

Appendix 1

Schedule of Sites

Table A1.1
Local Plan allocations not being retained
(due to site being at an advanced stage of construction)

Table A1.1: Allocations in the previous Local Plan which have not been retained in the Local Plan Review (due to site being at an advanced stage of construction)

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Greenham	Newbury Racecourse	Under Construction	14/03109/OUTMAJ 14/03377/RESMAJ 23/01100/RESMAJ	David Wilson Homes	PDL	1384	1151	233	233	<p>Available: Yes. Development under construction Suitable: Site has full planning permission Achievable: Western and central parcels complete. Final phase (eastern parcel of 597 dwellings) under construction. Phasing based on latest information available from David Wilson Homes.</p> <p>There is a reserved matters application (23/01100/RESMAJ) proposed to reduce the overall total number of dwellings across Eastern Parcel by 116 dwellings (from 713 to 597 dwellings), approved in June 2024.</p> <p>Works on the final phase commenced on site in Summer 2025. 1st occupation of the final phase is expected in June 2027. It is expected that all dwellings will be complete by late Spring 2030.</p>	11	0	0	108	104	21	233	0
Total Allocations in the previous Local Plan which have not been retained in the Local Plan Review											11	0	0	108	104	21	233	0

Table A1.2
Local Plan Review Strategic Site Allocations

Table A1.2: Local Plan Review Strategic Site Allocations

Parish	Address	LPR policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2024	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Greenham	Sandleford Park East	SP13	Outline permission	20/01238/OUTMAJ Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission granted subject to conditions.	Bloor Homes	GF	1000	0	0	1000	<p>Available: Yes Suitable: Allocated site in adopted Local Plan Review Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (20/01238/OUTMAJ) for up to 1,000 residential units and 80 extra care housing units (Use Class C3) was allowed on appeal (APP/W0340/W/20/3265460) in May 2022.</p> <p>In April 2024, a Deed of Variation to the Section 106 agreement (ref. 24/00818/MDOPO2) was submitted, inter alia, to remove the extra care housing element. This application is currently pending determination.</p> <p>The developer's agent has advised that the Phase 1 Reserved Matters application is programmed for submission in summer 2026, with determination anticipated in autumn 2026. Subject to approval, works are expected to commence on site in spring 2027.</p> <p>There is clear evidence of progression on this allocated site, as confirmed by both the Council's Case Officer and the developer's agent. All necessary prior to submission discharge of conditions applications have been submitted and approved.</p> <p>A Planning Performance Agreement (PPA) is in place to agree milestones and to facilitate the timely submission and assessment of discharge of conditions applications.</p> <p>The developer's agent anticipates a start on site in spring 2027, with a projected build-out rate of 120 units per annum across two outlets. First completions are anticipated in 2027/28.</p>	0	0	0	50	120	120	290	710
Newbury	Sandleford Park West	SP13	Outline permission	23/01585/OUTMAJ	Donnington New Homes	GF	360	0	0	360	<p>Available: Yes Suitable: Allocated site in adopted Local Plan Review Achievable: Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p> <p>Outline planning permission (23/01585/OUTMAJ) was granted in December 2024, and submission of the Reserved Matters application is anticipated in 2026.</p> <p>Given that the site benefits from outline planning permission and that meaningful progress has been made towards the submission of Reserved Matters, including site assessment works and the discharge of conditions, there is clear evidence that housing completions are expected to commence on site within five years.</p> <p>The developer anticipates the delivery of 30 units in 2027/28, followed by 60 units in subsequent years, with development expected to be completed by 2033/34.</p>	0	0	0	30	60	60	150	210
Thatcham	North East Thatcham	SP14	No permission	None	A2Dominion Catesby Estates Donnington New Homes Pfarmigan Land	GF	Allocated for 2500 dwellings	0	0	0	<p>Available: Yes Suitable: Allocated site in adopted Local Plan Review Achievable: Policy SP14 of the LPR allocates the North East Thatcham Strategic Site and requires that it be masterplanned, with a Supplementary Planning Document prepared prior to the submission of a planning application. According to the site promoters, they anticipate submitting an outline planning application at the end of 2026. Delivery of the site is expected to begin in 2031/32, with a build-out rate of approximately 170 dwellings per year from 2032/33, and a total of 1,590 dwellings to be delivered within the plan period. As such, the site is not expected to contribute to housing delivery within five years.</p>	0	0	0	0	0	0	0	1,590
Total Strategic Site Allocations												0	0	0	80	180	180	440	2510

Table A1.3
Local Plan Review Non-strategic Site Allocations

Table A1.3: Local Plan Review Non-strategic Site Allocations

Parish	Address	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Newbury	Land north of Newbury College, Monks Lane, Newbury	RSA 1	Outline application pending determination	23/01732/OUTMAJ (pending determination)	Feltham Properties	PDL	31	0	0	31	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in adopted Local Plan Review Achievable: Site granted outline permission (19/00669/OUTMAJ) in August 2019. Reserved Matters application (20/00346/RESMAJ) approved in January 2021. Both permissions has lapsed.</p> <p>An outline planning application (reference 23/01732/OUTMAJ), including additional land, for up to 31 dwellings was submitted in July 2023 and is currently pending determination. The case officer is minded to recommend approval, subject to planning conditions and the completion of a Section 106 agreement, the drafting of the Section 106 agreement is nearing completion.</p> <p>The site is in the ownership of a developer. As the revised scheme for 31 dwellings is expected to be recommended for approval in the near future, the developer intends to progress the reserved matters application as soon as the Section 106 agreement is completed. The developer has confirmed that good progress has already been made in preparing the reserved matters submission, including site investigations. Services and utilities provision is secured. An indicative build-out programme of approximately 18–20 months is anticipated.</p> <p>Given that the site is allocated in the adopted Local Plan Review and that substantive progress has been made toward securing planning permission, there is clear evidence that housing completions are likely to commence within the next five years. However, recognising that further work is required to secure reserved matters approval, the Council has taken a more cautious approach by delaying the developer's anticipated phasing by one year.</p>	0	0	0	15	16	0	31	0
Speen	Land at Bath Road, Speen, Newbury	RSA 2	Under construction	17/02092/OUTMAJ 17/02093/OUTMAJ 22/01235/RESMAJ 23/00373/RESMAJ	David Wilson Homes	GF	118	0	0	118	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Planning application 17/02092/OUTMAJ, a hybrid application for outline permission for 93 dwellings (Phase 3) and full permission for 11 dwellings (Phase 2) was permitted 18 February 2020. Reserved matters application for 93 dwellings (22/01235/RESMAJ) was approved in 21 March 2024. Application 17/02093/OUTMAJ for 14 dwellings on part of the site off Lambour Road was approved on 18 February 2020. Reserved matters application for 14 dwellings (23/00373/RESMAJ) was approved in 21 March 2024.</p> <p>The site is owned by a developer. The development has commenced on site in June 2024 and is currently under construction.</p> <p>The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site has full planning permission and site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period. Phasing used is that anticipated by developer.</p>	0	25	45	45	3	0	118	0
Cold Ash	Land at Coley Farm, Stoney Lane, Newbury	RSA 3	Under construction	16/01489/OUTMAJ 20/00604/FULEXT	Cala Homes	GF	75	15	60	60	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017. Reserved matters application 20/00604/FULEXT approved June 2021.</p> <p>The site is owned by a developer. The development has commenced on site in June 2023 and is currently under construction.</p> <p>The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site has full planning permission and site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period.</p>	15	35	25	0	0	0	60	0

