

OLD TOWN, NEWBURY  
SEQUENTIAL TEST  
FEBRUARY 2025

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Appendix 1: List of Sites from the Housing and Economic Land Availability Assessment assessed within the Sequential Test

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**1.0 INTRODUCTION**

1.1 This Flood Risk Sequential Test Report has been prepared to support the proposals for the redevelopment of The Kennet Centre, located on Market Street, Bartholomew Street, Market Place, and Cheap Street, Newbury, RG14 5EN (“the site”), submitted to West Berkshire Council (“WBC” or “the Council”). The location of the Site (outlined in red) is shown in Figure 1 below.

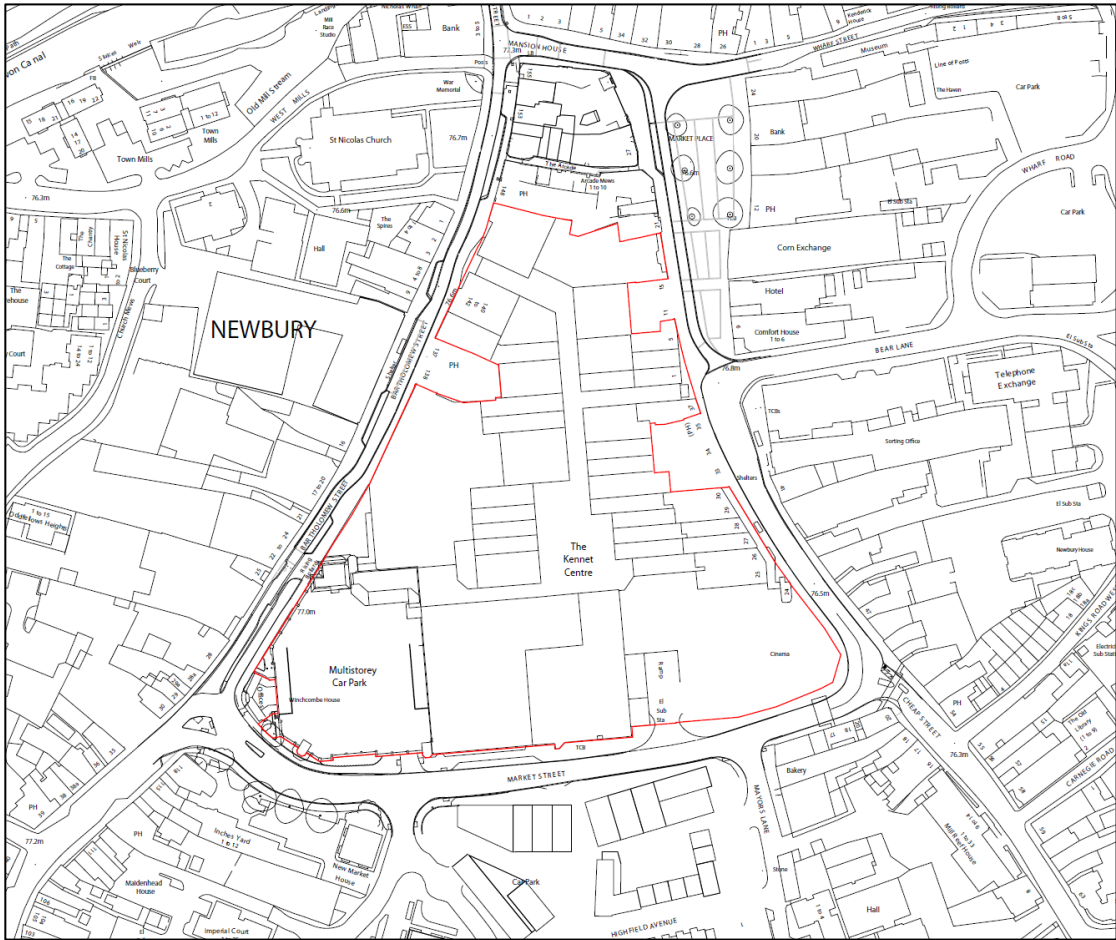


Figure 1: Site Location Plan

1.2 The planning application seeks:

*“Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents’ ancillary facilities; commercial floorspace (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.”*

- 1.3 The proposal will deliver 317 new residential units (either for market sale or build-to-rent) and approximately 342.6 sqm of commercial floorspace alongside significant new areas of public realm.
- 1.4 According to the Environment Agency's online map for flooding, the site is located in Flood Zones 1 and 2 and is therefore considered to be part in low and part in medium risk of flooding. The National Planning Policy Framework (NPPF) (2024), sets out the relevant requirements in undertaking development in areas identified as potential risk of flooding, and Paragraph 164 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 1.5 As a result, conformity with the Sequential Test and Exceptions Test is required at the site, as the development would result in a net increase in the number of dwellings at the site.
- 1.6 This Sequential Test has only looked at the residential elements of the proposal noting that the proposed commercial/main town centre uses are less vulnerable in flood risk terms and therefore it is considered that the flooding sequential test does not need to be applied to this part of the development. This was considered acceptable as an approach for the previous applications on the site.
- 1.7 This Sequential Test Report will first set out a brief description of the site and proposals, then it will set out the methodology for the identification of alternative sites, followed by an assessment for the possible identified alternative sites.

## 2.0 SITE AND PROPOSALS

- 2.1 The site falls within the administrative area of West Berkshire Council (WDC) and is located within the centre of Newbury. It comprises a purpose built 1970s shopping centre with associated car parking in a multistorey car park and is trapezoidal in shape adjoining Market Street to the south, Bartholomew Street to the west, and Market Place and Cheap Street to the east (Figure 2). The northernmost part of the site lies adjacent to other shops and Newbury Town Hall on Mansion House Street.
- 2.2 The site is located in the centre of Newbury and currently forms one of two purpose-built shopping centres in the town. The site extends to approximately 2.2 hectares (ha) in area. The centre comprises the main shopping mall, which is accessed from both Bartholomew Street and Market Place/ Cheap Street and consists of a number of retail units within a covered walkway. North of the shopping centre are a number of commercial and office units with associated parking and delivery facilities on the roof, accessed from a ramp via Market Street. This part of the site is to be demolished in its entirety.
- 2.3 The south-eastern part of the shopping centre comprises a later addition to the shopping centre which incorporates the Vue cinema at first and second floor with restaurant uses at ground level. This part of the Kennet Centre is accessed via Market Street and Cheap Street and includes a link to the main shopping mall. This part of the building is to be retained.



*Figure 2: Aerial View of the existing site*

- 2.4 A multi-storey car park (MSCP) is located on the southwest corner of the site. This is currently operated by WBC and is to be retained.
- 2.5 The site boundary excludes several existing Grade II listed buildings including Catherine Wheel Inn, The Newbury, 33-34 Cheap Street and 11-15 Market Place.
- 2.6 The site presents as a mass of building with much of the outer facing facades offering very little by way of quality for the streetscape of Newbury. The site has poor legibility with the only permeability being internal via the main retail mall. This route is only accessible during the opening hours of the mall and as such, the site is entirely impermeable between 6pm and 8am on a daily basis.
- 2.7 Further details of the existing site including photographs are included within the Design and Access Statement (DAS).

### **Surrounding Area**

- 2.8 The surrounding area is predominantly characterised by retail uses, cafes, pubs, restaurants and other commercial uses. The Grade I listed St Nicholas Church is to the north west of the site and further to the north beyond the Kennet and Avon Canal is the Parkway shopping centre. West Berkshire District Council offices are sited to the south of the site off Market Street along with a recently completed residential development by Grainger of 232 homes across six blocks up to six storeys in height, with Newbury Railway Station directly behind.
- 2.9 The site is located in a highly sustainable location being located within a 2-minute walk from Newbury Railway Station, serviced by Great Western Railway, providing frequent and direct services to London Paddington (40-minute journey) and Reading (15-minute journey), along with other places such as Paignton, Bedwyn, and Exeter St Davids.
- 2.10 There are a number of bus stops directly adjacent to the Site including stops on Market Street and Cheap Street, and bus station within a 5 minute walk of the site, providing access to Greenham Common, Greenham Business Park, Vodaphone HQ, Burghclere Common, Basingstoke and Hungerford. In addition to the range of public transport options available to the site, it is within an area accessible to a range of services, promoting walking and cycling as forms of transport and reducing the need and dependency for private vehicle.
- 2.11 Parts of the site are within Flood Zone 2 as shown in Figure 3 below with further details provided in the Flood Risk Assessment that accompanies the planning application.

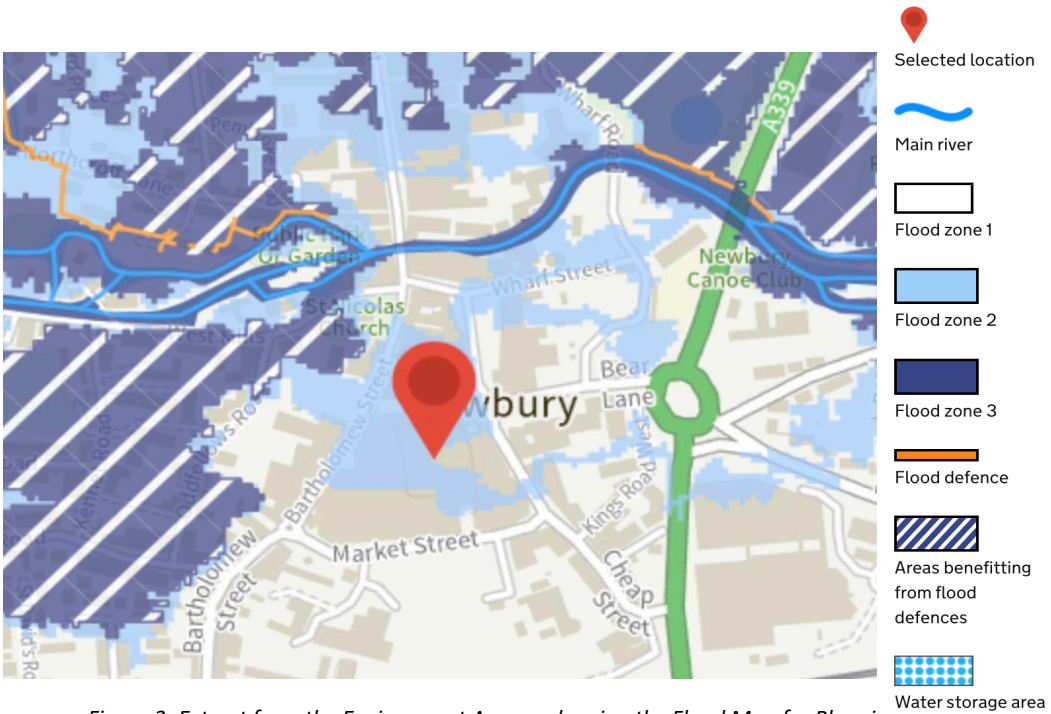


Figure 3: Extract from the Environment Agency showing the Flood Map for Planning

### **3.0 PROPOSED DEVELOPMENT**

3.1 The planning application is for:

*“Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents’ ancillary facilities; commercial floorspace (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.”*

3.2 The objective of the proposal is to redevelop the site to provide 317 residential dwellings within this highly sustainable location, whilst providing flexible town centre commercial uses to enhance the viability and vitality of Newbury. Permeability within the site would also be improved, with areas of landscaping and public realm, along with revised access and parking arrangements.

3.3 The residential use will have the flexibility to be private sale and/or Build to Rent. Build to Rent development is a specific type of accommodation, designed solely for renting and typically owned by institutional investors and managed by specialist operators. The NPPF defines Built to Rent as:

*“Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.”*

3.4 The number of Build to Rent, or Private Rented Sector (PRS), developments have increased substantially in recent years, meeting a growing demand within the Country's housing market. The applicant has experience of developing award winning Build to Rent schemes within the region, specifically at Thames Quarter in Reading. The development provides high-quality, fully managed accommodation with several shared communal areas, designed to reinforce a sense of community for residents. These spaces include a lounge with several different ‘zones’, a business area providing space for home working, dining room, and outdoor terrace/roof garden, and double level gym. The success of this scheme demonstrates not only how the Build to Rent model delivers a sense of community, but also sets out the high demand for this residential typology in the area.

3.5 The use of the site for Build to Rent accommodation or private sale housing are relevant considerations for the Sequential Test as will be discussed throughout this Report.

3.6 As aforementioned, this Sequential Test has only looked at the residential elements of the proposal noting that the proposed commercial/main town centre uses are less vulnerable in flood risk terms, and therefore it is considered that the flooding sequential test does not need to be applied this part of the development. This was considered an acceptable approach in the Committee Report for application reference 23/02094/FULMAJ on the site.



#### **4.0 METHODOLOGY FOR THE IDENTIFICATION OF ALTERNATIVE SITES**

4.1 The National Planning Policy Framework (NPPF) (2024) sets out the relevant requirements with regard to undertaking development in areas identified at potential risk of flooding, such as the site at The Kennet Centre.

4.2 Paragraph 173 states that:

*“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- any residual risk can be safely managed; and*
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

4.3 As set out in the NPPF:

*“...the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source” (Paragraph 174).*

4.4 Directing development away from areas at highest risk of flooding is the crux of the Sequential Approach, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test. The procedure for undertaking the Sequential and Exceptions Test for sites is set out within the Planning Practice Guidance (PPG) which sits alongside the NPPF.

4.5 The site is located in Newbury town centre, constitutes brownfield or previously developed land, and is a highly sustainable location for development. However, it is also partly located within an area of Flood Zone 2, as identified by the Environment Agency’s online map for flooding, and therefore procedurally the applicant needs to demonstrate that the proposals for the site could not be delivered in an area at lower risk of flooding, whilst having the same results and benefits.

### Search Parameters for Alternative Sites

- 4.6 There are three key aspects that were considered relevant when setting the search parameters for the assessment for alternative residential sites through the Sequential Test process:
- Location/Geographical area over which the test is to be applied;
  - Flood Risk; and
  - Availability.

- 4.7 The understanding of these factors is set out below.

#### Location/Geographical Area

- 4.8 The PPG states that, *“For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies.”* (Paragraph 027 Reference ID: 7-027-20220825).
- 4.9 Due to the high level of residential floorspace proposed within the development, the commercial use is not considered to be primarily a main town centre use development, and in turn the proposed scheme could be disaggregated across a number of different sites. This was considered to be the case for the previous appeal scheme Officer Report (Ref: 21/00379/FULMAJ).
- 4.10 The proposed search area for this Sequential Test is therefore the whole area of West Berkshire, and the search also solely focussed on the residential elements of the proposal. The disaggregation of the residential development is discussed later in this Report.

