" type="checkbox"/>	Part owner	<input type="checkbox"/>
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.				
Has the landowner (or each owner) indicated support for development of the land?	Yes			

Part 2: Information on site deliverability

1. Site details		
Site address	Towney Lock Place, Padworth, RG7 5GN	
Number of residential units proposed	Net additional units	32
	Gross (total) units	32
2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	No outline planning permission. Full planning permission details below
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	23/00785/COND 23/01570/COND
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Does the site have full planning permission?	Yes. Please provide the planning application reference	22/00117/FULEXT
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	All pre-commencement conditions discharged.	

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	The proposal was phased under 23/00141/NONMAT. Phase 1 nearing completion. Phase 2 uncertain.
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	No
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	No

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>
The building works are nearly done just utilities to be connected to complete the development.

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5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	10/32
	2025/26	
	2026/27	22/32
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? <i>Please give details</i>
No

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? <i>Please give details</i>
No

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8. Are you actively considering alternative types of development for the site? <i>Please give details</i>
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No

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? <i>Please give details</i>

No

10. Additional comments

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Completed by: Pankaj Patel

Position: Director

Organisation: Reading West Development Ltd

Date: 02/12/24

**14/02480/OUTMAJ
18/03061/RESMAJ
Land adjacent to Hilltop,
Donnington: West**

Part 1: Contact and ownership details

Personal information given on this form will be used for the purpose of correspondence only.

1. Your details				
Name	Georgina Mortimer			
Organisation (if relevant)	David Wilson Homes Southern			
Representing (if applicable)	David Wilson Homes Southern			
Address	[REDACTED]			
Telephone	[REDACTED]			
Email	[REDACTED]			
You are..? (Please tick all that apply)	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body		A Land Agent	
	A Registered Social Landlord		A Developer	X
	Other (please specify)			

2. Ownership details				
Are you the current owner of the site?	Yes			
If YES, are you...	Sole owner	X	Part owner	
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.	n/a			
Has the landowner (or each owner) indicated support for development of the land?	n/a			

Part 2: Information on site deliverability

1. Site details		
Site address	Land Adjacent To Hilltop, Oxford Road, Donnington, Newbury	
Number of residential units proposed	Net additional units	222
	Gross (total) units	222

2. Planning status		
Does the site have outline planning permission?	Yes. Please provide the planning application reference	19/00442/OUTMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have reserved matters permission?	Yes. Please provide the planning application reference	20/02788/RESMAJ
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Does the site have full planning permission?	Yes. Please provide the planning application reference	n/a
	No. Please indicate what progress has been made on a full application and when it is likely to be submitted to the Council	n/a
Has any progress been made on discharging planning conditions? <i>Please provide details</i>	<p>Discharged</p> <ul style="list-style-type: none"> Outline conditions 1, 2, 4, 5, 10, 11, 14, 18, 20, 28, 30, 31, 33 RM conditions 4, 9, 17, 18 <p>Submitted, and informally agreed (see below)*</p> <ul style="list-style-type: none"> Outline conditions 21, 23, 24, 27 RM conditions 6, 8, 12, 14, 15 <p>Outstanding</p> <ul style="list-style-type: none"> Outline condition 22 RM conditions 7 <p>*Many conditions informally agreed but WBC awaiting resolution on Taylor Wimpey RM in respect of nutrient neutrality before issuing decisions.</p>	

3. Site achievability <i>(please give details)</i>	
Is the landowner still supportive of the development of the site?	Yes
Is the site owned by a developer?	Yes
Are you (or the landowner if being completed by the site promoter) looking to develop the site yourself?	Yes
Is the site currently for sale or being marketed by a land agent?	No
Is there current interest from a developer?	n/a
Does a potential purchaser have an option agreement with the landowner dependent on the site gaining residential planning permissions?	n/a

4. What development progress has been made to date? If there has been no progress, please explain why and state when a start on the site is anticipated <i>(please give details)</i>
Site is under construction with a number of occupations.

5. Anticipated annual build out rates (in financial years)		
Up to 2041	2024/25	37
	2025/26	47
	2026/27	6
	2027/28	
	2028/29	
	2029/30	
	2030/31	
	2031/32	
	2032/33	
	2033/34	
	2034/35	
	2035/36	
	2036/37	
	2037/38	
	2038/39	
	2039/40	
	2040/41	
Beyond 2041		

6. Are there any issues that may influence the achievability, economic viability or timing of the development of this site? If so, could these impact on the anticipated annual build out rates as set out in Q5 above? Please give details

Economic market conditions.

7. Have there been any changes in circumstances that may mean the site is no longer suitable for residential development? Please give details

No

8. Are you actively considering alternative types of development for the site? Please give details

n/a

9. Do you have any additional comments to make regarding the planning application / site or the current housing market? Please give details

No

10. Additional comments

n/a

Completed by: Georgina Mortimer

Position: Planning Manager

Organisation: David Wilson Homes Southern

Date: 2nd December 2024