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Newbury	Land off Greenham Road, Newbury	RSA 4	Under construction	17/01096/OUTMAJ 20/02546/RESMAJ	Persimmon Homes	GF	157	62	95	95	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021.</p> <p>The site is owned by a developer. The development has commenced on site in September 2022 and is currently under construction.</p> <p>The developer anticipates that the development will be completed by the end of 2026. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period.</p>	56	50	45	0	0	0	95	0
Thatcham	Land at Lower Way, Thatcham	RSA 5	Under construction	18/00964/FULEXT	Persimmon Homes	GF	91	31	60	60	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Full planning application 18/00964/FULEXT for 91 dwellings approved in January 2023.</p> <p>The site is owned by a developer. The development has commenced on site in October 2023 and is currently under construction.</p> <p>The developer anticipates that the development will be completed by mid 2026. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period.</p>	31	50	10	0	0	0	60	0
Thatcham	Land at Henwick Park, Bowling Green Road, Thatcham	RSA 6	Full application pending determination	25/00278/FULMAJ (pending determination)	Croudace Homes	GF	Allocated for 225 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. A full application for 236 dwellings was validated on 14 March 2025.</p> <p>At the current time the planning application is pending determination. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	225
Thatcham	Land east of Regency Park Hotel, Bowling Green Road, Thatcham	RSA 7	No permission	None	Regency Homes Ltd	GF	Allocated for 45 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. No timeframe has been given for submission of the planning application. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	45
Tilehurst	Land at Pincents Lane, Tilehurst	RSA 8	No permission	None	Land Securities (U and I (Pincents Lane) Ltd)	GF	Allocated for 138 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. Pre-application discussion has taken place in September 2025. The site is currently being marketed for sale. Site owner anticipates that planning application is likely to be submitted in early 2027.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	138
Tilehurst	Stonehams Farm, Tilehurst	RSA 9	Complete	19/00344/COMIND 21/01216/COMIND	Barchester Healthcare	PDL/ GF	Permitted for Care Home	0	0	0	<p>The care home has been fully built out in 24/25</p>	0	0	0	0	0	0	0	0

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Purley on Thames	72 Purley Rise, Purley on Thames	RSA 10	Complete	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	Shanly Homes	GF	29	29	0	0	Site fully built out in 24/25	20	0	0	0	0	0	0	0
Holybrook	Land adjacent to Bath Road and Dorking Way, Calcot	RSA 11	Hybrid permission	23/00117/OUTMAJ	Site not owned by a developer	GF	7	0	0	7	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Hybrid planning application (23/00117/OUTMAJ) for full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale approved on 17 October 2024.</p> <p>For the outline permission for 7 dwellings, given that the site has outline permission for 7 dwellings which is not a major development, and full permission for a 70 bed care home, it is realistic that all dwellings will be delivered within the 5 year period.</p> <p>For the full permission for 70 bed care home, agent anticipates an indicative build-out programme of 20-22 months from starting on site. Care home element of the planning permission is now included in table for communal accommodation.</p>	0	0	0	7	0	0	7	0
Theale	Land between A340 and The Green, Theale	RSA 12	Under construction	19/01172/OUTMAJ 23/00790/RESMAJ	Croudace Homes	GF	104	0	0	104	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Outline planning application for up to 104 units (19/01172/OUTMAJ) approved in December 2020. Reserved matters application (23/00790/RESMAJ) approved in October 2023.</p> <p>The site is owned by a developer. Development has commenced in January 2024 and is currently under construction.</p> <p>The developer anticipates that the development will be completed in 2026/27. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period.</p>	0	67	37	0	0	0	104	0
Theale	Whitehart Meadow, Theale	RSA 13	Outline application pending determination	25/02146/OUTMAJ (pending determination)	Central Corporation Projects	GF	Allocated for 40 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation). Achievability: The site is owned by a developer. The outline planning application for 40 dwellings (25/02146/OUTMAJ) was validated on 30 September 2025.</p> <p>At the current time the planning application is pending determination. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	40
Theale	Former sewage treatment works, Theale	RSA 14	No permission	None	Kennet Properties Ltd	GF	Allocated for 60 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. Technical work to understand the development potential and capacity of the site has been undertaken. Agent anticipates an outline planning application to be submitted in late 2026.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	60

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Burghfield	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	RSA 15	Under construction	18/02485/OUTMAJ 22/00325/RESMAJ	Croudace Homes	GF	100	43	57	57	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved in July 2022.</p> <p>The site is owned by a developer. The development has commenced on site in 2023 and is currently under construction.</p> <p>The developer anticipates that the development will be completed in 2025/26. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period.</p>	35	57	0	0	0	0	0	57	0
Midgham	Land north of A4 Bath Road, Woolhampton	RSA 16	Outline permission	23/00736/OUTMAJ	JPP Land Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The site is owned by a developer. Outline planning application 23/00736/OUTMAJ approved on 15 May 2025.</p> <p>The site will be marketed for sale in January 2026. Given the site has an outline planning permission and the imminent marketing exercise, and noting the relatively small site size which should enable a quicker build-out, it is realistic that the housing will be delivered within the five-year period.</p>	0	0	0	16	0	0	16	16	
Lambourn	Land adjoining Lynch Lane, Lambourn	RSA 17	No permission	None	Hygrove Homes Ltd	GF	Allocated for 60 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: The site is owned by a developer. Pre-application discussion has taken place (24/01188/PREAIP) in October 2024. Developer anticipates that planning application is likely to be submitted in early 2026.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	0	0	60
Lambourn	Land at Newbury Road, Lambourn	RSA 18	No permission	None	Palady Homes	GF	Allocated for 5 dwellings	0	0	0	<p>Available: Yes - no existing uses on site Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Full application 20/00972/FULMAJ for 8 dwellings approved September 2021, however the permission has lapsed. This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022, however the application has been withdrawn on 12 May 2025.</p> <p>No timeframe has been given for submission of the planning application. As such, the site is not currently considered deliverable within the five-year period.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	5		
Pangbourne	Land north of Pangbourne Hill, Pangbourne	RSA 19	No permission	None	Site not owned by a developer	GF	Allocated for 25 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: Subject to planning permission being granted, the site would be sold to a housebuilder. The agent advises that a pre-application submission is being prepared and is expected to be submitted in early 2026. It is anticipated that a planning application will be submitted in mid-2026.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	25		

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Bradfield Southend	Land north of South End Road, Bradfield Southend	RSA 20	No permission	None	Site not owned by a developer	GF	Allocated for 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: A developer has an agreement with the landowner to be promoted with a view for it to purchase the site if consent is approved.</p> <p>No timeframe has been given for submission of the planning application. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	0	20	
Chieveley	Land at Chieveley Glebe	RSA 21	No permission	None	Site not owned by a developer	GF	Allocated for 15 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of development on the site, and a public consultation event took place on 18 November 2025. The landowner advises that a planning application is being prepared and will be submitted in 2026.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 50% by 1 January 2025.</p>	0	0	0	0	0	0	0	0	0	15
Compton	Pirbright Institute Site, High Street, Compton	RSA 22	Outline permission	20/01336/OUTMAJ	David Wilson Homes	PDL	160	0	0	160	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Outline application 20/01336/OUTMAJ for up to 160 homes approved in 14 Mar 2023.</p> <p>Demolition and remediation works were completed in December 2024. Homes England has since disposed of the site to David Wilson Homes, who will submit a Reserved Matters application by March 2026.</p> <p>Once Reserved Matters consent has been obtained, the site will need to be delivered at pace on an accelerated delivery rates as per the purchasing conditions from Homes England. It is anticipated that construction works for the infrastructure for the residential part of the site would commence in April 2027, subject to approval of the reserved matters application.</p> <p>Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters, there is clear evidence that housing completions will begin on site within five years. Phasing used is that anticipated by Homes England.</p>	0	0	0	0	50	50	100	60		
Great Shefford	Land west of Spring Meadows, Great Shefford	RSA 23	Full application pending determination	25/01800/FULMAJ (pending determination)	Site not owned by a developer	GF	Allocated for 15 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of the development of the site, and there is interest from a developer. A full planning application for 16 dwellings (25/01800/FULMAJ) was validated on 28 August 2025.</p> <p>At the current time the planning application is pending determination. As such, the site is not currently considered deliverable within the five-year period.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the East Shefford WwTW, and it is anticipated that the phosphorous mitigation requirements will be reduced by 90% by 1 January 2025.</p>	0	0	0	0	0	0	0	0	15	