#### Flood Risk

- 4.11 For the purposes of the assessment, only sites that are considered to be of lower flood risk should be considered as suitable alternative site.
- 4.12 The site is located in Flood Zones 1 and 2, and therefore any site which is located in areas of Flood Zones 2 or 3 should be excluded, as these would not be sequentially preferable.
- 4.13 The PPG states that the Sequential Test ensures that a sequential, *“risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account”* (PPG, Paragraph 024 Reference ID: 7-024-20220825, emphasis added).
- 4.14 According to the Council’s Housing and Economic Land Availability Assessment (HELAA), published in January 2023, the site is not located in an area of groundwater flooding or surface water flooding. Therefore, any site which contains significant areas of groundwater flooding or surface water flooding should be excluded as these would also not be sequentially preferable sites.

Availability

- 4.15 The PPG was updated in February 2024 and in particular provided updates in relation to what should be considered an available site. It now states: *“Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development”* (Paragraph 028 Reference ID: 7-028-20220825).
- 4.16 In order to ensure a robust assessment, the Sequential Test has considered all sites contained within the 2023 HELAA, all existing allocations within adopted local planning policies and all major sites included within the five-year housing land supply calculation 2024. Various factors were assessed within the Sequential Test to determine whether each of the sites was to be considered *‘reasonably available’*.
- 4.17 Firstly, it was determined that any site which had commenced development could not be considered available. An assessment was then undertaken, with use of the details contained within the HELAA and Council’s Five Year Housing Land Supply Statement February 2024 to establish whether each site could be considered deliverable and developable, and therefore whether it could be considered available. This is discussed further in later sections of this Report.

## **5.0 INITIAL ASSESSMENT OF SITES**

5.1 West Berkshire Council's Five-Year Housing Land Supply (5YHLS) Report was published in February 2024, and the HELAA was published in January 2023. These documents were both supported by a list of sites, containing a total of 358 sites (although it was determined that one of the sites within the HELAA was the application site, and two others were duplicate sites, reducing the total to 355). This formed the basis of the Sequential Test search.

### Geographical Area

5.2 All of the sites within the lists were located within the West Berkshire area, and therefore none were discounted due to location or geographical area.

### Not Promoted for Residential Use

5.3 Within the HELAA there were a mixture of sites promoted for residential use and those promoted for other uses, including commercial and industrial developments. A total of 27 sites were not promoted for residential development within the HELAA and therefore these sites were discounted from the search as they would not provide a net increase in dwellings which could be considered available or suitable alternatives.

5.4 One of the sites allocated for residential development within the Housing Site Allocations Plan Document (adopted May 2017) has since gained planning consent for non-residential uses and therefore this site was discounted from the search (Stonehams Farm, Tilehurst).

5.5 In addition, one of the sites included within the 5YHLS list has since gained planning consent for a school (Bloor Homes Southern River View House) and has already been built out and is therefore discounted from the search.

**5.6 This reduced the potential alternative sites from 355 to 328 sites.**

### Flood Risk

5.7 Within the HELAA 20 sites were identified as being within an area at risk of flooding, either comprising Flood Zones 2 or 3 in accordance with the Environment Agency mapping, or groundwater or surface water flooding identified by WBC's online mapping systems. These sites were therefore not sequentially preferable to the site and were discounted from the search.

5.8 One of the sites allocated within the Housing Site Allocations Plan Document (HSA24) was identified as being at risk from surface water flooding, and therefore was not sequentially preferable to the application site. This site was discounted from the search.

**5.9 This reduced the potential alternative sites from 328 to 308.**

5.10 In accordance with the National Planning Policy Framework (NPPF) (2023), it must be demonstrated that there are no reasonably available sites for the proposed development in areas with a lower probability of flooding in order to pass the Sequential Test. The following matters were considered in establishing if the potential alternative sites could be considered reasonably available.

#### Commencement of Development

- 5.11 It is considered that any site which has commenced residential development should not be considered available as an alternative to the site.
- 5.12 Within the HELAA 6 sites were found to have commenced development and these were discounted from the Sequential Test as they were not considered available.
- 5.13 Within the list of allocated sites 6 sites were found to have commenced development, and within the list of major sites within the 5YHLS list 11 were found to have commenced development. These sites were therefore discounted from the Sequential Test as delivery has already commenced and they were not considered available.
- 5.14 It was also found that 6 of the allocated sites and 3 of the major sites within the 5YHLS list had completed the development prior to the monitoring year 2021/22. These sites were also discounted as they could no longer be considered available.
- 5.15 It is assumed that all other developments contained within the lists have not yet commenced development, although it is noted that not all information regarding commencement was available through the Council's website, so there may be some sites on the list which have commenced but have not been excluded.
- 5.16 This reduced the potential alternative sites from 308 to 276**

#### Lapsed Consents

- 5.17 As stated, based on the latest evidence, it is assumed that all other sites remaining on the lists have not yet commenced development. Any consent which has therefore not commenced within the period attached via condition to the decision notice will therefore have lapsed.
- 5.18 In order to be considered a suitable alternative, the PPG states that: "*Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development*" (Paragraph 028, Reference ID: 7-028-20220825).
- 5.19 A site for which the consent has lapsed therefore should not be considered achievable with a reasonable prospect that housing will be delivered on the site within five years, as per the definitions contained within the NPPF.

- 5.20 This is not only because there is no extant planning consent to indicate that the site is developable or deliverable, but the fact that a consent has lapsed indicates that there may be unforeseen constraints at the site which have the ability to significantly affect delivery at the site, such as viability.
- 5.21 One site within the 5YHLS lists were found to have expired consents, and therefore these were discounted from the Sequential Test as they could no longer be considered reasonably available suitable alternatives for the scheme.
- 5.22 This reduced the potential alternative sites from 276 to 275.**

Deliverable and Developable

- 5.23 As stated, in order to be considered a suitable alternative the PPG states that: *“Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be **developed at the point in time envisaged for the development**”* (Paragraph 028, Reference ID: 7-028-20220825, emphasis added).
- 5.24 This introduces a time element into the definition of deliverable. Given that the application site is available for development now, it can be inferred that only sites which are considered developable and deliverable within a five-year period should be considered as ‘reasonably available sites’, as defined by the PPG.
- 5.25 The NPPF Glossary states: *“to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 5.26 The Council’s 5YHLS Report 2024 provides a comprehensive review of the deliverability of sites within the 5YHLS list, and this has been used for the purposes of the Sequential Test. A total of 9 of the sites allocated in the Housing Site Allocations Plan Document were not considered to be deliverable, and showed no homes being provided during the five year period. In the 5YHLS Report a total of 2 sites were not considered to be deliverable either. These sites were discounted from the Sequential Test as they were not considered deliverable alternatives to the scheme.

- 5.27 The HELAA also provides a comprehensive review of the constraints at each site submitted for assessment and concludes on the deliverability and developability of each site. Using this assessment, 186 sites from the HELAA were discounted from the Sequential Test as they were not considered deliverable and developable alternatives to the scheme.
- 5.28 A further assessment of constraints at each site was undertaken as part of the Sequential Test to confirm if all of the remaining sites could be considered deliverable alternatives.
- 5.29 It was found that 12 of the sites within the HELAA were located in areas which were classified as Best and Most Versatile (BMV) agricultural land.
- 5.30 Chapter 15 of the NPPF seeks to conserve and enhance the natural environment, and states that planning policies and decisions should contribute to and enhance the natural and local environment by *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”* (Paragraph 180(b) emphasis added).
- 5.31 BMV land is therefore widely protected from development, and Natural England’s ‘25 Year Environment Plan’, published in 2018, states that Natural England will maintain and strengthen the position of the NPPF by protecting best agricultural land from development.
- 5.32 Given the stringent protections that exist around BMV land, it is not considered that these sites should be seen as suitable alternatives to the development, or as deliverable and developable. They have therefore been discounted from the Sequential Test.
- 5.33 Finally, the Core Strategy, adopted in 2012, provides a settlement hierarchy which demonstrates where the main focus of development will be across the Plan Period up to 2026. The Area Delivery Plan Policy 1 states that outside of these areas, in the open countryside, only appropriate limited development will be allowed, focused on addressing identified needs and maintaining a strong rural economy. Paragraph 4.17 of the Core Strategy continues by stating outside of the settlements (including rural villages) a more *“restrictive approach”* to development will be taken and provides only a limited number of exceptions such as barn conversion, which may be considered appropriate in the countryside to support the rural economy.
- 5.34 Within the HELAA 27 sites were identified outside of the settlement boundary, and without existing housing allocations or planning applications, there would be a presumption against development in these areas in accordance with the policies contained within the adopted Core Strategy and Housing Site Allocations Development Plan. These sites were therefore discounted from the Sequential Test as they could not be considered as deliverable and developable suitable alternatives to the site.
- 5.35 This reduced the potential alternative sites from 275 to 20.**

Sequential Test Remaining Major Sites

5.36 In total, 358 sites were found and assessed as part of the Sequential Test search.

5.37 336 sites of the 358 sites from both the 5YHLS list, HELAA and existing housing allocations have been discounted. These have included:

- Duplicate Sites: 2
- Application Site: 1
- Non-residential sites or those which have gained non residential consent after allocation or inclusion on the 5YHLS list: 29
- Sites in an area of the same or worse flood risk: 21
- Sites which had commenced development: 24
- Sites where development had been completed: 9
- Sites with a lapsed planning consent: 1
- Sites considered to be not deliverable or developable: 197

*Table 1: Sequential Test Discounting Sites*

Site Source	Total	Repeats	Not Residential	Flood Risk	Commenced	Completed	Lapsed	Not Deliverable	BMV	Countryside Location	Remaining
HELAA	296	2	27	20	6	0	0	186	12	27	16
5YHLS Major	18	0	1	0	11	3	1	2	0	0	2
Allocations	29	0	1	1	7	6	0	9	0	0	5
<b>TOTAL:</b>	<b>358</b>	<b>2</b>	<b>29</b>	<b>21</b>	<b>24</b>	<b>9</b>	<b>1</b>	<b>197</b>	<b>12</b>	<b>27</b>	<b>20</b>

5.38 Therefore, following the initial assessment of sites, 20 identified major sites were found to be potential alternatives based on the location and current planning consents or opportunity. Full details of these sites can be found within Appendices 1 and 2.

5.39 The potential for these sites to provide a suitable alternative to the proposed development site will be assessed within the next chapter of this Report.

**Minor Sites**

5.40 In order to ensure a robust assessment was undertaken, the minor sites contained within the 5YHLS document were also assessed as part of the Sequential Test.



- 5.41 There was a total of 293 minor sites included within the 5YHLS list. Of these sites, 244 were discounted for the following reasons.
- 5.42 According to the Council's 5YHLS document a total 144 sites had already commenced or completed development and were discounted as they were no longer available.
- 5.43 The remaining sites are set out in Appendix 3, detailing reasons for discounting, including the following.
- 5.44 A further 6 sites had expired as no reserved matters applications had been submitted in accordance with the timescales attached to the outline consent via condition.
- 5.45 Of the remaining sites, 43 had also passed the timescale for commencement of development attached to the full consent via condition. This meant the site had either already commenced development and there was no evidence of this on the Council's website, or that the planning permission would have lapsed. Either scenario means the site should be discounted from the Sequential Test as it is either not available having commenced development or cannot be considered deliverable or developable having lapsed consent.
- 5.46 A total of 36 remaining sites on the list were found to result in no net increase in dwellings and so were discounted from the Sequential Test for this reason.
- 5.47 1 site had specific restrictions on the proposed development, being only for temporary residential use. These were not considered to be suitable alternatives for the scheme due to these restrictions and were discounted for this reason.
- 5.48 Overall, 49 minor sites remained as potential alternatives to the proposed development site, and the potential for these to provide a suitable alternative for the scheme will be assessed within the next chapter of this Report.

## 6.0 SEQUENTIAL TEST SITE ANALYSIS

6.1 In order to consider if any of the remaining 20 major sites could be considered as reasonably available alternatives to the proposed development in accordance with the requirements and definitions of the Planning Practice Guidance (PPG), it is important to look at the potential of these sites to deliver the proposed development and their availability.

6.2 The following tables set out individual site assessments for the 20 major remaining potential alternative sites.

Site Reference	BRAD4
Site Name and Address	Land at Cock Lane, Bradfield Southend.
Location Plan	
Site Developable Area	0.15 ha.
Site Capacity	Four to five dwellings.
Is the site suitable?	Yes, the site is a suitable size to provide a residential development of four to five dwellings.
Site Status in Local Plan	No existing or proposed allocations
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the Area of Outstanding Natural Beauty (AONB), so the surrounding landscape has potential sensitivities.</p> <p>Access could be achieved at the site from either Cock Lane or Southend Road.</p> <p>The pattern of development in this area is characterised by large, detached dwellings in large plots, although some different typologies exist within the wider settlement.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	<b>Yes, the site is developable for residential development.</b>
Existing Use	Currently vacant – greenfield.
Current Proposals for Site	Outline Planning permission granted on 3 <sup>rd</sup> October 2024 for (ref: 24/00578/OUT) 3 residential dwellings.

Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from either Cock Lane or Southend Road.</p>
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	Yes, the site can be considered deliverable for residential development
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of three dwellings.</b>

<b>Site Reference</b>	<b>BRIG1</b>
Site Name and Address	Isbury, The Village, Brightwalton RG20 7BP.
Location Plan	
Site Developable Area	0.14 ha.
Site Capacity	Up to three dwellings – but HELAA states known constraints exist which may reduce this number.
Is the site suitable?	Yes, the site is a suitable size to provide a residential development of up to three dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the AONB, so the surrounding landscape has potential sensitivities.</p> <p>Access could be achieved at the site from Ash Close.</p> <p>There are Tree Preservation Order (TPO) trees on the western site boundary associated with the neighbouring property.</p>

Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing residential dwelling.
Current Proposals for Site	18/02338/OUTD: Outline permission to demolish existing house and erect three dwellings via existing access along with associated infrastructure. Refused August 2018. Dismissed at Appeal May 2019. (Ref: APP/W0340/W/19/3220087).
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from Ash Close.</p> <p>The existing dwelling Isbury is located within the settlement boundary, but the remainder of the site is outside of the settlement boundary.</p>
Can these be overcome?	No. The appeal decision at the site in May 2019 states: "A breach of this relatively tight southern boundary of the village would in my view be harmful, not only as regards the sustainability principles on which the HAS DPD is based, but also because as presently drawn its preclusion of additional houses allows the open AONB countryside to be an integral part of the character and appearance of Brightwalton" (Paragraph 10) and "Both of these considerations are capable of being outweighed as part of the planning balance in any formal review of the development plan, but at the present time I consider that an effectively 'ad hoc' departure from the settlement boundary would be in unacceptable conflict with both the Council's policies and Government policy in the Framework" (Paragraph 11). Therefore, without an existing or emerging residential allocation at the site, development outside of the settlement boundary would be inappropriate and this could not be overcome
Is the site deliverable?	<b>No, the site is not deliverable as it would be contrary to local and national planning policy.</b>
<b>Sequential Test Conclusion</b>	<b>The site is not deliverable and therefore is discounted from the Sequential Test.</b>

Site Reference	CA4
Site Name and Address	St Gabriel's Convent, The Ridge, Cold Ash.
Location Plan	
Site Developable Area	0.61 ha.
Site Capacity	21 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 21 dwellings.
Site Status in Local Plan	No existing or proposed allocations
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is adjacent to the AONB but not within it.</p> <p>Access is afforded to the site via The Ridge.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
Is the site developable?	<b>Yes, the site is developable for residential development.</b>
Existing Use	Currently vacant, buildings at the site previously used as convent and retreat centre.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> <li>- 12/02173/FULMAJ: Demolition of convent, chapel and conference centre (with retention of Gate Lodge) and the erection of eleven detached houses. Permitted June 2013. Permission has lapsed.</li> <li>- 11/02106/FULMAJ: Demolition of convent, chapel and conference centre (with retention of Gate Lodge) and the erection of eleven detached houses. Refused March 2012.</li> <li>- 10/02306/FULEXT: Demolition of Convent, Chapel and Conference Centre (with retention of the Gate Lodge) and erection of 7 detached houses and 9 apartments. Refused March 2011.</li> </ul>
Constraints to Delivery (e.g., ownership, availability, lack of necessary)	Ownership is unknown (unregistered land) however it appears to be in single ownership.

infrastructure, roads and access, existing use etc.)	The site is located within the settlement of Cold Ash which is identified as a Service Village in the settlement hierarchy and is supported by a number of facilities and amenities which in turn would support a medium scale residential development.  The majority of the site is located within the settlement boundary (80-90%).
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	<b>Yes, the site can be considered deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of up to 21 dwellings.</b>

<b>Site Reference</b>	<b>CHI11</b>
Site Name and Address	The Little House, Chapel Lane, Curridge RG18 9DX.
Location Plan	
Site Developable Area	0.19 ha.
Site Capacity	Two dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of two dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the AONB.</p> <p>Access to the site could be obtained from Chapel Lane which is an unadopted/ unmade road.</p> <p>The HELAA states that development on the land to the rear of The Little House would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.</p>
Can these be overcome?	No, the constraints cannot be overcome. The majority of the site sits behind The Little House, with a small area suitable for an access only provided adjacent to the existing house. The HELAA states that development to the rear of The Little House would be inappropriate due to the existing settlement form, pattern and character of the landscape. This cannot be overcome, and the site cannot be considered developable.

Is the site developable?	<b>No, the site is not developable for residential development due to the context of the settlement form, pattern and character of the landscape.</b>
Existing Use	Currently vacant – greenfield to the rear of an existing dwelling.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is in single ownership and is proposed for development.</p> <p>The settlement is supported by a small number of facilities and amenities which could support a minor residential development.</p> <p>Access could be achieved at the site from Chapel Lane which is an unadopted/unmade road.</p> <p>The HELAA states that the site is located within the River Lambourne Nutrient Neutrality Zone and therefore residential development will result in additional nutrient load which requires mitigation. As no mitigation is yet secured it is not known whether this constraint to development could be overcome.</p>
Can these be overcome?	It may not be possible to overcome the additional nutrient load that would be caused by residential development.
Is the site deliverable?	<b>The delivery of the site is currently unknown due to the requirement to provide nutrient mitigation.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available but not developable and potentially not deliverable for a residential development of two dwellings. It should therefore be discounted from the Sequential Test as a result.</b>

<b>Site Reference</b>	<b>GRE8</b>
Site Name and Address	<b>Sandleford Park.</b>
Location Plan	
Site Developable Area	136 ha.
Site Capacity	2,000 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 2,000 dwellings.

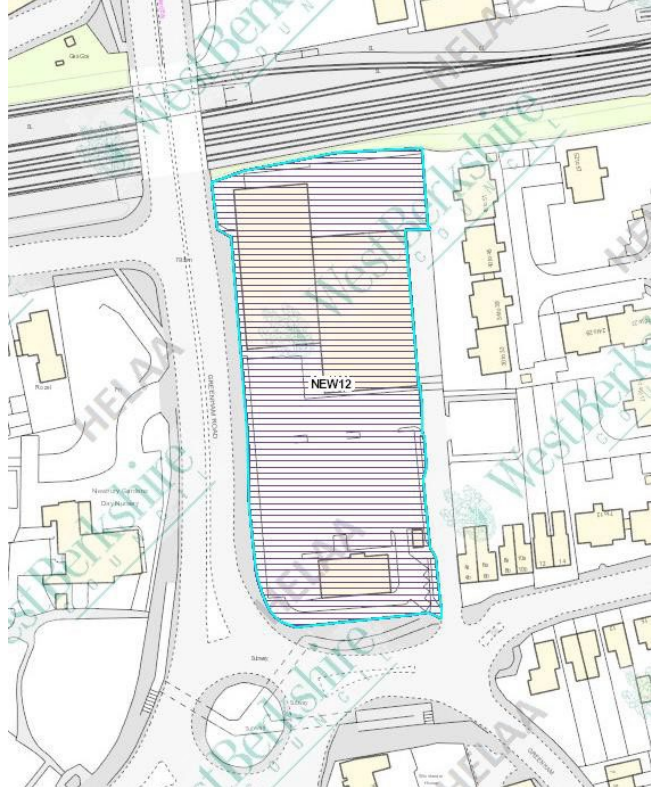
Site Status in Local Plan	The site was previously allocated in the Core Strategy (Adopted 2012) for 2,000 dwellings. The allocation is continuing through into the emerging Local Plan review for 1,500 dwellings within the Plan Period to 2039.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Multiple accesses can be achieved at the site including two off Monks Lane, one onto the A339 and one onto Warren Road.</p> <p>The site is located close to but not within the AONB.</p> <p>There are areas of Ancient Woodland within the site which will require appropriate retention and conservation and should be protected through buffers.</p> <p>A small proportion of the site in the south is located in Flood Zones 2 and 3, and some parts of the site are at risk of Groundwater flooding (1-3%).</p> <p>TPO trees are located on the site boundary with Warren Road.</p>
Can these be overcome?	Yes, development can be achieved at the site if the masterplan retains areas of Ancient Woodlands and avoids areas at risk of flooding.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Currently vacant – greenfield.
Current Proposals for Site	<p>Planning History:</p> <ul style="list-style-type: none"> <li>20/01238/OUTMAJ: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq. m, B1a up to 200 sq. m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access. Application refused. Subject to appeal and called in by the Secretary of State. Appeal allowed May 2022.</li> <li>18/00764/OUTMAJ: Outline planning permission for up to 1,000 new homes; an 80 bed extra care facility as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150sq m, B1a up to 200sq m) and D1 use; the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Pending determination.</li> <li>18/00828/OUTMAJ: Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Pending determination.</li> </ul>
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>The site is a major strategic development, and therefore will need to provide new community facilities including schools, commercial floorspace and open space to support future residents. Without this, the site would not be considered sustainable for the size of development proposed.</p> <p>As the outline application was only approved in May 2022 no reserved matters applications have yet been submitted for the site. The Council's Authority Monitoring Report (AMR), published in January 2023, states that firm progress has been made towards submission of reserved matters, including site assessment works and a planning performance agreement. However, it does note that delivery of the site is likely to be largely in the period post-2026. The five year housing land supply assessment therefore only states that 200 dwellings will come forward at the site within the five year period.</p>



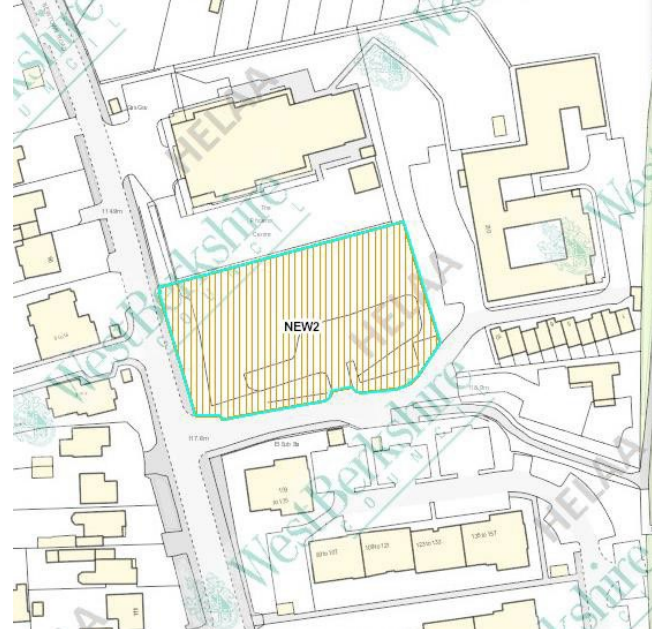
	<p>The site is single ownership and promoted for residential development.</p> <p>Multiple accesses can be achieved at the site including two off Monks Lane, one onto the A339 and one onto Warren Road.</p> <p>Some surface water flooding through the centre of the site but this only covers a small proportion of the developable area.</p>
Can these be overcome?	Yes, the lack of facilities to support the development can be overcome through the delivery of the infrastructure contained within the outline consent, however it is noted that this will take a number of years to be delivered as planning permission was only granted in 2022 and no reserved matters applications have been submitted to date.
Is the site deliverable?	<b>Yes, the site can be considered deliverable for residential development of 200 dwellings (as set out within the AMR).</b>
<b>Sequential Test Conclusion</b>	<b>The site can be considered available, deliverable and developable as a suitable alternative, but only for 200 dwellings as set out within the Council's published documents</b>

<b>Site Reference</b>	<b>HUN4</b>
<b>Site Name and Address</b>	15 Chestnut Walk, Hungerford RG17 0DB.
<b>Location Plan</b>	
<b>Site Developable Area</b>	0.14 ha.
<b>Site Capacity</b>	Up to four dwellings, but HELAA states known constraints exist which may reduce this number.
<b>Is the site suitable?</b>	Yes, the site is suitable for a residential development of up to four dwellings.
<b>Site Status in Local Plan</b>	No existing or proposed allocations.
<b>Constraints to Developability (e.g., physical or amenity constraints, townscape,</b>	<p>The site is located within the AONB.</p> <p>Access to the site could be obtained from Chestnut Walk.</p>

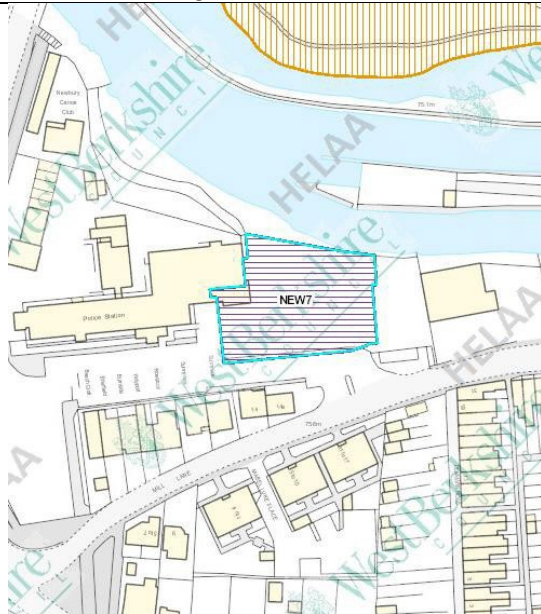
impacts of development etc.)	The site is within the settlement boundary whereby there is a presumption in favour of development subject to conformity with policies of the development plan.
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the AONB and surrounding character.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing residential dwellings (five).
Current Proposals for Site	Permission granted for 8 new dwellings. 21/01868/FULD: Demolition of former care home and 4 garages and erection of 8 new dwellings.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development.  The settlement is supported by a small number of facilities and amenities which could support a minor residential development.  Access could be achieved at the site from Chestnut Walk.
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	<b>Yes, the site can be considered deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of up to 8 dwellings.</b>

Site Reference	NEW12
Site Name and Address	Greenham Road Retail Park, Newbury.
Location Plan	
Site Developable Area	0.64 ha
Site Capacity	HELAA suggestion: 22 houses OR 45-58 flats OR 32 dwellings (mix of flats and houses)
Is the site suitable?	Yes, the site is suitable for a residential development of 22-58 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Access from the site to Greenham Road currently exists.</p> <p>Surrounding uses around the site comprise a mix of commercial and residential. Noise from A339 and railway to the north could affect future residential amenity.</p> <p>Site is located within the settlement boundary whereby there is a presumption in favour of development.</p>
Can these be overcome?	Yes, there are no significant constraints to development of the site.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Retail park.
Current Proposals for Site	Planning history relates solely to existing use as retail park.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site has single freehold but multiple leasehold titles.</p> <p>Surface water flood risk noted in the centre of the site (approximately 30-40% of site) and HELAA states groundwater levels possibly high in this location.</p> <p>Potential for high levels of contamination in south of site resulting from previous use as timber yard.</p>


Can these be overcome?	Some of these constraints could be overcome, however the current leasehold titles on the site may not be possible to overcome depending on length of lease remaining and current terms.
Is the site deliverable?	<b>The site can be considered potentially deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>Whilst the site is available, developable and potentially deliverable for residential development, a large proportion of the site is at risk from surface water flooding. This means it cannot be considered sequentially preferable in flood risk terms and should be discounted from the Sequential Test.</b>

<b>Site Reference</b>	<b>NEW2</b>
Site Name and Address	Land adjoining The Phoenix Centre, Newtown Road, Newbury RG14 7EB.
Location Plan	
Site Developable Area	0.27 ha
Site Capacity	HELAA suggestion: 9 houses OR 19-22 flats OR 15 dwellings (mix of houses and flats). Current proposal seeks consent for 18 units (see below).
Is the site suitable?	Yes, the site is suitable for a residential development of 9-22 dwellings.
Site Status in Local Plan	No existing or proposed allocations
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>Access to the site could be obtained from existing road leading to Newtown Road.</p> <p>Surrounding uses around the site comprise a mix of commercial and residential. Noise from A339 and existing commercial uses to the north could affect future residential amenity.</p> <p>Site is located within the settlement boundary whereby there is a presumption in favour of development.</p>
Can these be overcome?	Yes, there are no significant constraints to development of the site.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Currently vacant
Current Proposals for Site	<p>Planning History:</p> <p>21/02145/FULEXT: The construction of 18 no. new homes composed of one and two and bed dwellings, all with associated access, parking, amenity and landscaping. Pending determination</p>

Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development. Access to the site could be obtained from existing road leading to Newtown Road.
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	<b>Yes, the site can be considered deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of up to 18 dwellings.</b>

Site Reference	NEW7
Site Name and Address	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS
Location Plan	
Site Developable Area	0.14 ha.
Site Capacity	Up to 13 dwellings (flats), but HELAA states known constraints exist which may reduce this number.  Current proposals for a development of 28 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 28 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	Access can be achieved at the site from Mill Lane. Surrounding uses around the site comprise a mix of commercial and residential.  Site is located within the settlement boundary whereby there is a presumption in favour of development.  Adjacent to Site of Special Scientific Interest (SSSI).
Can these be overcome?	Yes, there are no significant constraints to development of the site.