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Hermitage	Land off Charlotte Close, Hermitage	RSA 24	Full permission	20/00912/FULEXT 24/01393/NONMAT	Deanfield Homes Limited	GF	16	0	0	16	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievable: The site is owned by a developer. Full planning application 17/01144/FULEXT for 40 dwellings refused in October 2017. Dismissed at appeal in December 2018. Full permission 20/00912/FULEXT for 16 dwellings granted in October 2021.</p> <p>A Non-Material Amendment to the approved scheme (24/01393/NONMAT), allowing planning permission 20/00912/FULEXT to be phased, was approved in October 2024. Phase 1 comprising the access road has commenced to ensure the permission does not expire.</p> <p>The site lies within the River Lambourn SAC catchment area. The proposed development will connect to Chieveley WwTW, and it is anticipated that the phosphorus mitigation requirements will reduce by 50% by 2025. Developer-led mitigation measures have been proposed. Condition 1 – phasing condition relating to nutrient neutrality (25/01783/COND) was discharged on 20 October 2025, and the discharge of the remaining pre-commencement conditions is in progress.</p> <p>Given the site has full planning permission and the significant progress in discharging the pre-commencement conditions, and noting the relatively small site size which should enable a quicker build-out, it is realistic that the housing will be delivered within the five-year period.</p>	0	0	0	8	8	0	16	0
Hermitage	Land to the south east of the Old Farmhouse, Hermitage	RSA 25	Outline permission, Reserved Matters pending determination	17/03290/OUTMAJ 19/02993/OUTMAJ 21/02923/RESMAJ (pending determination)	TA Fisher and Sons	GF	21	0	0	21	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: The site is owned by a developer. Outline planning application (17/03290/OUTMAJ) for up to 21 dwellings approved in Nov 2018. Section 73 application to vary the approved plans (19/02993/OUTMAJ) refused in July 2020 and allowed at appeal in September 2021. Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and is pending determination.</p> <p>The site is located within River Lambourn SAC Catchment Area. The proposed development will connect to Chieveley WwTW, and it is anticipated that the phosphorus mitigation requirements will be reduced by 50% from 1 January 2025. Developer-led mitigation measures have been identified and the developer is in the process of securing off-site nutrient neutrality units to discharge the condition.</p> <p>The developer has indicated that they are in the early stages of securing off-site nutrient neutrality units to discharge the condition. Given this uncertainty, the Council adopts a cautious approach and considers the site not deliverable within the five-year period. However, as the proposed development is small in scale, its delivery within this timeframe is likely once further progress is made.</p>	0	0	0	0	0	0	0	21
Hermitage	Land adjacent Station Road, Hermitage	RSA 26	No permission	None	Site not owned by a developer	GF	Allocated for 42 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: The landowner is supportive of the development of the site, and there is interest from a developer.</p> <p>No timeframe has been given for submission of the planning application. As such, the site is not currently considered deliverable within the five-year period.</p> <p>The site is located within River Lambourn SAC Catchment Area. Development on this site will connect to the Chieveley WwTW, and it is anticipated that the phosphorus mitigation requirements will be reduced by 50% by 1 January 2025.</p>	0	0	0	0	0	0	0	42

Table A1.3: Local Plan Review Non-strategic Site Allocations

Parish	Address	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030	
Kintbury	Land adjacent The Haven, Kintbury	RSA 27	No permission	None	Sovereign Housing Association	GF	Allocated for 20 dwellings	0	0	0	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review (new allocation) Achievability: Sovereign Housing Association has an option over the entire extent of the site, and the landowners are supportive of the development of the site.</p> <p>Developer did not respond to the Council's request for information. At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	0	20
Aldermaston	New Stocks Farm, Paices Hill, Aldermaston	RSA 28	Full permission	22/00120/FUL		PDL	8	0	0	8	<p>Available: Yes Suitable: Yes. Site allocated in adopted Local Plan Review Achievability: Full planning application 22/00120/FUL for change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches approved in September 2022. Development has commenced on site.</p>	0	8	0	0	0	0	0	8	0
Total Non-strategic Site Allocations												157	292	162	91	77	50	672	807	

Table A1.4
Table A1.4 Neighbourhood Development Plan
Site Allocations

Table A1.4 Neighbourhood Development Plan Allocations

Parish	Address	HSA DPD Policy ref	LPR Policy ref	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	29/30	Total 01/04/2025-31/03/2030	Post 31/03/2030	
Stratfield Mortimer	Land to the south of St John's School, The Street, Mortimer	Stratfield Mortimer Neighbourhood Development Plan	N/A	Under construction	17/03004/OUTMAJ 19/01715/RESMAJ 21/02347/RESMAJ 22/01422/RESMAJ 23/00297/RESMAJ	TA Fisher (Mortimer) Ltd	GF	110	89	21	21	<p>Available: Yes</p> <p>Suitable: Yes. Site allocated in adopted neighbourhood plan.</p> <p>Achievability: Outline Planning Application 17/03004/OUTMAJ approved in February 2019.</p> <p>Reserved matters application 19/01715/RESMAJ for phase 1 comprising 28 dwellings approved in June 2019.</p> <p>Reserved matters 21/02347/RESMAJ for Phase 2a comprising 16 dwellings approved in February 2022.</p> <p>Reserved matters 22/01422/RESMAJ for Phase 2b comprising 14 dwellings approved in August 2022.</p> <p>Reserved matters 23/00297/RESMAJ for Phase 3 comprising 52 dwellings approved in June 2023.</p> <p>Developer reports that Phase 1 (28 units) completed in 2021/22.</p> <p>Phase 2a (16 units) completed in 2022/23.</p> <p>Phase 2b (14 units) nearing completion.</p> <p>Phase 3 (52 units) commenced in November 2023 and is currently under construction.</p> <p>Given that the site has full planning permission and site is currently under construction, it is realistic that all dwellings will be delivered within the five-year period. Phasing used is that anticipated by developer with adjustment from completion figures.</p>	15	13	8	0	0	0	21	0	
Hungerford	Land at Smitham Bridge Road	Hungerford Neighbourhood Development Plan	N/A	No permission	None	Donnington New Homes	GF	Allocated for 44 dwellings	0	0	0	<p>Available: Yes</p> <p>Suitable: Yes. Site allocated in adopted Hungerford Neighbourhood Development Plan</p> <p>Achievability: The landowner is supportive of development on the site.</p> <p>No timeframe has been given for submission of the planning application. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	44	
Hungerford	Land north of Cottrell Close	Hungerford Neighbourhood Development Plan	N/A	No permission	None	Site not owned by a developer	GF	Allocated for 12 dwellings	0	0	0	<p>Available: Yes</p> <p>Suitable: Yes. Site allocated in adopted Hungerford Neighbourhood Development Plan</p> <p>Achievability: The site is owned by a developer. Developer anticipates that planning application will be submitted in 2026.</p> <p>At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	12	
Total Neighbourhood Development Plan allocations													15	13	8	0	0	0	21	56	

Table A1.5
Non-allocated Sites for 10 or more dwellings with planning permissions

Table A1.5: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/ PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Site size	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Burghfield	Land to the rear of The Hollies, Burghfield Common	Full permission	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	T A Fisher & Sons	GF	32	0	0	0	L	<p>Available: Yes Suitable: Yes, full planning permission granted Achievable: Full planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) on 18 November 2024.</p> <p>The site is under an option agreement from a developer. The developer advises that initial site clearance has been completed and ecological surveys are underway to facilitate the forthcoming tree works. Developer anticipates that commencing development in Spring 2026.</p> <p>Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the five-year period. Phasing used is that anticipated by developer.</p>	0	0	14	18	0	0	32	0
Holybrook	Beansheaf Farm, Bourne Close	Under construction	16/02330/FULEXT	Beansheaf Developments	PDL	27	24	3	3	M	<p>Available: Yes Suitable: Full planning permission approved on 1 March 2018. Achievable: Site is under construction and is expected to be fully built out in 2025/26.</p>	0	3	0	0	0	0	3	0
Hungerford	Hungerford Railway Station Car Park, Station Road	Full permission	24/00823/FULMAJ	Abri Group Ltd	PDL	42	0	0	42	M	<p>Available: Yes Suitable: Full planning permission approved on 22 August 2025. Achievable: The site is currently owned by a Registered Provider, Abri Group Ltd. The scheme will deliver 100% affordable housing. Developer indicates that work to discharge conditions are being prepared for early submission in 2026.</p>	0	0	42	0	0	0	42	0
Newbury	Sterling Industrial Estate	Under construction	15/00319/FULEXT 23/01437/FULMAJ	Nelson Land Ltd	PDL	167	119	48	48	L	<p>Available: Yes Suitable: Yes. The site has full planning permission. s73 relating to phase 2 (23/01437/FULMAJ) approved on 14 May 2024 Achievable: The site is owned by a developer. No indication that this site cannot be viably developed. Site is currently under construction. Phase 1 of the development is completed in 2023/24.</p> <p>Developer indicates that there is no timescale set for phase 2 of the development. As such, the site is not currently considered deliverable within the five year period. However it could be realistic for dwellings to be delivered within this period should anticipated timescale can be provided by the developer.</p>	0	0	0	0	0	0	0	48
Newbury	Land to rear of 1-15 The Broadway (Bayer site)	Full permission	14/00146/OUTMAJ 17/01999/RESMAJ	Newbarry LLP	PDL	72	0	0	72	M	<p>Available: Yes Suitable: The site has outline and reserved matters permission. Reserved matters application approved on 22 November 2017. Achievable: A certificate application (20/02016/CERTE) is approved in October 2020 in order to confirm that lawful commencement of outline planning permission 14/00146/OUTMAJ has been made.</p> <p>The site is owned by a developer. According to the developer's agent, the site is currently not viable for development. It is therefore not considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	72