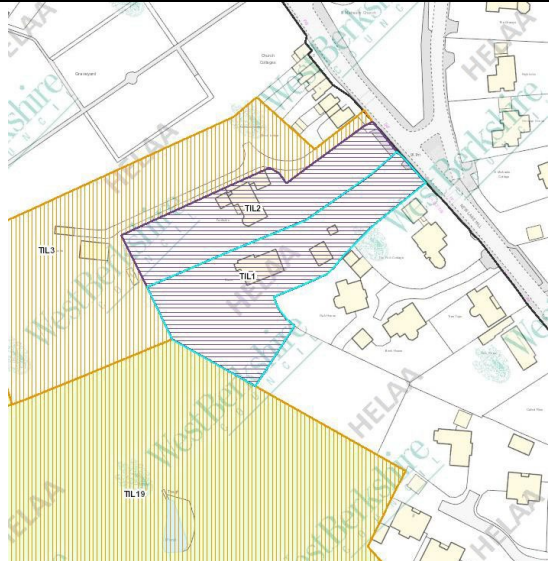
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Currently vacant.
Current Proposals for Site	Planning History:  21/03024/FULEXT: Erection of 28 no. 1 and 2 bedroom apartments, together with car parking, an ecological enhancement zone, landscaping and associated works. Approved October 2024.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development.  Access to the site could be obtained from existing access to Mill Lane.  Site is located within the settlement boundary whereby there is a presumption in favour of development.
Can these be overcome?	Yes, there are no significant constraints to delivery.
Is the site deliverable?	<b>Yes, the site can be considered deliverable for residential development</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of 28 dwellings.</b>

<b>Site Reference</b>	<b>THA15</b>
Site Name and Address	Hollington Place, Thatcham.
Location Plan	
Site Developable Area	0.04 ha.
Site Capacity	One dwelling with other uses including community or commercial development.
Is the site suitable?	Yes, the site is suitable for a residential development of one dwelling.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape,	Site within the settlement of Thatcham which is identified as Urban Area in the settlement hierarchy.  Existing access to the site from Green Lane.

impacts of development etc.)	
Can these be overcome?	Yes, there are no significant constraints to development of the site
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing residential dwellings.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in multiple ownerships associated with the existing dwellings at the site. Existing access is afforded to the site from Green Lane. Site within the settlement of Thatcham which is identified as Urban Area in the settlement hierarchy.
Can these be overcome?	No, it would not be possible to overcome the multiple ownerships at the site.
<b>Is the site deliverable?</b>	<b>No, the site is not deliverable due to multiple ownerships.</b>
<b>Sequential Test Conclusion</b>	<b>The site is not available or deliverable for residential development due to multiple ownerships and existing residential dwellings. The site should therefore be discounted from the Sequential Test.</b>

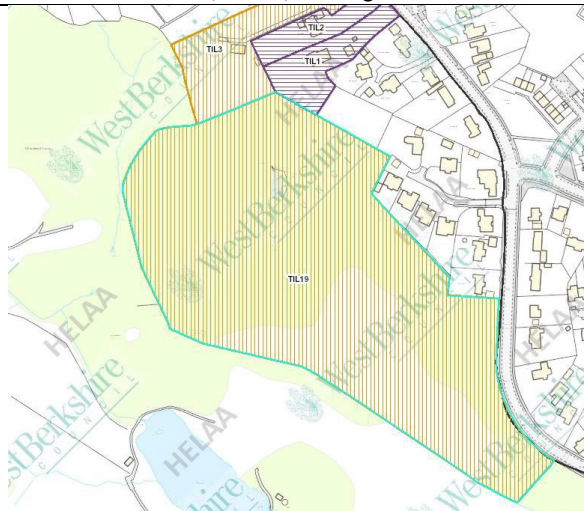
<b>Site Reference</b>	<b>THE9</b>
Site Name and Address	Meadow Way, Theal RG7 4AX
Location Plan	
Site Developable Area	0.04 ha.
Site Capacity	One dwelling
Is the site suitable?	Yes, the site is suitable for a residential development of one dwelling
Site Status in Local Plan	No existing or proposed allocations.

Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	The site is located within the settlement of Theale which is identified as a Rural Service Centre in the settlement hierarchy.  Existing access is afforded to the site from Meadow Way. The location is currently a parking area.
Can these be overcome?	Adjacent to Conservation Area and Listed Building.  There is potential for these constraints to be overcome if development design considers the nearby heritage assets.  Any displaced parking will require re-provision.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Car parking.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is located within the settlement of Theale which is identified as a Rural Service Centre in the settlement hierarchy. Existing access is afforded to the site from Meadow Way. The location is currently a parking area.  The site is in multiple ownerships associated with the existing parking at the site.
Can these be overcome?	No, it would not be possible to overcome the multiple ownerships at the site.
<b>Is the site deliverable?</b>	<b>No, the site is not deliverable due to multiple ownerships.</b>
<b>Sequential Test Conclusion</b>	<b>The site is not available or deliverable for residential development due to multiple ownerships and displacement of existing parking. The site should therefore be discounted from the Sequential Test.</b>

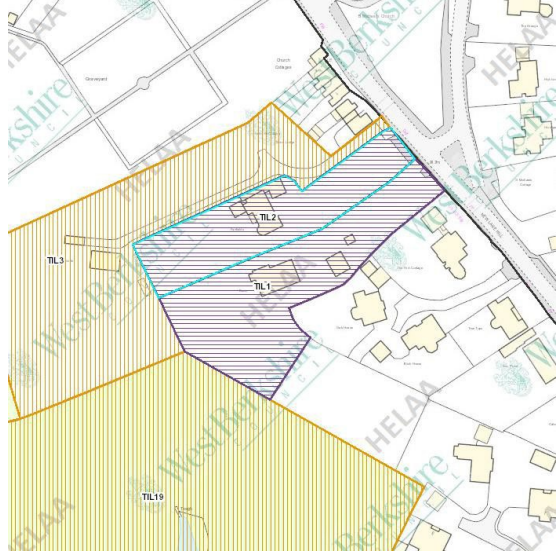
<b>Site Reference</b>	<b>TIL1</b>
Site Name and Address	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	

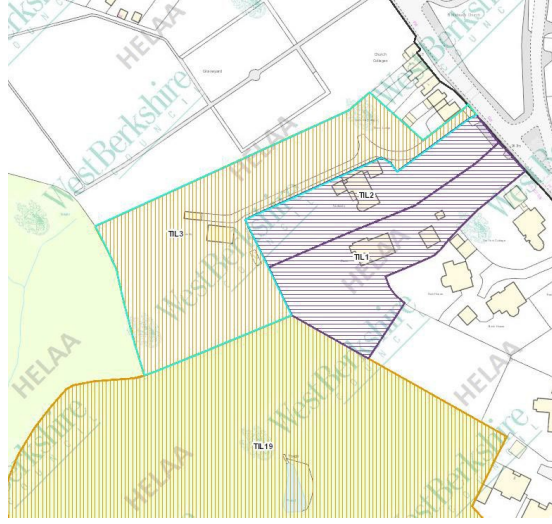


Site Developable Area	0.3 ha.
Site Capacity	10 dwellings
Is the site suitable?	Yes, the site is suitable for a residential development of 10 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	The site is located within the settlement boundary whereby there is a presumption in favour of development.  Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings. Existing access is provided from New Lane Hill.
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	Planning permission refused on 10 <sup>th</sup> April 2024 for Demolish existing bungalow and garage and build 3 new dwellings (2 of them 2-storeys and 1 bungalow) with garage (ref: 23/02949/FUL)
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	Site is in multiple ownerships; however, the main title (BK404798) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land. It is understood this covenant also restricts development on the associated land titles.  The site is located within the settlement boundary whereby there is a presumption in favour of development.  Existing access is provided from New Lane Hill.
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.
<b>Is the site deliverable?</b>	<b>No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test.</b>


<b>Site Reference</b>	<b>TIL19</b>
Site Name and Address	Calcot Park Golf Club, Calcot, Reading.
Location Plan	


Site Developable Area	3.72 ha.
Site Capacity	70 dwellings
Is the site suitable?	Yes, the site is suitable for a residential development of up to 70 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	Existing access is afforded to the site from New Lane Hill.  Some surface water flooding through the site but covers minimal site area. The site is located within the settlement boundary whereby there is a presumption in favour of development.  Adjacent to Ancient Woodland which would require buffer. There is a blanket TPO which covers the site, and the majority of the site is covered by dense and mature trees.
Can these be overcome?	No, the number of TPO trees at the site are considered a significant constraint to development.
<b>Is the site developable?</b>	<b>No site is not developable for residential development to the number of TPO trees across the developable area.</b>
Existing Use	Golf Course.
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development.  The site is located within the settlement boundary whereby there is a presumption in favour of development.  Existing access is provided from New Lane Hill.  Adjacent to Ancient Woodland which would require buffer.  There is a blanket TPO which covers the site, and the majority of the site is covered by dense and mature trees.  The development of the site would result in loss of green infrastructure and no re-provision is proposed.
Can these be overcome?	No, there are significant constraints to delivery in relation to the number of TPO trees at the site and the loss of green infrastructure with no re-provision.
<b>Is the site deliverable?</b>	<b>No, the site cannot be considered deliverable for residential development due to the constraints which include loss of green infrastructure and a significant number of TPO trees.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available but cannot be considered developable and deliverable for a residential development. Therefore, the site should be discounted from the Sequential Test.</b>

<b>Site Reference</b>	<b>TIL2</b>
Site Name and Address	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	
Site Developable Area	0.36 ha.
Site Capacity	12 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of 12 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings.</p> <p>Existing access is provided from New Lane Hill.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in single ownership; however, the title (BK52335) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p>
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.
<b>Is the site deliverable?</b>	<b>No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test</b>


Site Reference	TIL3
Site Name and Address	Westwinds, New Lane Hill, Tilehurst, Reading, RG30 4JN.
Location Plan	
Site Developable Area	0.63 ha.
Site Capacity	Up to 22 dwellings, but HELAA states known constraints exist which may reduce this number
Is the site suitable?	Yes, the site is suitable for a residential development of up to 22 dwellings.
Site Status in Local Plan	No existing or proposed allocations.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to respect the Conservation Area and surrounding character. A buffer would be required in relation to the adjacent Ancient Woodland.
Is the site developable?	<b>Yes, the site is developable for residential development.</b>
Existing Use	Existing Residential Dwelling (one).
Current Proposals for Site	No relevant planning history.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in single ownership; however, the title (BK442082) contains a restrictive covenant which states that no more than one detached dwellinghouse with the usual outbuildings/garage shall be erected on the land.</p> <p>The site is located within the settlement boundary whereby there is a presumption in favour of development.</p> <p>Existing access is provided from New Lane Hill.</p> <p>Adjacent to Ancient Woodland which would require buffer.</p> <p>Some small areas of surface water flooding within the site, but only covering a small percentage of the developable area.</p>
Can these be overcome?	No, there is a restrictive covenant over the land which prevents any additional dwellings being developed.