Table A1.5: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Site size	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030	
Newbury	Land off Faraday and Kelvin Road	Full permission	12/00772/XOUTMA 19/00278/RESMAJ	Ressance	PDL	160	0	0	160	L	<p>Available: Some existing uses on the site</p> <p>Suitable: Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved in May 2019.</p> <p>Achievable: The permission is confirmed to be extant in 2021 by virtue of the setting out of the road, reduced level dig (excavation) and back-filling. However, leases may impact on timing and viability. Site therefore not considered deliverable within the five-year period.</p>	0	0	0	0	0	0	0	0	160
Newbury	Market Street	Under construction	16/00547/FULEXT	Grainger Ltd	PDL	226	226	0	0	L	<p>Site fully built out in 24/25</p>	12	0	0	0	0	0	0	0	
Newbury	Land East of Newbury College, Monks Lane, Newbury	Outline permission	22/02754/OUTMAJ	Feltham Properties	GF	75	0	0	75	L	<p>Available: Yes</p> <p>Suitable: Yes. The site has outline planning permission. The outline permission is for up to 75 residential units (Use Class C3) and residential care accommodation, containing up to 70 beds (Use Class C2).</p> <p>The site has a resolution to approve outline planning permission on 20 March 2024 subject to the completion of a Section 106 Agreement. The Section 106 Agreement is approved on 8 November 2024.</p> <p>Achievable: The site is owned by a developer. No indication that this site cannot be viably developed. Developer anticipates Reserved Matters application will be submitted in 2026. Commencement on site should take place in 2026 according to the developer.</p> <p>The developer has confirmed that good progress has already been made in preparing the reserved matters submission, including site investigations. Services and utilities provision is secured.</p> <p>However, because the Reserved Matters application has not yet submitted, the Council takes a more cautious approach to push back the phasing suggested by the developer by a year.</p>	0	0	0	37	38	0	75	0	
Newbury	20 - 28A Pound Street Newbury (Former Jewson sites)	Full permission	23/02782/FULMAJ	Abri Group Ltd.	PDL	77	0	0	77	L	<p>Available: Yes</p> <p>Suitable: Yes. The site has full planning permission granted on 24 March 2025.</p> <p>The full permission is for erection of 79 residential dwellings (gross). The site will deliver 77 net dwellings.</p> <p>Achievable: The site is owned by a developer. No indication that this site cannot be viably developed. Demolition works have commenced on site.</p>	0	0	0	77	0	0	77	0	

Table A1.5: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Site size	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Newbury	Former Newbury Magistrates Court and No. 20 Mill Lane, Newbury	Under construction	21/03024/FULEXT	Sovereign	PDL	28	0	0	28	M	<p>Available: Yes Suitable: Full planning permission granted on 24 October 2024. Achievable: The site is currently owned by Sovereign. The development has commenced on site in May 2025 and is currently under construction.</p>	0	10	18	0	0	0	28	0
Newbury	The Mall, The Kennet Centre, Newbury RG14 5EN	Full permission	25/00391/FULMAJ	Lochailort Newbury Ltd	PDL	317	0	0	317	L	<p>Available: Yes Suitable: The site has a resolution to approve full planning permission on 10 September 2025 subject to the completion of a Section 106 Agreement. Achievable: The site will be considered in the next update.</p>	0	0	0	0	0	0	0	317
Padworth	Comfort Inn And Land To The South West, Bath Road, Padworth	Full permission	22/00117/FULEXT 23/02825/FULMAJ	Reading West Development Ltd	PDL	32	0	0	32	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: The site is owned by a developer. No indication that this site cannot be viably developed.</p> <p>Phase 1 - construction of new building (10 flats) is completed in 2024/25. Phase 2 - renovation and extension of existing hotel and conversion (the remaining 22 flats) is currently under construction and is anticipated to be completed in 2026/27.</p>	10	0	22	0	0	0	22	0
Pangbourne	Clifton House, 17 Reading Road, Pangbourne RG8 7LU	Full permission	19/02460/FULD 21/02767/FULMAJ	PBP Ltd	PDL	13	0	0	13	M	<p>Available: Yes Suitable: Yes. The site has full planning permission. Achievable: The site is owned by a developer. No indication that this site cannot be viably developed.</p>	0	0	13	0	0	0	13	0

Table A1.5: Non-allocated sites for 10 or more dwellings with planning permissions

Parish	Address	Current planning status	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2025	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025	Site size	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	Post 31/03/2030
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: West	Under construction	14/02480/OUTMAJ 18/03061/RESMAJ	David Wilson Homes	GF	222	168	54	54	L	<p>Available: Yes Suitable: Outline Planning permission for up to 401 homes granted on appeal March 2017. Achievable: Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site.</p> <p>The site is currently under construction. The site is also being promoted on the developer's website, and the show home is available for viewings.</p> <p>Given that the development is currently under construction therefore it is realistic that all dwellings will be delivered within the 5 year period.</p>	40	46	8	0	0	0	54	0
Shaw cum Donnington	Land adjacent to Hilltop, Donnington: East	Under construction	14/02480/OUTMAJ 20/00047/RESMAJ	Taylor Wimpey	GF	179	179	0	0	L	<p>Site fully built out in 24/25</p>	65	0	0	0	0	0	0	0
Thatcham	Travellers Friend, Crookham Common Road, Crookham Common	Full permission	23/01699/FULMAJ	Transforming PLC	PDL	20	0	0	20	L	<p>Available: Yes Suitable: The site has full planning permission for 20 flats for young people with autism and learning disabilities (class C3[b] use). Achievable: The site is owned by a healthcare provider. No indication that this site cannot be viably developed.</p>	0	0	20	0	0	0	20	0
Theale	19 and 19A High Street	Under construction	18/03209/FULEXT	TA Fisher & Sons Ltd	PDL	15	15	0	0	M	<p>Site fully built out in 24/25</p>	12	0	0	0	0	0	0	0
Theale	Lakeside	Full permission	04/01219/FULMAJ 15/02842/OUTMAJ 20/00663/RESMAJ 22/01933/RESMAJ (9 dwellings) 21/03256/RESMAJ (290 dwellings)	Ridgepoint Homes	GF	299	0	0	299	L	<p>Available: Yes Suitable: Planning permission 04/01219/FULMAJ for 350 units allowed on appeal 2007. Application 15/02842/OUTMAJ for 325 units and 70 extra care units allowed on appeal in March 2017. Reserved matters 21/03256/RESMAJ for 290 units including 70 extra care units, 119 apartments and 101 houses approved in March 2023.</p> <p>Phase 1 of the Lakeside development: Reserved matters 20/00663/RESMAJ for phase 1 for 7 dwelling off St Ives Close approved in November 2020.</p> <p>S73 permission 22/01933/RESMAJ allows for the construction of 9 dwellings thus increasing the number of units from 7 to 9 units on the site.</p> <p>Achievable: The site is owned by a developer. Developer reports that development commenced on site in January 2024 and is currently under construction. First occupations anticipated by end of 2025. Phasing used is that anticipated by developer.</p>	0	37	44	36	35	35	187	112
Total non-allocated sites for 10 or more dwellings with planning permissions												139	96	181	168	73	35	553	709

Table A1.6
Sites for 10 or more dwellings with prior approvals

Table A1.6: Sites for 10 or more dwellings with prior approvals

Parish	Address	Planning application reference	Developer	GF/PDL	No. of dwellings permitted (net)	Total completions at 31/3/2024	Under Construction at 31/3/2024	Outstanding commitments at 31/3/2024	Site size	Assessment of deliverability	2024/25 Completion	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030	
Newbury	Bayer House, Strawberry Hill	18/01904/PACOU 23/00115/FULMAJ	LD Prop Co 1 Limited	PDL	191	0	124	124	L	Achievable: Development has commenced in 2022/23. Full planning permission (23/00115/FULMAJ) for external alterations associated with Prior Approval (18/01904/PACOU) permitted on 24 October 2023. 67 units have completed in 2023/24 and the site is currently under construction. The site has now been sold to a new owner, and the new owner is progressing the development.	0	84	40	0	0	0	0	124
Newbury	27 - 35 London Road, Newbury	24/01066/PACOU 24/01086/PACOU	Bellvest Limited	PDL	15	10	5	5	M	Achievable: 67 units have completed in 2024/25 and the site is currently under construction.	10	5	0	0	0	0	0	5
Newbury	West Street House, West Street, Newbury	24/00315/PACOU	BMR Edgware Ltd	PDL	49	0	0	49	M	Achievable: The site is currently under construction.	0	0	49	0	0	0	0	49
Theale	Forum 1, Station Road, Theale RG7 4RA	24/02818/PACOU	Edco Ventures Ltd	PDL	72	0	0	72	M	Achievable: No indication that this site cannot be viably developed. An application to determine if prior approval is required for 99 apartments (25/02678/PACOU) was validated on 19 Nov 2025 and is pending determination.	0	0	0	72	0	0	0	72
Total sites for 10 or more dwellings with prior approvals											10	89	89	72	0	0	0	250

Table A1.7
Non-allocated sites for less than 10 dwellings with planning permissions

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Aldermaston	24/00361/FUL	Burnt Pine, Reading Road, Padworth Common, RG7 4QL	1	0	1
Aldermaston	20/01750/FULD	48 & 49 Paices Hill, Aldermaston, RG7 4PG	0	0	0
Ashampstead	15/02650/FUL	Barn at Pyt House, Ashampstead	1	1	1
Basildon	17/03374/FULD	Knappswood Farm, Pangbourne Road, RG8 8LN	-1	2	2
Basildon	18/01032/FULMAJ	The Nursery, Pangbourne Road, Newtown RG8 8JG	2	2	2
Basildon	19/02947/FULD	Maple Corner, Maple Lane, Upper Basildon, RG8 8PF	1	0	1
Basildon	19/03066/FULD	Hillfields Farm, Park Wall Lane, Lower Basildon, RG8 9PE	0	2	6
Basildon	22/00463/FULD	Garlands, Pangbourne Road, RG8 8LN	1	0	1
Basildon	23/00601/FUL	Campion House, Aldworth Road, Upper Basildon, RG8 8NG	0	1	1
Basildon	23/02817/FUL	Swan Yard Farm Reading Road Lower Basildon, RG8 9NG	1	0	1
Beedon	14/02775/FULD	3 And 4 Stanmore, Beedon, RG20 8SR	1	2	2
Beedon	22/02047/FULD	Barn at Beedon Manor Farm, RG20 8SW	3	0	3
Beenham	17/03400/FULD 22/02800/CERTE	The Barn North Of Hillfoot Court, Beenham Hill, Beenham	1	1	1
Beenham	19/02952/FULD	Kintarn, Clay Hill, Beenham, RG7 5PG	0	1	1
Beenham	22/01070/FUL	Winning Hand, Bath Road, Beenham, RG7 5JB		0	0
Boxford	20/02680/FULD 23/00752/FUL	Land Rear Of Alder House, Westbrook, RG20 8DJ	1	1	1
Bradfield	23/00494/FUL	Doctors Surgery, Cock Lane, Bradfield Southend, RG7 6HN	2	1	0
Bradfield	22/01953/FULD	Reservoir (covered), Tutts Clump	1	0	1
Bradfield	23/02668/FULMAJ	Hewins Wood House, Bradfield, RG7 6DH	4	0	4
Bradfield	24/00578/OUT	Land East Of Southfield House, Cock Lane, Bradfield Southend	3	0	3
Brightwalton	15/03083/FULD	Sheardon, Pudding Lane, Brightwalton, RG20 7BY	0	0	0
Brightwalton	24/01859/FUL	Land at Brightwalton Stud and Opposite Junction Of Spray Lane and The Green, Brightwalton	2	0	2
Brimpton	19/03155/FULD	Wasing Cottage, Wasing Road, RG7 4TB	0	1	1
Brimpton	20/01825/FULD	Washoe Lodge, Brimpton Lane, RG7 4TL	3	4	4
Brimpton	23/00961/FUL	1 The Osiers, Brimpton Road, Brimpton RG7 4SL	1	0	1
Brimpton	23/00015/FUL	2 Church Lane, Brimpton, RG7 4TJ	0	0	1
Brimpton	23/01994/FUL	Three Horse Shoes, Brimpton Lane, Brimpton, Reading, RG7 4TL	1	0	1
Bucklebury	21/03191/FULD	Broad View Farm, The Ridge, Cold Ash, RG18 9HX	1	1	1

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Bucklebury	23/01184/FUL	49 Roundfield, Upper Bucklebury, Reading, RG7 6RB	1	0	1
Bucklebury	21/01815/FULMAJ	5 - 10 Paradise Way, Chapel Row	4	4	4
Bucklebury	22/00279/FULD	Wenden, Long Grove, Upper Bucklebury, Reading, RG7 6QS	0	0	0
Bucklebury	23/02603/FUL	Barn Hawkridge Farm, Bucklebury, Reading	1	0	1
Bucklebury	24/02210/FUL	Ganbridge, Briff Lane, Upper Bucklebury, RG7 6RD	0	0	0
Bucklebury	24/01866/FUL	Middle Wood, Hatch Lane, Chapel Row, RG7 6NY	1	0	1
Bucklebury	24/01506/HOUSE	Heathgate, Bucklebury, Reading, RG7 6NR	1	0	1
Burghfield	19/03054/FULD	The White Cottage, Holybrook Farm, Burghfield Bridge, RG30 3RA	0	1	1
Burghfield	21/01937/FUL 22/03127/FUL	Willowbank, Berrys Lane, Burghfield, Reading, RG30 3XD	0	1	1
Burghfield	23/00183/FUL	Kennet House, Burghfield Bridge, Burghfield, Reading, RG30 3RA	0	0	0
Burghfield	24/00468/FUL	The Laurels, Auclum Lane, Burghfield Common, Reading, RG7 3DA	0	0	0
Chaddleworth	15/03199/FULD	Barn 80m South East Of Manor Farm, RG20 7EG	2	1	2
Chieveley	21/01829/FUL	The Bungalow, Long Lane, Cold Ash, RG18 9LU	0	0	0
Cold Ash	19/01102/FULD	Westrop Farm, The Ridge, Cold Ash, RG18 9JA	2	1	0
Cold Ash	23/00416/FUL	The Old Farmhouse, Stoney Lane, Ashmore Green, Thatcham, RG18 9HE	1	0	1
Cold Ash	22/00810/FULMAJ	Cleardene Farm, Ashmore Green Road, RG18 9ES	2	0	2
Cold Ash	24/00560/FUL	Land Adjacent To 40 Bowling Green Road, Thatcham	1	0	1
Cold Ash	24/01404/CERTE	Little Croft, Collaroy Road, Cold Ash, Thatcham, Berkshire, RG18 9PG	1	1	1
Cold Ash	24/01114/FUL	Messenger House, Pear Tree Lane, Newbury, RG14 2LY	0	0	0
Compton	17/02914/FULD 20/02293/FUL 23/02320/FUL	Nielia, Downs Road, Compton, Newbury, RG20 6RE	0	0	0
Compton	18/02326/FULD	Hamilton Stables, Hockham Road, Compton	2	2	2
Compton	21/02271/FULD	Land North Of 31 Horn Street, Compton	1	0	1
East Ilsley	20/01106/FULD	Land Adjacent Down Barn Road Known As Dennisford Road, East Ilsley, Newbury	1	1	1
Enborne	23/01190/FUL	Hill Farm, Boames Lane, Enborne, RG20 0JT	3	1	1
Enborne	23/00252/FUL	Vanners Farm, Vanners Lane, Enborne Newbury, RG20 0LB	2	0	1
Enborne	24/00344/FUL	Cowleaze Farm, Enborne Street, Enborne, Newbury, RG20 0JP	2	0	2