Is the site deliverable?	<b>No, the site cannot be considered deliverable for residential development due to the existing restrictive covenant.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available and developable but not deliverable for a residential development. It should therefore be discounted from the Sequential Test.</b>

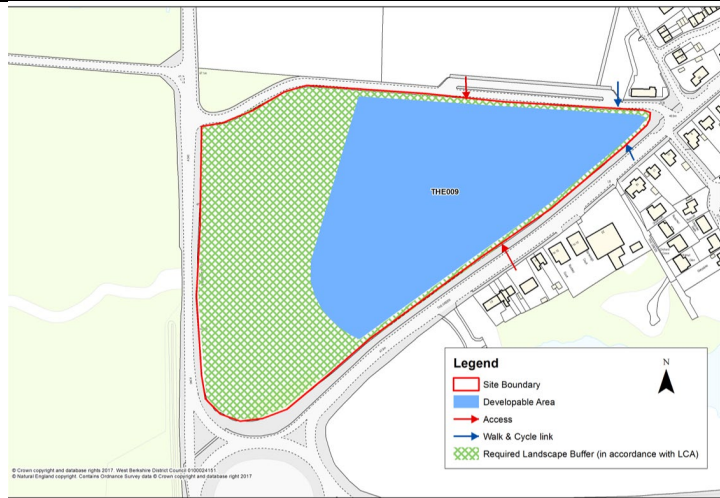
<b>Site Reference</b>	<b>HSA2</b>
<b>Site Name and Address</b>	<b>Land at Bath Road, Speen, Newbury.</b>
<b>Location Plan</b>	
<b>Site Developable Area</b>	4.8 ha
<b>Site Capacity</b>	Up to 100 dwellings
<b>Is the site suitable?</b>	Yes, the site is suitable for a residential development of up to 100 dwellings
<b>Site Status in Local Plan</b>	Existing Housing Site Allocation for 100 units.
<b>Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)</b>	<p>The site is located outside the settlement boundary whereby there is not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Bath Road and potentially Station Road. Proximity to the A34 may require noise mitigation.</p>
<b>Can these be overcome?</b>	Yes, the design of the proposals could be undertaken sensitively to provide suitable noise mitigation and appropriate areas of landscaping and public open space.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
<b>Existing Use</b>	Vacant.
<b>Current Proposals for Site</b>	<p>Planning History:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Reserved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in May 2022 and pending determination.</li> <li>- Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road permitted 18 February 2020.</li> </ul>

	- Reserved matters application for 14 dwellings (23/00373/RESMAJ) was submitted in February 2023 and pending determination.
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is in three ownership titles.</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Bath Road and potentially Station Road.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone and therefore must demonstrate nutrient neutrality prior to full approval/reserved matters approval at the site.</p>
Can these be overcome?	Currently, it is not known whether nutrient neutrality can be achieved.
Is the site deliverable?	<b>The site can only partly be considered deliverable. A total of 11 dwellings at the site have full planning consent, however the remaining units are subject to reserved matters consent, and it is currently not known whether these will be able to demonstrate nutrient neutrality.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available and developable but only deliverable for a residential development of 11 dwellings due to the remaining units being subject to nutrient neutrality. It should therefore be included within the Sequential Test for only 11 units.</b>
<b>Site Reference</b>	<b>HSA3</b>
Site Name and Address	Land at Coley Farm, Stoney Lane, Newbury.
Location Plan	
Site Developable Area	3.3ha
Site Capacity	Up to 75 dwellings.
Is the site suitable?	Yes, the site is suitable for a residential development of up to 75 dwellings.
Site Status in Local Plan	Existing Housing Site Allocation for 75 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Stoney Lane.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Vacant.

Current Proposals for Site	<p>Planning History:</p> <p>Site has outline planning permission (16/01489/OUTMAJ) that was granted in September 2017. Reserved matters application 20/00604/FULEXT approved June 2021.</p>
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Site is understood to be under option agreement with the developer (Donnington New Homes).</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Stoney Lane.</p>
Can these be overcome?	Yes, there are no significant constraints to development.
Is the site deliverable?	<b>Yes, the site is deliverable for residential development.</b>
Sequential Test Conclusion	<b>The site is available, developable and deliverable for a residential development of up to 75 dwellings.</b>

<b>Site Reference</b>	<b>HSA11</b>
Site Name and Address	72 Purley Rise, Purley on Thames.
Location Plan	
Site Developable Area	1 ha
Site Capacity	Up to 35 dwellings.
Is the site suitable?	<b>Yes, the site is suitable for a residential development of up to 35 dwellings.</b>
Site Status in Local Plan	Existing Housing Site Allocation for 35 units.
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	<p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.</p> <p>Existing access is provided from Purley Rise.</p> <p>There is an area at risk of surface water adjacent but not within the site.</p>

Can these be overcome?	Yes, there are no significant constraints to development.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Vacant.
Current Proposals for Site	Planning History: <ul style="list-style-type: none"> <li>- Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019.</li> <li>- Reserved matters application (21/00776/RESMAJ) approved in February 2022.</li> </ul>
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	Site is understood to be under option agreement with the developer (Shanly Homes).  The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development.,  Existing access is provided from Purley Rise.
Can these be overcome?	Yes, there are no significant constraints to development.
<b>Is the site deliverable?</b>	<b>Yes, the site is deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of up to 29 dwellings as per the 5 YLS report.</b>

<b>Site Reference</b>	<b>HSA14</b>
Site Name and Address	Field between A340 & The Green, Theale
Location Plan	 <p>The map shows a site boundary (red line) enclosing a developable area (blue) and a required landscape buffer (green hatched). Access is shown as a red arrow, and a walk &amp; cycle link as a blue arrow. The site is located between A340 and The Green, Theale. A legend in the bottom right corner defines the symbols: Site Boundary (red line), Developable Area (blue), Access (red arrow), Walk &amp; Cycle link (blue arrow), and Required Landscape Buffer (green hatched). A north arrow is also present.</p>
Site Developable Area	3.4ha
Site Capacity	Up to 104 dwellings.
Is the site suitable?	<b>Yes, the site is suitable for a residential development of up to 104 dwellings.</b>
Site Status in Local Plan	Existing site allocation for 100 units
Constraints to Developability (e.g., physical or amenity constraints, townscape, impacts of development etc.)	The site can be accessed from The Green.  West of the A340 (outside of the application site) is the boundary with the North Wessex Downs AONB. Tso there are landscape sensitivities.
Can these be overcome?	Yes, there are no significant constraints to development.



<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Greenfield
Current Proposals for Site	Planning History: - 19/01172/OUTMAJ - 23/00790/RESMAJ
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	The site is in single ownership and is proposed for development.  The site is located within the settlement boundary whereby there is a presumption in favour of development.  Access can be provided from the Green.
Can these be overcome?	Yes, there are no significant constraints to development.
<b>Is the site deliverable?</b>	<b>Yes, the site is deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available, developable and deliverable for a residential development of up to 104 dwellings</b>

<b>Site Reference</b>	<b>HSA16</b>
Site Name and Address	Land to the rear of The Hollies, Burghfield Common
Location Plan	
Site Developable Area	2.7 ha
Site Capacity	60
<b>Is the site suitable?</b>	<b>Yes, the site is suitable for a residential development.</b>
Site Status in Local Plan	Existing allocation but being removed from the 5 year land supply
Constraints to Developability (e.g., physical or amenity constraints, townscape,	Limit the developable area to the west of the site to exclude the areas of existing woodland. 15m Buffer required to areas of ancient woodland to the west of the site and buffers required to rest of TPO woodland.

impacts of development etc.)	
Can these be overcome?	Yes the scheme can be designed around sensitive issues with the trees.
<b>Is the site developable?</b>	<b>Yes, the site is developable for residential development.</b>
Existing Use	Greenfield and 28 residential units
Current Proposals for Site	<p>Planning permission</p> <ul style="list-style-type: none"> <li>- Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved August 2019. Development completed in 2021/22.</li> <li>- Phase 2 for 32 units - Planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) in August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved.</li> </ul>
Constraints to Delivery (e.g., ownership, availability, lack of necessary infrastructure, roads and access, existing use etc.)	<p>Application for 32 units is subject to a judicial review.</p> <p>Site appears to be in multiple ownerships and proposed for development.</p> <p>The site is located outside the settlement boundary whereby there is a not a presumption in favour of development, however it is allocated for housing which provides the principle of development., etc.)</p> <p>Site outside settlement boundary.</p>
Can these be overcome?	Yes, the design of the proposals could be undertaken sensitively to the trees. It is unknown at this stage of the outcome of the judicial review.
Is the site deliverable?	<b>Yes, the site is deliverable for residential development.</b>
<b>Sequential Test Conclusion</b>	<b>The site is available and developable but only deliverable for a residential development of 32 dwellings due to 28 units already being built out. It should therefore be included within the Sequential Test for only 32 units.</b>

6.3 The site assessments have demonstrated that a further 10 sites should be discounted from the Sequential Test as they are not deliverable or developable for a residential development.

6.4 The following sites therefore remain as potential alternatives to the proposed development:

*Table 2: Remaining Potential Alternative Major Sites*

Site Reference	Site Address	Number of Dwellings anticipated in five-year period (net)
BRAD4	Land at Cock Lane, Bradfield Southend.	3
CA4	St Gabriel's Convent, The Ridge, Cold Ash	21
GRE8	Sandleford Park (including New Warren Farm), south of Warren Road and Monks Lane, Newbury	200
HUN4	15 Chestnut Walk, Hungerford RG17 0DB	8
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury RG14 7EB.	18
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	28
HSA3	Land at Coley Farm, Stoney Lane, Newbury	75
HSA11	72 Purley Rise, Purley on Thames	29

HSA14	Field between A340 & The Green, Theale	104
HSA16	Land to the rear of The Hollies, Burghfield Common	32

## **7.0 SEQUENTIAL TEST RESULTS**

- 7.1 In order to consider further whether these remaining sites could be considered as reasonably available alternatives to the proposed development in accordance with the requirements and definitions of the Planning Practice Guidance (PPG), it is important to look at the potential of these sites to deliver the proposed development.
- 7.2 This section of the Report will demonstrate that the Sequential Test is considered passed due to the specifics of the proposed development which require a certain site size for delivery.
- 7.3 Whilst it is agreed that some disaggregation could occur on other sites, this still needs to take account of the details of the proposed development, and therefore the proposal could only be divided in accordance with the application objectives of having a flexibility for Build to Rent or Private Sale development.

### **Build to Rent**

#### Build to Rent Sector

- 7.4 The proposed development will be for either Build to Rent housing, market housing or a combination of both. If the site comes forward as Build to Rent, the following matters are applicable.
- 7.5 Build to Rent is a specific type of accommodation, designed solely for renting and typically owned by institutional investors and managed by specialist operators. The National Planning Policy Framework (NPPF) (2023) defines Built to Rent as:
- “Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.”*
- 7.6 The number of Build to Rent, or Private Rented Sector (PRS), developments have increased substantially in recent years, meeting a growing demand within the UK’s housing market. It was a key objective within the February 2017 Housing White Paper, however the Government has shown significant support for this sector since 2012, when a review of barriers to institutional investment in the private rental sector was undertaken.
- 7.7 There are four key benefits to Build to Rent development. Firstly, these developments have the ability to significantly boost housing supply in comparison with the traditional build to sell model. They are often able to be developed faster, as they can be absorbed into the market more quickly. In addition, the method of utilising high-density housing, economies of scale, and efficient use of space can offer more, high-quality dwellings.

- 7.8 Build to Rent schemes, due to their service-led objectives, can lead to ‘place making’, bringing forward vibrant communities. It has been seen elsewhere that this is more attractive to future residents, and for the site will assist with the overall viability and vitality of Newbury Town Centre.
- 7.9 Secondly, the quality offered by Build to Rent developments is higher than that seen with most standard ‘Buy to Let’ properties. Build to Rent developments are purpose built and professionally managed on a scale that typically allows a higher level of support to be offered to the customers. For example, services such as concierge, meeting room, and gym are included. In turn, the main investor is incentivised to maintain not only the apartment itself, but also the buildings and the wider public realm, and because the business model is primarily based on income rather than capital gains, to attract and retain customers by offering a good service. A principal concept for Built to Rent units is to enable customers to feel that the entire building is their home, and not just their individual apartment, thus providing wellbeing advantages and assisting with the growth of communities.
- 7.10 Thirdly, Build to Rent developments can encourage economic growth. Some economic growth can be demonstrated through the ability to develop these proposals faster, however a key sector of growth can be seen in the demographic of the housing market that PRS developments generally appeal to. A research paper from 2017 titled ‘Build to Rent – Welcome to the UK’s Newest Housing Sector’, published jointly by the BPF and Savills, highlighted that 51% of private renters are under 35 years of age and 54% have no dependents. If enough private rent homes are not available to meet this demand, either rents will rise and become unaffordable, or people will be forced to live elsewhere. Given the high percentage of young people who live in private rented properties, this could have a significant impact on the local economy as this young talent decides to move away.
- 7.11 Finally, Build to Rent schemes provide a relatively low-risk and predictable income stream, which is well suited to the needs of investors, such as pension funds seeking to make their inflation-linked pension liabilities.

#### Size of Build to Rent

- 7.12 Build to Rent proposals, due to their service-led ethos, are characterised by a combination of residential dwellings and amenity services. For example, at the scheme there will be 24-hour concierge services, purpose-built parcel rooms, a gym, meeting room, managed landscaping and outdoor amenity space. The site will be fully serviced and secured.
- 7.13 The ability to provide these elements relies on a certain size of proposal. If the development were to fall below a certain threshold, the additional and communal facilities could not be provided.
- 7.14 In addition, if the number of units proposed was too low the service charge placed on future occupiers would be unsustainable and uneconomical.

7.15 Therefore, it is widely recognised that a threshold of 200 units is necessary in order to provide the services and communal facilities which are integral to the Built to Rent model. Due to the facilities included in the scheme, CBRE has confirmed that the minimum development size that could achieve these benefits would actually have a higher threshold of 250 units which would be the minimum size necessary at the site.

#### Build to Rent and Disaggregation

7.16 As set out, the scheme represents an opportunity potential for a clear Build to Rent model, which could not achieve the benefits of the proposal if provided at a site of 250 units or lower.

7.17 In relation to the Sequential Test, therefore, the disaggregation of the proposal is required to take this into account. The PPG states that reasonably available sites “*could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development*” (Paragraph 028 Reference ID: 7-028-20220825, emphasis added). The proposed development cannot be achieved on a site smaller than 250 units, therefore this is the minimum disaggregation that could occur for the purposes of the Sequential Test.

7.18 However, disaggregating the proposed 317 dwellings to a site of 250 dwellings would leave a remainder of 67 dwellings, and this is too small to be a standalone Build to Rent development. Therefore, due to the minimum size threshold required for these developments, it is not possible to disaggregate the scheme into a series of smaller sites. Doing so would affect not only the benefits of the Build to Rent model, but also the viability of the proposals.

7.19 For the Sequential Test it is therefore necessary to determine if there are any reasonably available sites to accommodate the development of 317 Build to Rent dwellings and associated resident amenity space.

#### **Private Market Sale**

##### Private Market Sale and Disaggregation

7.20 As aforementioned, the scheme represents an opportunity to also provide private market sale (either managed by a concierge and management system) instead or with build to rent (if the latter then it would need to include a minimum of 250 build to rent units in the mixture).

7.21 It is noted that the private residential use could be disaggregated across multiple sites for private sale, however, this would prejudice the potential use of the site for a full build to rent model. However, the recently adopted Newbury Town Centre Masterplan (2022) and the recently adopted Newbury Conservation Area Appraisal and Management Plan (2024) identify the whole Kennet Centre site as being in need of regeneration.