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Farnborough	20/02589/FUL 23/00159/FUL	Gamekeepers Bungalow, Farnborough, Wantage, OX12 8NX	0	0	0
Fawley	18/02737/FULD 21/02713/FULD	North Farm Stud, North Farm, North Fawley, Wantage, OX12 9NJ	2	2	2
Frilsham	18/00035/FULMAJ 22/03123/FULMAJ	Frilsham Lime Quarry, Frilsham, Thatcham, RG18 9UY	1	2	2
Frilsham	20/02534/FUL	Homerstead House, Hawkridge Hill, Frilsham, RG18 9XA	0	0	0
Frilsham	23/02569/FUL	Atrium, Frilsham, RG18 9XH	0	0	0
Great Shefford	21/02594/OUTD 22/01783/REM	Wood View, Baydon Road, Shefford Woodlands, Hungerford, RG17 7AD	1	1	1
Greenham	15/02479/FULD	Drake House, Bishops Green	0	1	1
Greenham	16/00645/FUL	Garden House, Burys Bank Road, Greenham, Thatcham, RG19 8DB	0	1	1
Greenham	20/02005/FULD 22/02201/FULD	Lincoln House, Newtown Road, Newbury, RG14 7HA	0	1	1
Greenham	22/00795/FULMAJ	41 Burys Bank Road, Greenham, RG19 8DB	1	0	1
Hampstead Norreys	14/00173/FUL	Ramsworth Cottages And Barns, RG18 0SS	0	0	1
Hampstead Norreys	24/00080/FUL	Shepherds Cottage, Hampstead Norreys, Thatcham, RG18 0TN	0	0	0
Hamstead Marshall	21/00047/FULD	Garage Serving, White Hart Cottage, Hamstead Marshall, Newbury, RG20 0HW	1	0	1
Hamstead Marshall	23/00583/FUL	The Barn House, Hamstead Marshall, RG20 0JH	0	0	0
Hamstead Marshall	23/02550/FULMAJ	Elm Farm Research Centre, Hamstead Marshall, Newbury, RG20 0HR	1	0	1
Hamstead Marshall	23/01928/FULMAJ	Fishery Cottage, Hamstead Marshall, Newbury, RG20 0JD	0	0	0
Hamstead Marshall	24/00582/FUL	White Hart Inn Hamstead Marshall Newbury RG20 0HW	4	0	4
Hermitage	17/03334/FULD	4 High Street, Hermitage	3	3	3
Hermitage	21/00043/FULD	White Horse, Newbury Road, Hermitage, RG18 9TB	4	4	4
Hermitage	23/02605/FUL	Hazeldene, Deacons Lane, Hermitage, Thatcham, RG18 9RH	0	0	1
Hermitage	23/02757/FUL	Marvic, Deacons Lane, Hermitage, RG18 9RH	0	0	0
Hermitage	24/01285/FUL	The Cabin, High Street, Hermitage, Thatcham, RG18 9SR	0	0	1
Hermitage	24/01920/FUL	1 Longworthy, Newbury Road, Hermitage, Thatcham, RG18 9TB	0	0	0
Holybrook	22/01766/COMIND	The Filberts, The Chase, Calcot, RG31 7RB		0	0
Holybrook	23/00117/OUTMAJ	Land Adjacent To Bath Road & Dorking Way, Calcot, Reading	7	0	7

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Hungerford	02/00911/FUL	Berkshire Trout Farm, Hungerford, RG17 0UN	1	1	1
Hungerford	03/02557/FUL	Land Adjacent To 19 Kennet Way, Hungerford	1	1	1
Hungerford	13/02806/FUL 14/03282/FUL 24/01080/FUL	Cakewood Farmhouse, Bath Road, Hungerford, RG17 0SR	0	1	1
Hungerford	15/02312/COMIND 19/03183/COMIND	Highclose Farm , Bath Road, Hungerford, RG17 0SP	3	0	3
Hungerford	16/00787/FULD 17/03506/FULD	Station Yard, Station Road, Hungerford, RG17 0DY	7	7	7
Hungerford	16/03205/FULD	26 Charnham Street, Hungerford, Berkshire, RG17 0EJ	6	3	5
Hungerford	24/01014/FUL	26 Charnham Street, Hungerford, Berkshire, RG17 0EJ	4	0	4
Hungerford	21/01131/FULD	20 Prospect Road, Hungerford, RG17 0JL	1	0	2
Hungerford	21/02634/FULD 24/02372/FUL	32 High Street, Hungerford, RG17 0NJ	0	0	0
Hungerford	22/02720/FUL	11 Sarum Way, Hungerford RG17 0LJ	1	0	1
Hungerford	22/03034/FUL	Land South Of Kennet and Avon Canal and North Of Tesco, Everland Road, Hungerford	3	0	3
Hungerford	24/01193/FUL	House 29 - 30 Charnham Street, Hungerford, RG17 0EJ	1	0	1
Hungerford	23/01492/FUL	Land Approximately 400 Metres West Of Dark Lane and South Of Denford Lane Upper Denford Hungerford	1	0	1
Hungerford	24/02000/FUL	1 Park Cottages, Hungerford Park, Hungerford, RG17 0UU	1	0	1
Hungerford	24/02685/FUL	2 - 3 Lancaster House Mews, High Street, Hungerford	-1	0	-1
Inkpen	21/01484/FUL 21/02855/FUL	Leyfield Road Known As Post Office Road Upper Green, Inkpen RG17 9PZ	0	0	0
Kintbury	18/01370/FULD	Kintbury Holt Farm, Kintbury Holt, Newbury, RG20 0DD	3	3	3
Kintbury	19/00277/FULD	Inglewood Farm Cottage Templeton Road	0	1	1
Kintbury	19/02146/FULD 21/00526/FUL	College Farm, Upper Denford, Hungerford, RG17 0PD	0	1	1
Kintbury	20/01620/FULD	Denford House, Denford Park, Hungerford, RG17 0PG	1	1	1
Kintbury	21/02405/FULD	The Prince Of Wales, 28 Newbury Street, Kintbury, Hungerford, RG17 9UU	1	1	1
Kintbury	22/00731/FULD	54 High Street, Kintbury RG17 9TN	0	0	0
Kintbury	23/01802/FUL	19 Newbury Street, Kintbury, RG17 9UX	1	0	1
Kintbury	24/00570/FUL	Kintbury Farm, Templeton Road, Kintbury, Hungerford, RG17 9SJ	0	0	0
Lambourn	03/02206	Francomes Field, Lambourn	6	0	2

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Lambourn	16/00971/OUTD 17/00733/FULD 17/03562/FULD 20/00040/FULD	Delamere Stables, Baydon Road, Lambourn, RG17 8NT	2	2	2
Lambourn	16/02007/FULD	Croft Bungalow, Upper Lambourn, Hungerford, RG17 8QH	3	0	1
Lambourn	18/00774/FULMAJ	Land East Of Malt Shovel Lane, Upper Lambourn, Hungerford	1	1	1
Lambourn	19/02596/FULD	Land North Of Whitcombe House Stables, Upper Lambourn	1	1	1
Lambourn	19/02812/FULMAJ 21/01530/FULMAJ	Lambourn Methodist Church, Lambourn, Hungerford, RG17 8YA	9	9	9
Lambourn	20/00425/FULD	Broadway House, 2 The Broadway, Lambourn, RG17 8XY	1	1	1
Lambourn	20/00917/FULD	The Old Malt House, Upper Lambourn, Hungerford, RG17 8RG	0	1	1
Lambourn	20/01280/FUL	Mobile Home, Saxon Hall, Upper Lambourn, Hungerford, RG17 8QH	0	1	1
Lambourn	20/02099/FULD	Perivale, Baydon Road, Lambourn, Hungerford, RG17 8NU	2	2	2
Lambourn	23/01730/FUL	Land Opposite Sheepdrove House, Sheepdrove, Lambourn, Hungerford	1	0	1
Leckhampstead	22/01663/FULD	Nightingale Farm, Wantage Road, Leckhampstead, Newbury, RG20 8QT	0	0	0
Leckhampstead	21/01708/FUL 23/02473/FUL	Woodside, Wantage Road, Leckhampstead, Newbury, RG20 8QT	0	0	0
Newbury	14/02830/FULD 18/02068/FULD	101 Bartholomew Street, Newbury	3	1	1
Newbury	05/02416/FULD	Land Adj To 58 Conifer Crest, Wash Common	1	1	1
Newbury	15/00486/FULD 20/01140/FUL	Land Adjacent To Sundial House, Carnegie Road, Newbury	3	3	3
Newbury	15/01157/OUTD 18/01491/REM	Land To Rear Of 59 Chandos Road, Newbury, RG14 7EG	3	3	3
Newbury	17/00517/OUTD 18/01620/FULD 19/01694/FULD	108 Bartholomew Street And Land To The Rear, Newbury, RG14 5DT	8	8	8
Newbury	17/01208/FULD	10 Hampton Road, Newbury, RG14 6DB	1	1	1
Newbury	17/02551/FULD	4 Cheap Street, Newbury, RG14 5DD	2	2	2
Newbury	19/02630/FULD	1 Gilroy Close, Newbury RG14 6TA	1	1	1
Newbury	20/02191/FUL	Greenham House, Greenham Road, Newbury, RG14 7HS	4	4	4

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Newbury	21/00288/FULD	2A The Arcade, Newbury, RG14 5AD	1	1	1
Newbury	21/01010/FULD	3 Craven Road, Newbury RG14 5NG	1	1	1
Newbury	20/01210/FULD	41 Cheap Street, Newbury RG14 5BX	1	0	1
Newbury	22/02919/OUT	Arniston, Manor Lane, Newbury, RG14 2QT	1	0	1
Newbury	22/01784/FULD	Newbury House, 237 and 235 Andover Road, RG14 6NG	1	0	1
Newbury	21/01911/FULD	Land Adjoining 11 Pond Close, Newbury	4	0	4
Newbury	23/00870/FUL	1 and 3 Kennet Road, Newbury RG14 5JA	1	0	1
Newbury	23/01031/FUL	39 Oxford Street, Newbury RG14 1JG	1	0	1
Newbury	23/00578/FUL	York House, 50 Andover Road RG14 6JN	1	0	1
Newbury	23/00507/FUL	Bartholomew House, 38 London Road, Newbury, RG14 1JX	1	0	1
Newbury	22/00084/FULD	6 Cheap Street, Newbury, RG14 5DD	1	0	1
Newbury	24/00398/FUL	1 and 3 Kennet Road Newbury RG14 5JA	0	0	0
Newbury	24/00424/FUL	1 To 3 Bartholomew Close and 14 To 26 Hampton Road and 12 To 26 and 30 To 40 Argyle Road, Newbury	4	0	4
Newbury	24/00140/FUL	15 Cresswell Road Newbury RG14 2PQ	1	0	1
Newbury	24/00727/FUL	153A Bartholomew Street Newbury RG14 5HB	2	0	2
Newbury	24/00418/FUL	18 Berkeley Road Newbury RG14 5JE	-1	0	-1
Newbury	24/00638/FUL	44 Bartholomew Street Newbury RG14 5QA	1	0	1
Newbury	24/00600/FUL	62 Cheap Street Newbury RG14 5DH	1	0	1
Newbury	24/00674/FUL	Battery End Hall Battery End Newbury Berkshire	1	0	1
Newbury	23/02795/FUL	Boxshall Court Pound Street Newbury Berkshire RG14 6AB	2	0	2
Newbury	23/02266/FUL	Land Rear Of 81 Bartholomew Street Newbury	2	0	2
Newbury	23/01666/FULMAJ	Newbury Building Society, 17 Bartholomew Street, Newbury, RG14 5LY		0	0
Newbury	24/00312/FUL	Wessex House, 22 Oxford Road, Newbury RG14 1PA	1	1	1
Newbury	24/02312/FUL	4A Bridge Street, Newbury, RG14 5EX	1	0	1
Newbury	24/02422/FUL	Hambridge Farm, Hambridge Road, Newbury, RG14 2QG	3	0	3
Newbury	24/02267/FUL	Saddlers Court, The Broadway, Newbury, RG14 1AS	2	0	2
Pangbourne	16/03109/FULD	Knole And Land Adjacent To Riverview Road, Pangbourne, RG8 7AU	0	1	1

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Pangbourne	21/02273/FULD	Gulberg, Pangbourne Hill, Pangbourne RG8 7AS	0	1	1
Pangbourne	22/01616/FULD	75 Reading Road, Pangbourne, RG8 7JA	3	0	4
Pangbourne	23/02176/FUL	Bowden Hill, Pangbourne, RG8 8PT	0	0	0
Pangbourne	23/01693/FUL	St James House, 4 Church Road, Pangbourne, RG8 7AR	2	0	2
Pangbourne	23/00275/FUL	First Floor, 20 Reading Road, Pangbourne, RG8 7LY	2	0	2
Peasemore	20/01835/FULD	Mead Bungalow, Peasemore, RG20 7JE	1	2	2
Purley	20/03017/FULD	1 Bryant Place Purley On Thames RG8 8ET	1	0	1
Purley	24/00052/FUL	19 Highfield Road Tilehurst Reading RG31 6YR	1	0	1
Purley	24/01673/FUL	7 Mapledurham Drive, Purley On Thames, RG8 8BD	0	0	0
Shaw cum Donnington	20/00623/FUL	Bracken Cottage, Snelsmore Common, Newbury, RG14 3BG	0	1	1
Shaw cum Donnington	25/00033/CERTP	The Old Vicarage, Church Road, Shaw RG14 2DR	-1	0	-1
Speen	15/02978/REM 13/02229/OUT	Pique, Furze Hill, Stockcross, RG20 8ET	0	1	1
Speen	23/01165/FUL	Rookwood Farm, Stockcross RG20 8JX	1	0	1
Stratfield Mortimer	15/02186/FUL	Willowbrae, Mortimer Lane, Mortimer, RG7 3PP	0	1	1
Stratfield Mortimer	16/03348/FULD	49 Stephens Close, Mortimer Common, Reading, RG7 3TY	1	1	1
Stratfield Mortimer	24/01308/FUL	49 Stephens Close, Mortimer Common, Reading, RG7 3TY	1	0	1
Stratfield Mortimer	23/02038/FUL	9 Windmill Road, Mortimer Common, RG7 3RN	4	4	4
Stratfield Mortimer	24/01122/FUL	St Margarets, Ravensworth Road, Mortimer West End, Reading, RG7 3UD	0	1	1
Streatley	17/01476/FULD	Sunfield, Townsend Road, Streatley, RG8 9LH	1	1	1
Streatley	20/00835/FULD 21/02105/FULD	The Old Golf House, Rectory Road, Streatley, Reading, RG8 9QA	0	1	1
Streatley	23/01390/FUL	Long Close, Aldworth Road, Streatley, RG8 9RB	0	0	0
Sulhamstead	18/01013/FULD	Land South Of Jordans Lane, Burghfield Common	2	2	2
Thatcham	10/01485/FUL	4 Colthrop Cottages, Colthrop Lane, Thatcham, RG19 4NT	0	2	2
Thatcham	17/02859/FULD 21/02657/FULD	Wimbles Barn, The Wimbles, Harts Hill Road, Thatcham	1	0	1
Thatcham	19/03188/FULD	Foxhold Farm, Crookham Common, Thatcham, RG19 8EL	2	2	2
Thatcham	20/01013/FUL	1 Eliot Close, Thatcham, RG18 3UG	1	1	1
Thatcham	21/03167/FUL	9 High Street, Thatcham, RG19 3JQ	4	4	4

Table A1.7 Non-allocated sites for less than 10 dwellings with planning permissions