- 7.22 This is a site specific matter as the specific need for regeneration relates specifically to this site. As such, it would not be possible to locate this development anywhere else within Newbury itself, or the wider district. Therefore, although the residential elements could, in theory be located elsewhere, it is needed on this site to regenerate a decaying shopping centre and unlock the economic potential of this town centre site through the delivery of housing, commercial floorspace, thus allowing for wholesale improvements to the townscape and public realm as promoted by the Newbury Town Centre Masterplan and the Newbury Conservation Area Appraisal and Management Plan.
- 7.23 Given the above, it is not strictly necessary for the Sequential Test to determine if there are any reasonably available sites to accommodate the development of 317 private sale dwellings and associated resident amenity space, however this exercise has been carried out.

#### **Reasonably Available Sites**

- 7.24 As set out in earlier sections of this Report, full analysis of the sites contained within the Housing and Economic Land Availability Assessment, allocations from the adopted Core Strategy and adopted Housing Site Allocations Plan Document, and sites within the Council's published Five Year Housing Land Supply Document have all been filtered to set out which can be considered reasonably available, deliverable and developable in accordance with the requirements and search parameters of the Sequential Test. This resulted in the identification of 9 major sites and 52 minor sites as potential alternative sites.
- 7.25 Whilst the major sites would provide a combined total of 518 dwellings, the largest individual site, at Sandeford Park, would only provide 200 dwellings. This is below the minimum size threshold necessary to achieve a potential Build to Rent development on the whole site and therefore none of these sites represent a suitable alternative to the proposed development.
- 7.26 The minor sites would provide a total of 98 dwellings, but by their nature are only delivering developments of under 10 units. These are therefore all below the minimum size threshold for build to rent, and therefore none of these sites represent a suitable alternative to the proposed development.
- 7.27 Overall, although the Sequential Test identified a number of sites within West Berkshire which are due to deliver residential dwellings within the five-year period, none of these meet the minimum size requirement necessary for the Build to Rent development should that be the end use of the site instead of private market housing.
- 7.28 For this reason, the Sequential Test is considered to be passed as no suitable alternative site is available for the proposed development.

#### **Summary**

- 7.29 Given that the scheme could potentially be fully Build to Rent on occupation, the minimum requirement of 250 units needs to be considered even if market sale is the end option. This would mean that the scheme could not be disaggregated across different sites.

- 7.30 In any event, the Council has identified that the site is in need of regeneration and as such, it is necessary to redevelop the entire site and the delivery of new housing, commercial floorspace will result in improved townscape and public realm, and the introduction of new people to the town centre, which will help to boost the local economy.
- 7.31 The proposals could also see the option of private sale prior to occupation, however, in order to not prejudice the ability to provide fully build to rent as an option, the site cannot be disaggregated for conventional residential use either.



## **8.0 EXCEPTIONS TEST**

8.1 A proposal having passed the Sequential Test also needs to pass the Exceptions Test. This is a method to demonstrate that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

8.2 The NPPF in Paragraph 163 states: *“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3”*.

8.3 The NPPF then continues in Paragraph 164 to state:

*“To pass the exception test it should be demonstrated that:*

*i. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and*

*ii. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.”*

8.4 The Environmental Agency’s Flood Risk Mapping has indicated that the site is located partially in Flood Zone 2, and the proposals fall within the ‘More Vulnerable’ category of the Classification set out in national guidance, therefore the Exceptions Test will be required for the site.

8.5 The proposals will bring a number of wider sustainability benefits.

### **Brownfield Land**

8.6 The site is currently brownfield or previously developed land. Since the revision to the NPPF in 2021 there has been a particular drive to make the most efficient use of land, and Paragraph 199 states that policies should *“make as much use as possible of previously developed or ‘brownfield’ land”*. The NPPF continues by stating that planning policies and decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”* (Paragraph 120(c)).

8.7 The ability for the development to come forward on a brownfield site will ensure the aims of the NPPF are met, with previously developed land in a sustainable location being re-used to provide much-needed rental accommodation in Newbury.

### **Need for Regeneration**

- 8.8 The recently adopted Newbury Town Centre Masterplan (2022) and the recently adopted Newbury Conservation Area Appraisal and Management Plan (2024) identify the whole Kennet Centre site as being in need of regeneration. This is a site specific matter as the specific need for regeneration relates specifically to this site. And it would not be possible to locate this development anywhere else within Newbury itself, or the wider district and still regenerate this site.
- 8.9 The new residential development plus commercial floorspace are necessary to bring the townscape and public realm improvements needed for regeneration.

### **Build to Rent**

- 8.10 As set out, if it is the end use, there are a number of specific benefits from Build to Rent development including:
- Support greater choice for tenants in the rental market
  - Provide greater tenancy security and flexibility for tenants in the size of unit (i.e., allowing tenants to move between different units depending on their needs) than in the traditional rental market
  - Delivering a better quality of rental product that is professionally managed with associated communal facilities
- 8.11 The applicant has experience of developing a Build to Rent site at Thames Quarter, Reading, which is an award-winning development. The development provides high-quality, fully managed accommodation with several shared communal areas, designed to reinforce a sense of community for residents. These spaces include a lounge with several different 'zones', a business area providing space for home working, dining room, and outdoor terrace/ roof garden, and double level gym. The success of this scheme demonstrates not only how the Build to Rent model delivers a sense of community, but also sets out the high demand for this residential typology in the area.

### **Sustainable Location**

- 8.12 The site is located in the centre of Newbury, within only a short walk of many facilities and services contained within the town. This ensures that retail, education, employment, leisure, religious and community facilities are available for all future residents of the scheme and will benefit from additional patronage.
- 8.13 Whilst car parking will be provided as part of the proposals, the proximity to the Town Centre will allow for the majority of journeys to be undertaken on foot, by public transport, or by bike or (electric) scooter. Chapter 9 of the NPPF seeks to promote sustainable modes of transport and reduce the reliance on private car. It states that "development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes" (Paragraph 105).

8.14 Therefore, the location of the development within the centre of Newbury will support the aims and objectives of both national and local adopted planning policy in respect of promoting sustainable development.

#### **Vitality and Viability of Town Centre**

8.15 Whilst the Sequential Test has focussed solely on the residential elements of the proposal, the overall scheme includes a wide array of flexible commercial town centre uses.

8.16 Paragraph 86 of the NPPF requires planning decisions to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies are required to promote the long-term vitality and viability of town centres by allowing them to grow and diversity in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.

8.17 Policy CS11 'Hierarchy of Centres' of the adopted Core Strategy states that the vitality and viability of the District's town centres will be protected and enhanced. Existing town centres will form the focal point for uses, services and facilities serving the surrounding population. Newbury Town Centre is identified as the only major centre in the District.

8.18 Supporting text to the policy in Paragraph 5.67 advises that the key aim of the policy is to promote a network of dynamic and successful town centres across the District.

8.19 As set out within the documents submitted in support of the Planning Application at the site, the Kennet Shopping Centre has suffered from an ongoing period of decline over the past 15 years due to a number of locally-specific factors such as competition from the Parkway Centre and Newbury Retail Park, and the relocation of Vodaphone, one of the town's largest employers, out of the town centre. More recently, the significant growth in online retailing has further contributed to the decline of the Kennet Centre. This was exacerbated as a result of the COVID-19 pandemic, which harmed the vitality and viability of the town centre.

8.20 The proposals involve the demolition of the majority of the Kennet Centre and its redevelopment to provide a mixed-use development with replacement retail units and new commercial floorspace, alongside the residential uses.

8.21 The proposal will be a high-quality development in the heart of Newbury, and it will serve to not only replace a shopping centre currently in decline but will provide new and exciting retail and commercial spaces to reinvigorate the town centre. The proposals have been sensitively designed to take account of the site's context within the historic Newbury town centre and Conservation Area, and in close proximity to a number of Listed Buildings. The scheme will open up the site, increasing its legibility, with new pedestrian routes to link the railway station and new development to the south with the remainder of the town centre.

8.22 Finally, the introduction of 317 residential units will increase footfall in the town centre, increasing existing trade and the vitality of the town.

## 8.23 Summary of benefits:

### Economic benefits

- The Kennet Centre is no longer fit for purpose and its comprehensive regeneration will provide a catalyst with wider regeneration benefits to the town centre.
- The rejuvenation and regeneration of Newbury Town Centre creating an expanded retail offer to attract more visitors to the town centre increasing footfall benefiting the wider town centre.
- The creation of a new mixed-use quarter that will enhance the attractiveness of Newbury Town Centre as a destination, with new spaces for local, independent and artisan businesses that will help enhance Newbury's unique and special identity as a market town.
- 5 new bespoke commercial units targeted to local, independent and artisan businesses offered on flexible size, terms and uses that will invigorate the retail and leisure offering in this part of the town centre, without prejudicing the viability of other retail offerings such as that at Parkway.
- The introduction of sustainable new homes in the town centre that will increase the population of the town centre and footfall increasing the vitality and viability of the town centre and the patronage of existing shops, services and businesses.
- Retention and improvement of the Vue cinema and leisure facilities.
- The creation of 750 - 1250 FTE jobs during the construction process and 90 net additional FTE jobs once the development is operational.
- Additional expenditure arising from 317 new households amounting to £5.5m per annum.
- £9m of workers spend in local shops.
- New Homes Bonus to the Council and S106 and CIL payments to WBC.

### Environmental benefits

- The effective and optimal use of a brownfield site.
- A reduction in carbon emissions when compared to the existing Kennet Centre by 95%.
- The redevelopment of the site and provision of new homes and retail units in a highly sustainable location.
- Design of the highest quality, reflecting the historic centre of Newbury as well as creating a contemporary heart to the scheme.
- The provision of new high quality public streets and spaces.
- A significant enhancement to the setting of the listed buildings adjacent to and in the vicinity of the site.

- A significant enhancement to the character of the Newbury Town Conservation Area.
- Enhanced landscaping through the provision of new trees and shrubs assisting with the greening of the town centre.
- Biodiversity enhancements and gain.
- The provision of renewable energy through ground source heat pumps to provide hot water, heating and cooling without the use of any on-site fossil fuels.
- The re-use and enhancement of the existing Multi-Storey Car Park on site including incorporating EVCPs.
- New electric vehicle charging points provided in the MSCP and undercroft parking.
- An on-site car club (with 3 new car club spaces) that will provide flexible transport options to complement the scheme's close proximity to Newbury's railway station and bus station.
- On site cycle hire and workshop to encourage residents to cycle.
- Traffic free routes and spaces creating new links for the surrounding area.
- New pedestrian routes from the town centre and bus station to the railway station through the site making sustainable modes more attractive during the day.

#### Social benefits

- The creation of a new mixed-use community.
- The provision of new high-quality Build-to-Rent residential units providing long term secure tenancies and high-quality residents facilities and amenities in this sustainable location.
- The provision of new affordable homes.
- Increase in jobs in the town centre.
- Purposely designed accommodation opportunities for new local startups and social enterprises.
- New public courtyards, streets and lanes in a regenerated environment.
- Payments for local infrastructure through the Community Infrastructure Levy and S106.

8.24 These multi-faceted benefits have demonstrated that Part i of the Exceptions Test is passed.

#### **Flooding**

8.25 In support of the Planning Application, Robert Bird Group provided a site-specific Flood Risk Assessment (FRA). This details that the development will be safe from flooding for its lifetime, taking account of the vulnerability of future residents, and it will not increase flood risk elsewhere in accordance with Part ii of the Exceptions Test

8.26 Based on the assessment of flooding sources, the FRA confirms that the site is of low probability of flooding from groundwater, sewers and artificial sources (e.g., reservoir breaches), and is of medium probability of flooding from tidal/fluvial (Flood Zone 2) with some areas of surface water flooding.

8.27 The following was included within the proposed site layout and design to mitigate flood risk at the site:

- Safe access and egress from the development during the 1 in 100 year storm event from any source of flooding
- Finished floor levels (FFLs) raised above the 1 in 100 year fluvial storm events (76.62 AOD)
- On site ponding of water in extreme storm events is to be kept away from buildings
- Proposed drainage network to prevent above ground flooding for the 1 in 30 year storm event and prevent flooding from affecting buildings for the 1 in 100 year storm event factored for climate change

8.28 In conclusion, the proposed mitigation measures demonstrate the development will be safe, and the proposals will not increase flood risk to third parties.

**8.29 As a result, it has been demonstrated that Part ii of the Exceptions Test has also been passed.**

## 9.0 CONCLUSION

9.1 This Sequential Test has been prepared in support of a detail planning application for the development of the Kennet Centre in Newbury (the site) known as “Old Town”.

9.2 The site is located within the administrative area of West Berkshire Council (WBC), and it currently forms one of two purpose-built shopping centres within the town of Newbury. The existing shopping centre has suffered a gradual period of decline, as a result of the development of newer retail centres in the town, and changes to the pattern of retail behaviour including an increase in online shopping, particularly after the COVID-19 pandemic. The site is located within the Newbury Town Centre and constitutes brownfield or previously developed land.

9.3 An application seeking consent for the following:

*“Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents’ ancillary facilities; commercial floorspace (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.”*

9.4 According to the Environment Agency's online map for flooding the site is located in Flood Zones 1 and 2 and is therefore considered to be part in low and part in medium risk of flooding. The National Planning Policy Framework (NPPF), sets out the relevant requirements in undertaking development in areas identified as potential risk of flooding, and Paragraph 165 states that development should be directed away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF, Paragraph 165). Directing development away from areas at highest risk is the crux of the Sequential Test, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test.

9.5 As a result, conformity with the Sequential Test and Exceptions Test is required at the site, as the development would result in a new increase in the number of dwellings at the site. The Officer’s Report for the previous refused scheme [REFERENCE] was used to determine the search parameters for the Sequential Test.

9.6 The Council’s list of sites including the Housing and Economic Land Availability Assessment (January 2023), the housing allocations within the adopted Core Strategy and Housing Site Allocations Development Plan Document, and the sites within the Five Year Housing Land Supply Report (February 2024) were used for the purposes of the search.