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Thatcham	22/02746/FUL	Land Adjacent To 9 London Road, Thatcham, RG18 4GE	1	0	1
Thatcham	22/01253/FULD	Foxhold House, Thornford Road, Crookham Common RG19 8EL	1	0	1
Thatcham	23/01010/FUL	15 Hartmead Road Thatcham RG19 4LS	1	1	1
Thatcham	24/00396/FUL	28 Victor Road Thatcham RG19 4LX	0	0	0
Thatcham	24/01817/FUL	The Plough Inn 81 Chapel Street Thatcham RG18 4JS	5	0	5
Thatcham	24/01476/FUL	Land Rear Of 123 To 125, Bath Road, Thatcham	2	0	2
Thatcham	24/02371/FUL	The Paddocks, Crookham House, Crookham Hill, Crookham Common, Thatcham, RG19 8DG	0	0	0
Theale	20/01759/FUL	1 Cloister Mews, Theale	1	1	1
Theale	24/00745/FUL	44 - 46 High Street Theale Reading	0	0	0
Tidmarsh	23/02254/FUL	The Rancher Manor, Farm Lane, Tidmarsh, Reading, Berkshire, RG8 8EX	1	0	1
Tilehurst	18/02681/FULD	Land North Of 17 Hugh Fraser Drive, Tilehurst	1	1	1
Tilehurst	21/00717/FUL	145 Long Lane, Tilehurst, RG31 6YW	1	1	1
Tilehurst	22/01139/FULD	44 Langley Hill, Calcot, Reading, RG31 4QU	0	0	0
Tilehurst	24/00263/FUL	351 The Meadway Tilehurst Reading RG30 4NU	0	0	0
Tilehurst	24/01343/FUL	Land at 183 Long Lane Tilehurst Reading RG31 6YW	2	0	2
Tilehurst	23/01306/FUL	150 Long Lane, Tilehurst, Reading, RG31 6YW	1	0	1
Ufton Nervet	19/00094/FULD	Three Acres Farm, Ufton Lane, Ufton Nervet, Reading, RG7 4HG	0	1	1
Ufton Nervet	20/02017/FULD	Ufton Green Farm, Church Lane ,Ufton Nervet, Reading, RG7 4HQ	3	3	3
Ufton Nervet	24/00596/FUL	Barns Ufton Green Farmhouse Church Lane Ufton Nervet Reading RG7 4HQ	1	0	1
Welford	12/01469/FULD 11/02677/XFUL	1-6 Easton Hill	0	6	6
Welford	22/02302/FULMAJ	Weston Court, Lambourn Road, Weston, Newbury, RG20 8JE	3	0	3
West Ilsley	23/02481/FULMAJ	Hodcott Buildings, West Ilsley Stables, West Ilsley, Newbury	1	0	1
Wokefield	19/02215/FULD	Huntsman Cottage, Goring Lane, Mortimer, RG7 3BA	1	1	1
Woolhampton	24/02541/CERTP	The Village Shop, Bath Road, Woolhampton, Reading, RG7 5RT	1	0	1
Yattendon	22/02455/FUL 23/01686/FUL	Everington Bungalow, Everington Hill, Yattendon, RG18 0UD	1	1	1
Total non-allocated sites for less than 10 dwellings with planning permissions				155	291

Table A1.8
Sites for less than 10 dwellings with prior approvals

Table A1.8 Sites for less than 10 dwellings with prior approvals

Parish	Planning application reference	Address	No. of dwellings permitted (net)	Under Construction at 31/3/2025	Outstanding commitments at 31/3/2025
Beech Hill	17/02131/PACOU	Woodlands Farm, Wood Lane, Beech Hill	1	1	1
Brimpton	23/02555/PACOU	Park Court, Brimpton, RG7 4ST	1	0	1
Hungerford	23/01175/PACOU	125 High Street, Hungerford ,RG17 0DL	2	0	2
Newbury	23/02014/PACOU	6 Market Place, Newbury RG14 5BD	3	0	3
Newbury	24/00989/PACOU	Union Place, 31 Bartholomew Street, Newbury, RG14 5LQ	1	0	1
Newbury	24/01515/PACOU	Union Place 31 Bartholomew Street Newbury RG14 5LQ	2	0	2
Newbury	24/01640/PACOU	4 Hambridge Road Newbury RG14 5SS	1	0	1
Newbury	24/01782/PACOU	81 - 82 Northbrook Street Newbury RG14 1AE	7	0	7
Newbury	25/00082/PACOU	4 Pound Street, Newbury, RG14 6AA	1	0	1
Stratfield Mortimer	24/00024/PACOU	6 Victoria Road, Mortimer Common RG7 3SE	1	0	1
Thatcham	22/00726/PACOU 24/02744/PACOU	Limberlost Farm, Crookham Common, Thatcham RG19 8DH	1	0	1
Theale	22/01609/PACOU	Pilates Studio Part First Floor 27A High Street Theale RG7 5AH	1	0	1
Theale	22/00221/CLASSM	27A High Street, Second Floor, Theale RG7 5AH	1	0	1
Theale	23/01973/PACOU	23 High Street, Theale RG7 5AH	2	1	1
Theale	23/01578/PACOU	First Floor Of 40 and 40A and 42, High Street, Theale, Reading	3	0	3
Theale	24/00692/PACOU	6 - 8 High Street Theale Reading RG7 5AN	3	0	3
Total Sites for less than 10 dwellings with prior approvals				2	30

Table A1.9
Communal accommodation

Table A1.9: Communal accommodation

Parish	Address	Planning application reference	Development proposal	Type of C2 use	No. of bedrooms	Equivalent net dwellings (No. of beds / 1.9)	Total completions at 31/3/2025 (dwelling equivalent)	Under Construction at 31/3/2025 (dwelling equivalent)	Outstanding commitments at 31/3/2025 (dwelling equivalent)	Assessment of deliverability	2024/25 completions	2025/26	2026/27	2027/28	2028/29	2029/30	Total 01/04/2025-31/03/2030
Beenham	Winning Hand Bath Road Beenham RG7 5JB	22/01070/FUL	Single and two storey extensions to create nine residential care bedrooms, and additional dining, kitchen and laundry space.	Residential care home for older people	9	5	0	0	5	Achievable: No indication that site is not viable	0	5	0	0	0	0	5
Holybrook	3 Goodwin Close, Calcot	21/00488/FUL	Proposed Change of Use of Dwellinghouse (C3) to Residential Care Accommodation (C2)	Residential accommodation for children with learning difficulties	4	2	0	0	0	Permission has lapsed in 2024/25	0	0	0	0	0	0	0
Holybrook	Land adjacent to Bath Road and Dorking Way, Calcot	23/00117/OUTMAJ	Hybrid application: Full planning application for the erection of two storey, 70 bed care home and outline application for 7 residential dwellings with all matters reserved except access, layout and scale.	Residential care home for older people	70	37	0	0	37	Achievable: No indication that site is not viable	0	0	0	37	0	0	37
Holybrook	The Filberts The Chase Calcot Reading RG31 7RB	22/01766/COMIND	Demolition of existing office building and erection of a three storey 66 no. bedroom care home (C2 use class) for the elderly and associated works.	Residential care home for older people	66	35	0	0	35	Achievable: No indication that site is not viable	0	35	0	0	0	0	35
Newbury	The Pilgrims Guest House, 33 Oxford Road, Newbury	22/01711/FULD	Change in Use from (Class C1) Guest house to (Class C2) Residential Care Home for 10 adults (4 residential and 6 supported living) with live in staff without changing the structure of the building	Residential care home for adults with mild to moderate learning disabilities	15	8	0	0	8	Site fully built out in 2024/25	8	0	0	0	0	0	0
Newbury	Land East of Newbury College, Monks Lane, Newbury	22/02754/OUTMAJ	Outline planning permission (matters to be considered: access) for residential care accommodation, containing up to 70 beds (Use Class C2)	Residential care home for older people	70	37	0	0	39	Achievable: No indication that site is not viable. Agent anticipates an indicative build-out programme of 20-22 months from starting on site. Reserved matters of appearance, layout and scale applicable to Phase 3 identified on the approved phasing plan (drawing no. 50873 P1-11) of approved application 22/02754/OUTMAJ (25/02609/RESMAJ) relating to the care home was validated on 13 November 2025.	0	0	0	37	0	0	37
Newbury	Newbury Building Society, 17 Bartholomew Street Newbury RG14 5LY	23/01666/FULMAJ	Erection of a part four and part five storey 68 bed care home (class c2) with access and parking provisions (existing office building to be demolished)	Residential care home for older people	68	36	0	0	36	Achievable: No indication that site is not viable	0	0	36	0	0	0	36
Tilehurst	Stonehams Farm	19/00344/COMIND	Demolition of existing structures, and erection of a 64 bed care home (Class C2) with associated works including one access, parking, services, and landscaping	Residential care home for older people	64	34	34	0	0	Site fully built out in 2024/25	34	0	0	0	0	0	0
Tilehurst	Pincents Manor Hotel, Pincents Lane, Tilehurst	21/03217/FULMAJ	Convert the redundant former Pincents Manor Hotel (Use Class C1) into 50 extra care (Use class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings.	Residential care home for older people	50	26	0	0	26	Achievable: No indication that site is not viable	0	0	26	0	0	0	26
Total communal accommodation											42	40	62	74	0	0	176