9.7 A total of 358 major sites were identified from these lists, although it was recognised that two were repeat sites and one was the application site. Overall, 336 were discounted from the search for the following reasons:

- Duplicate Sites: 2
- Application Site: 1
- Non residential sites or those which have gained non residential consent after allocation or inclusion on the 5YHLS list: 29
- Sites in an area of the same or worse flood risk: 21
- Sites which had commenced development: 24
- Sites where development had been completed: 9
- Sites with a lapsed planning consent: 1
- Sites considered to be not deliverable or developable: 197

9.8 The minor sites contained within the 5YHLS list were also assessed. There was a total of 293 minor sites included within the 5YHLS list. Of these sites 244 were discounted for the following reasons:

- Sites that had commenced or completed development: 144
- Sites that had expired due to no Reserved Matters Application: 6
- Sites which had either commenced development or expired in accordance with the conditions attached to the original consent: 43
- Sites that provided no net increase in dwellings: 36
- Sites that had specific restrictions on the proposed development: 1

9.9 Overall, 49 minor sites and 20 major remained as potential alternatives. A further assessment of the major sites discounted 10 sites, meaning overall 59 sites of both minor and major scale were identified as potential alternative sites for the purposes of the Sequential Test.

9.10 To establish whether any of these sites could be considered suitable alternatives for the proposed development (for either Private Sale or Build to Rent), the Sequential Test Report next looked at the specifics of the scheme. The proposals include 317 residential dwellings.

9.11 Build to Rent is a specific model of development which looks to provide a high-quality, service-led development specifically for rental, which is usually owned by an investment company and managed by an operator. The proposals include a number of communal elements such as concierge service, meeting room, gym, site management and servicing, and outdoor amenity spaces.

9.12 Due to the high level of communal facilities and the operational demands of Build to Rent development there is a minimum size threshold. As set out, CBRE has advised that this should be a minimum size of 250 dwellings.



- 9.13 From the 58 potential alternative sites identified by the Sequential Test, the largest site would provide a total of 200 dwellings within the five year period, and therefore none were of a suitable size to support the proposed development should it be used for Build to Rent. As a result, the Sequential Test was passed.
- 9.14 Moving to the Exceptions Test, the Report demonstrated a high number of multi-faceted benefits of the scheme, including social, environmental, and economic benefits. The Report also demonstrated that the application documents, particularly the Flood Risk Assessment (FRA) confirmed that the development would be safe for its lifetime without increasing flood risk elsewhere. As a result, the Exceptions Test was passed.
- 9.15 Overall, this Report has demonstrated that both the Sequential and Exceptions Tests have been passed for the site.

**APPENDIX 1: LIST OF SITES FROM THE HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT ASSESSED WITHIN THE SEQUENTIAL TEST**

HELAA	Site	HELAA Deliverability Comments	HELAA DELIVERABILITY ASSESSMENT	Reason for Discounting
ALD1	Aldermaston Park, Aldermaston, RG7 4HP	<p>The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the high risk of contamination which could result in cost factors.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, it forms part of a Registered Park and Garden, and the scale of development would be inappropriate in pattern and scale to the village of Aldermaston.</p>	Not developable within the next 15 years	Not developable and/or deliverable
ALD10	*NEW SITE* Strawberry Farm, Burghfield Road, Tadley	<p>The site is available (in single ownership and with no disclosed legal issues), although achievability is unknown as achievability criteria was not specified/disclosed. Further information required on some matters including ecology and highways, along with LVIA and Arboricultural Impact Assessment</p> <p>Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.</p>	Potentially developable	Not promoted for Residential development
ALD2	The Paddock, Baughurst Road, Aldermaston, RG7 4PJ	<p>The site is potentially available (there is more than one landowner) and potentially achievable due to there being a covenant that restricts building heights. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, part of the site is within a Historic Park and Garden, and development would be inappropriate in the context of the existing settlement form, pattern and</p>	Not developable within the next 15 years	Not developable and/or deliverable

		character.		
ALD3	Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. High groundwater levels will limit the use of infiltration Sustainable Drainage Systems and surface level measures will be required which will limit the developable area. In addition, part of the site has planning permission for employment uses. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD4	Land at Forsters Farm, Wasing Lane, Aldermaston	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, access to the site is not supported by the Council's Highways Team, and a more intensive development in this location would be out of character with the existing settlement form	Not developable within the next 15 years	Not developable and/or deliverable
ALD5	Basingstoke Road/Fallows Road, Aldermaston Wharf	The site is available (in single ownership with no disclosed legal issues), and achievable. The southern half of the site is within the functional floodplain, and residential development in such a location is unsuitable. There are a number of factors which would need to be investigated further to confirm that the site is developable - further assessment required to see if development on part of the site would be appropriate in the context of the existing settlement form and character of the landscape. Further information required on a number of matters, including highways, flood risk and ecology, before a robust	Potentially developable in part	Flood Risk

		decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
ALD6	Land off Benyon Road, Easter Park, Tadley	The site is available (in single ownership with no disclosed legal issues, and the owner is likely to develop the site), and achievable. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD7	Padworth Sawmills Industrial Estate, Rag Hill, Padworth, RG7 4NU	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is unsuitable on highway grounds (the Council's Highways Team does not support development on the site), and the site is not within or adjacent to a settlement boundary so development is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
ALD8	*REVISED SITE AREA* Land south of Youngs Industrial Estate, Paices Hill, Aldermaston	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
ALD9	*NEW SITE* Land North of	The site is potentially available (in single ownership with no disclosed legal issues,	Not developable	Not developable

	Silchester Road, Tadley	although the timeframe for when the site could come forward is unknown), and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	within the next 15 years	and/or deliverable
BAS1	Land off Reading Road, Lower Basildon	The site is available (in single ownership with the owner being a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the existing settlement form and pattern. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the AONB and further assessment is required to determine if development would result in harm. Further information is also required on ecology.	Potentially developable in part	Best and Most Versatile Agricultural Land
BAS2	Land adjacent Reading Road, Lower Basildon	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the AONB and further assessment is required to determine if development would result in harm. Further information is also required on ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Best and Most Versatile Agricultural Land
BAS3	Land west of Blandy's Lane, Upper Basildon	Availability and achievability is unknown due to part of the site being subject to a covenant which relates to the an agricultural use and density of future development There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site	Not developable within the next 15 years	Not developable and/or deliverable

BAS4	Land south of Ashampstead Road, Upper Basildon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the existing settlement form and pattern. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BAS5	Knapps Wood Farm, Pangbourne Road, Upper Basildon, RG8 8LN	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site. Development of the site would be inappropriate in the context of the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
BAS6	Garlands Farm, Gardeners Lane, Upper Basildon, Reading, RG8 8NP	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BAS7	Land behind Little Orchard, Gardeners Lane, Upper Basildon, RG8 8NL	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support development on the site. Development of the site would be inappropriate in the context of the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
BEED1	Britwell Farm, Oxford Road, World End, Chieveley,	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The area is not within or	Potentially developable	Development Commenced

	RG20 8RU	adjacent to a settlement boundary and is within open countryside and so development is not encouraged. However the site has permission in principle for a maximum of 4 dwellings. Low risk surface water pooling occurs in north section of site, and development would need to be avoided on this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.		
BEED2	Land at World's End, Beedon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would fail to respect the existing compact, nucleated form of the existing hamlet.	Not developable within the next 15 years	Not developable and/or deliverable
BEED3	Land rear of The Coach Public House, World's End, Beedon	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
BEED4	The Old Brickworks, Beedon Hill, Beedon	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not	Not developable within the next 15 years	Not developable and/or deliverable

		support development on the site.		
BEEN1	Land fronting Bath Road, Aldermaston Wharf, Reading - Site B	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development on the whole of the site would be of a scale that is inappropriate to the existing settlement of Aldermaston Wharf. Surface water flood risk on part of the site and development would need to be avoided on this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
BEEN10	*NEW SITE* Northway Porsche, Grange Lane, Beenham RG7 5PT	The site is available (it is in single ownership and owned by a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Surface water flood risk on the southern site boundary and development would need to be avoided in this location. Poor drainage on the site may also mean that areas of storage are required which will reduce the developable area. Further information required on some matters, including highways, heritage, trees and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable	Not promoted for Residential development
BEEN11	*NEW SITE* Land adjacent Beenham Industrial Estate, Beenham RG7 5PP	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Sensitivity and Capacity Assessments for the site have concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN2	Amour, Beedon Hill, Beedon	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery	Not developable within the next	Not developable and/or



		issues. Development of the whole site would be inappropriate in the context of the existing settlement form and pattern. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved and the Council's Highways Team does not support development on the site.	15 years	deliverable
BEEN3	Beenham Landfill & Compost Area, Grange Lane, Beenham, RG7 5PY	The site is available in part (in single ownership). Following the assessment of suitability the promoter advised that the existing waste facility on site was to remain operational and therefore only part of the site is available (southern part of site). Achievability is unknown due to the high risk of contamination which could result in cost factors. Two cases of high risk pooling on the site and development would need to be avoided on these areas. Further information is required on some matters including highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable (in part)	Not promoted for Residential development
BEEN4	Beenham Landfill, Grange Lane, Grange Lane, Beenham, RG7 5PY	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN5	Beenham Landfill, Pips Lane, Pips Way, Beenham, RG7 5QT	The site is available (in single ownership) and achievability is unknown due to the high risk of contamination which could result in cost factors. Following the assessment of suitability to the site promoter confirmed that the planning permission on the southern part of the site has been implemented but the northern part remains available. Further information is required on some matters including highways, ecology, and groundwater levels. Site includes a number of landfill gas extraction equipment, which will need to be considered by appropriate groundworks as part of any development. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation	Potentially developable in part	Not promoted for Residential development

		to the review and expansion of the District's Protected Employment Areas.		
BEEN6	Beenham Landfill, A4 Road Frontage, Beenham, RG7 5HY	The site is available (in single ownership with no disclosed legal issues), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that development on the site would harm the AONB and that no part of the site should be developed.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN7	Land at Back Lane, Beenham	The site is potentially available (there is more than one owner although a option agreement with a developer is being entered into) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be of a scale that would be inappropriate to the existing settlement of Beenham and would result in harm to the natural beauty and special qualities of the AONB. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN8	Land north of Back Lane, Beenham, RG7 5NN	The site is available (it is in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is part of the wider rural landscape and development here would extend built development into the countryside.	Not developable within the next 15 years	Not developable and/or deliverable
BEEN9	Land at Beenham Stocks, Beenham Hill, Beenham	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact upon the local highway network. The Council's Highways Team does not support development on the site. Development would not be appropriate in the context of the existing settlement form	Not developable within the next 15 years	Not developable and/or deliverable

		and character.		
BH1	Clappers Farm, Cross Lane, Beech Hill, Grazeley	The site is potentially available and potentially achievable as whilst the site is in single ownership, the site is currently let on a Farm Business Tenancy which is due to expire in 2023. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development, it forms part of a Registered Park and Garden, and the scale of development would be inappropriate in pattern and scale to the village of Aldermaston.	Not developable within the next 15 years	Not developable and/or deliverable
BH2	Field beside Wood Lane, Beech Hill, Reading, RG7 2BE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. There are also access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
BOX1	*NEW SITE* Land to the south of the Recreation Ground, Boxford	The site is available (in single ownership), and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form and pattern. Development would also fail to conserve and enhance the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
BRAD1	Glenvale Nurseries, Hungerford Lane, Bradfield Southend, RG7 6JH	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and there are no footways in the area. The Council's Highways Team does not support development on the site.	Not developable within the next 15 years	Not developable and/or deliverable
BRAD2	Crackwillow House & Village Montessori	Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding. Part of the site is located	Potentially developable in	Change in Local Planning

	Nursery School, Cock Lane, Bradfield Southend, RG7 6HW	within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	part	Policy required and no emerging Allocation
BRAD3	Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield Southend	Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding. In addition the site is landlocked and access would need to come through an adjacent site (BRAD2) which is in the same ownership. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development will harm the AONB, and further landscape assessment required. The Council's Highways Team have raised concerns that this site added to further proposed sites will result in Cock Lane reaching capacity. Further information required on ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRAD4	Land at Cock Lane, Bradfield Southend	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is located within the settlement boundary whereby the principle of development is acceptable.	Deliverable	
BRAD5	Land north of South End Road, Bradfield Southend	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A high risk flow flooding from existing watercourse runs along the north border of the site and development would need to be avoided on this area. A 2014 Landscape Capacity Assessment advised that development on part of the site could be accommodated	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		subject to measures to conserve and enhance the natural beauty and special qualities of the AONB. There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
BRAD6	Land to the rear Ash Grove, Bradfield Southend	Availability and achievability are unknown as there are historic covenants on the land. A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm. There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology and highways. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRAD7	*REVISED SITE AREA* Land at Southend Road, Bradfield Southend	The site is potentially available (there is more than one owner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB. Development would also extend the settlement down the slope towards the Bourne Valley, and would also fail to respect the traditional linear pattern of development in much of the village	Not developable within the next 15 years	Not developable and/or deliverable
BRIG1	Isbury, The Village, Brightwalton, RG20 7BP	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site is located within the settlement boundary where there is a presumption in favour of development. Development on the remainder of the site would be dependent upon a review of the settlement boundary of Brightwalton in the Local Plan Review. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within	Potentially developable	Refer to Site Assessment Report

		the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. In addition, further information required on landscape, and ecology before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
BRIM1	Manor Farm, east of Brimpton Road, Brimpton RG7 4SQ	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the settlement pattern and form but the potential for some frontage development on part of the site would need to be subject to further landscape assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape, highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
BRIM2	Manor Farm, west of Brimpton Road, Brimpton RG7 4SQ	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be inappropriate in the context of the settlement pattern and form but the potential for some frontage development on part of the site would need to be subject to further landscape assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape, highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		process, in relation to whether circumstances exist to support the change to the settlement boundary.		
BRIM3	*CHANGE TO USE PROMOTED* Larkwhistle Farm, Brimpton Road, Brimpton Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning. Concerns over access and highway capacity. Further information is required on some matters including highways, ecology, and heritage before a robust decision can be made.	Potentially developable	Not promoted for Residential development
BUCK1	Orchard Gate, Little Lane, Upper Bucklebury, RG7 6QX	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
BUCK2	Land south of Broad Lane, Upper Bucklebury	The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - there is the potential for harm to the natural beauty and special qualities of the AONB. Further assessment in conjunction with the AONB and Natural England would be required. In addition, further information required on ecology before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
BUR1	Land at Brookhouse Farm, Sulhamstead Road, Burghfield	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency	Not developable within the next 15 years	Not developable and/or deliverable

		Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape.		
BUR10	East Clayhill Road and south Pondhouse Farm (land adjoining HSA15), Burghfield Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR11	Land between Gully Copse and Reading Road, Burghfield Common	There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR12	Land at Green Park, Kirton's Farm Road, Reading	The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the potential for development to impact on a Major Hazard Pipeline. Majority of the site lies within an area at risk of fluvial flooding and records show that part of the site has previously been subject to flooding. Office developments are considered a 'less vulnerable' use and is therefore an appropriate use within Flood Zones 2 and 3, subject to the application of the sequential test. Further information required on a number of matters, including LVIA, Arboricultural Impact Assessment, flood risk, and ecology before a robust decision can be made. Highway access arrangements to be consulted with Reading Borough Council. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the	Potentially developable in part	Not promoted for Residential development



		AWE. Further advice required from Emergency Planning. Depending on the exact location of the development there may be an impact in relation to a Major Hazard Pipeline.		
BUR13	Land west Green Park Station, off Cottage Lane	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site at risk from flooding, and a residential use is being proposed which in flood risk vulnerability terms is 'more vulnerable'. A Local Wildlife Site designation included on part of site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. There are access issues with the private road to site not included within site boundary. The Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
BUR14	Hérons Nest, Station Road, Theale	The site is available (in single ownership with no disclosed legal issues), and achievability is unknown due to the high risk of contamination which could result in cost factors. Northern half of site designated a Local Wildlife Site, parts of site at risk of flooding and there are local highway network concerns. Therefore further information is required on a number of matters including highways, ecology and flooding before a robust decision can be made. Commercial development within the DEPZ which results in an increase in the number of people working in the area is likely to compromise the effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.	Potentially developable in part	Not promoted for Residential development
BUR15	The Guide Dogs for the Blind Association, Hillfields, Reading Road, Burghfield Common, RG7	Availability and achievability is unknown due to there being uncertainty whether there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there	Not developable within the next 15 years	Not developable and/or deliverable

	3YG	are restrictions around new residential development. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. Tree Preservation Orders cover the whole site. Impact on local highway network.		
BUR16	*NEW SITE* Land at Kirton's Farm Road, Reading RG30 3UW	Site automatically excluded as development of this site would affect a high pressure gas pipe.	Not developable within the next 15 years	Not developable and/or deliverable
BUR2	Greenfields, Church Lane, Burghfield, RG30 3TG	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Southern part of site at risk of surface water flooding. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. Access issues as site appears landlocked.	Not developable within the next 15 years	Not developable and/or deliverable
BUR4	Land to the south east of Greenfields, Church Lane, Burghfield	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. Access issues as site appears landlocked. The majority of the site is at risk of surface water flooding.	Not developable within the next 15 years	Not developable and/or deliverable
BUR5	Field Farm, Mill Road, Burghfield	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new	Not developable within the next 15 years	Not developable and/or deliverable

		residential development. Development would be inappropriate in the context of the existing form, pattern, and character of the landscape. There are access issues with a lack of footways to the north, and land ownership along the road is unlikely to be able to provide a footway. The Council's Highways Team do not support the site.		
BUR6	Burghfield Park, Hangar Lane, Burghfield, RG7 4AP	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Parts of the site are at risk of flooding. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is a designated Local Wildlife Site. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
BUR8	Former MOD base (HMS Dauntless), Clayhill Road, Burghfield	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site comprises of a Local Wildlife Site There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is a designated Local Wildlife Site. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape. There are access issues as a single point of access would be unsuitable and it appears additional access points could not be achieved. The Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
BUR9	Land south of Mans Hill, Burghfield Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. High risk of surface water flooding on the entire southern section of the site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site does	Not developable within the next 15 years	Not developable and/or deliverable

		not relate well to the existing settlement and would extend development into the open countryside.		
BUR9	Land south of Mans Hill, Burghfield Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. High risk of surface water flooding on the entire southern section of the site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
BUR9	Land south of Mans Hill, Burghfield Common	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. High risk of surface water flooding on the entire southern section of the site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
CA11	Land adjacent Little Copse, Off Lawrences Lane, Thatcham	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character.	Not developable within the next 15 years	Not developable and/or deliverable
CA12	Land at Henwick Park, Bowling Green Road, Thatcham, RG18 3BY	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		AONB. Part of the southern area of the site may be suitable but further assessment is required. A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
CA12	Land at Henwick Park, Bowling Green Road, Thatcham, RG18 3BY	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required. A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
CA12	Land at Henwick Park, Bowling Green Road, Thatcham, RG18 3BY	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required. A major surface flood flow route passes through the site towards the east	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
CA12	Land at Henwick Park, Bowling Green Road, Thatcham, RG18 3BY	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required. A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
CA16	The Creek, Heath Lane, Thatcham	The site is available (in single ownership, and a developer has an option agreement) and achievability is unknown because the site is landlocked and access would need to come through an adjoining site (CA12). The site is detached from any settlement boundary. However, a site (CA12) which surrounds CA16 has been promoted and this adjoins the settlement boundary of Thatcham. Potentially both sites could be considered as part of a comprehensive development subject to further assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, ecology, and landscape. Whether the site is considered developable is also dependent	Potentially developable	Change in Local Planning Policy required and no emerging Allocation

		on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
CA17	Regency Park Hotel, Bowling Green Road, Thatcham, RG18 3RP	The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - a series of mitigation measures to conserve and enhance the AONB; and to maintain the character of the land north of Thatcham. Further information also required on ecology before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
CA18	The Field, Ashmore Green Road, Ashmore Green	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CA19	Land at Woodland Leaves, Cold Ash Hill, Cold Ash, RG18 9PS	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
CA2	Land south of Pound Cottage, Cold Ash Hill, Cold Ash, RG18 9PA	The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would have an urbanising effect which would erode the open undeveloped character of the area.	Not developable within the next 15 years	Not developable and/or deliverable

		Development would also harm the setting of the AONB.		
CA20	*NEW SITE* Land east of Stoney Lane, Newbury	Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would result in the loss in the transition between Newbury and countryside, and would result in increased suburbanisation of the area. In addition, development would extend beyond the line of existing built development in North Newbury.	Not developable within the next 15 years	Not developable and/or deliverable
CA3	New Farm, The Ridge, Cold Ash, RG18 9JA	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - a 2014 Landscape Capacity Assessment concluded that development (as part of a wider site) would result in significant harm to the natural beauty and special qualities of the AONB	Not developable within the next 15 years	Not developable and/or deliverable
CA4	St. Gabriel's Convent, The Ridge, Cold Ash	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The majority of the site is located within the settlement boundary whereby the principle of development is acceptable.	Deliverable (Years 1-5)	
CA5	Land adjacent St. Gabriels Convent, The Ridge, Cold Ash	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would not be appropriate in the context of the existing settlement form, pattern and landscape character.	Not developable within the next 15 years	Not developable and/or deliverable
CA6	Old Sand Pit, Land north of Red Shute Hill, Hermitage	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Council's Highways Team have raised objections in relation to access and impact upon the local highway network.	Not developable within the next 15 years	Not developable and/or deliverable



CA7	Chivers Pits, Long Lane, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the existing settlement form, pattern and character.	Not developable within the next 15 years	Not developable and/or deliverable
CA8	Land off Stoney Lane, Stone Copse, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact on the Local Highway Network. The Council's Highways Team do not support development on the site. Development would be inappropriate in the context of the existing settlement form, pattern and character.	Not developable within the next 15 years	Not developable and/or deliverable
CA9	Land north of Waller Drive (west of Yate's Copse), Newbury	The site is available (in single ownership, and a developer has an option agreement) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is narrow, and is located adjacent to ancient woodland. There is also a surface water flow route through the site, and the site will require sizable attenuation measures such as a system of ponds to overcome surface water flows which will limit the developable area. Both of these factors may reduce the developable area of the site. The southern half of the site is within the settlement boundary of Newbury whereby there is a presumption in favour of development. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
CHI1	The Colt House, Green Lane, Chieveley, RG20 8XB	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development	Not developable within the next 15 years	Not developable and/or deliverable

		would impact upon the Local Highway Network and the Council's Highways Team does not support the site.		
CHI10	Land north of Kiln Drive, Copyhold Farm, Curridge, RG18 9EG	The site is available (in single ownership and owned by a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape. Development would also impact on local highway capacity, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
CHI11	The Little House, Chapel Lane, Curridge, RG18 9DX	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The eastern part of the site is within the settlement boundary whereby there is a presumption in favour of development. Development on the land to the rear of The Little House would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.	Potentially developable in part	Refer to Site Assessment Report
CHI12	School Field, Land to north of Hermitage Primary School, Hampstead Norreys Road, Hermitage, RG18 9SA	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI13	Ian's Field, West of Hermitage Farms, Oare,	The site is potentially available (there are several landowners). However, there are constraints which mean the site is unlikely to	Not developable within the next	Not developable and/or

	Hermitage, RG18 9SD	be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team do not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	15 years	deliverable
CHI14	Land opposite St Bartholomew's Church, Old Street, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI15	Hermitage Farms, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) However, there are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Further intensification of development would have an urbanising effect and would erode the undeveloped rural character of the area.	Not developable within the next 15 years	Not developable and/or deliverable
CHI16	Land north of Manor Lane, Oare, Hermitage, RG18 9SB	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI17	Shandy's Paddock, Manor Lane, Oare	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the	Not developable within the next 15 years	Not developable and/or deliverable

		Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.		
CHI18	Manor Corner, Manor Lane, Oare, Hermitage, RG18 9SD	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are highway concerns and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI19	Red Gate Stables, Graces Lane, Chieveley, RG20 8XB	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI2	Land at Tudor Avenue, Chieveley, RG20 8RW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI20	Land adjacent to Oxford Road, Chieveley, Newbury, RG20 8UY	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape. There are access issues and the Council's Highways Team does not	Not developable within the next 15 years	Not developable and/or deliverable

		support the site.		
CHI21	Kiln Estate, Oare, Hermitage	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and development would impact on the local highway network. The Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI22	Kiln Fields, Oare, Hermitage	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on the local highway network and the Council's Highways Team does not support the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI23	*CHANGE TO PROPOSED USE* Land at Chieveley Glebe, Chieveley	The site is potentially available and potentially achievable - the site is in single ownership, however the site is currently let on a Farm Business Tenancy set to expire in 2023. Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site along East Lane only could be accommodated without resulting in harm. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. In addition, Heritage Impact Assessment and ecological	Potentially developable in part	Best and Most Versatile Agricultural Land

		surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
CHI24	Land south east of M4 Junction 13, Chieveley	The site is available (in single ownership). However, there are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessment for the site concludes that development on the site would harm the AONB and recommends that the site is not suitable for development. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns regarding highways impacts.	Not developable within the next 15 years	Not developable and/or deliverable
CHI25	Bluebell Stables, Curridge Road, Curridge, Thatcham, RG18 9DL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI26	*NEW SITE* Land at Newbury Showground, Priors Court Road, Hermitage	It is not being actively promoted at this time therefore availability and achievability is unknown. Access onto the strategic road network would be unsuitable. There is a surface water flow path that runs through the site and attenuation needs to be along the line of the flow path. Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site could be accommodated without resulting in harm subject to mitigation measures set out in the 2022 Landscape Sensitivity and Capacity Assessment. There are a number of factors which would need to be investigated further to confirm that the site is developable - transport Assessment required to determine the impact of the proposal on the local road network and capacity of the SRN. Heritage Impact Assessment required to determine impact upon setting of Grade II* Priors Court School. In addition, up to date ecological surveys will therefore be needed to	Potentially developable in part	Not promoted for Residential development

		establish current site conditions and the presence of any protected species at the site.		
CHI27	*NEW SITE* Land north of Newbury Showground	Availability is unknown because it is not known if there are any legal issues, timeframe for development. There are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessment for the site concludes that development on the site would harm the AONB and recommends that the site is not suitable for development. Concerns regarding highways impacts..	Not developable within the next 15 years	Not developable and/or deliverable
CHI3	Land at Chieveley Junction, off A34	The site is available (in single ownership) but there are constraints which mean the site is unlikely to be suitable within the next 15 years - The Landscape Sensitivity and Capacity Assessments for the site conclude that development on the site would harm the AONB and recommends that the site is not suitable for development. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns regarding highways impact.	Not developable within the next 15 years	Not developable and/or deliverable
CHI4	Land off Morphetts Lane, Down End, Chieveley, RG20 8TN	The site is located within the settlement boundary whereby there is a presumption in favour of development. The site has grant of planning permission for one dwelling however it has been lapsed in January 2021. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.	Potentially developable	Development Commenced
CHI5	The Old Stables, Green Lane, Chieveley, RG20 8XB	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on local highway capacity and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable

CHI6	Land at School Lane, Chieveley, RG20 8TY	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in significant harm to the AONB. Development would also be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI7	Land at Graces Lane, Chieveley	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
CHI8	Land south of Graces Lane, Chieveley	The site is potentially available (there are several landowners) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would be inappropriate in the context of the existing settlement form and pattern. The Council's Highways Team has raised concerns about the lack of pedestrian route into Chieveley, and difficulties in providing one.	Not developable within the next 15 years	Not developable and/or deliverable
CHI9	The Old Nursery, Bradley Court Lane, Chieveley, RG18 9XZ	The site is potentially available (there are several landowners) and is achievable. Concerns regarding potential landscape impact on AONB and in rural location mean further information would be required on a number of matters, including ecology and landscape before a robust decision can be made.	Potentially developable	Best and Most Versatile Agricultural Land
COM1	Land east of Downs Road, Compton RG20 6RE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Adoptable	Not developable within the next 15 years	Not developable and/or deliverable



		access is unachievable, and development would impact upon local highway capacity. The Council's Highways Team does not support the site.		
COM2	Land north of Hill Top House, Churn Road, Compton, RG20 6PP	The site is available (in single ownership) and achievability is unknown due to access concerns the high risk of contamination which could result in cost factors. Parts of the site are unsuitable for development - only southern part of the site is suitable in landscape terms. In addition, groundwater emergence modelling indicates that groundwater emergence is predicted to impact the south east corner of the site during a 1 in 30 year flood event, and extend to cover the south of the site during a 1 in 100 year event. The Council's Highways Team has raised concerns over suitable access - access road through COM5 and COM4 will need to be made available to enable pedestrian routes. There are a number of factors which would need to be investigated further to confirm that the site is developable - highways, ecology, and landscape. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Best and Most Versatile Agricultural Land
COM3	Land to east of Mayfield Cottages, Cheseridge Road, Compton, RG20 7PL	The site is potentially available and potentially achievable because the existing building on the site is currently under lease agreement as a scout hut. The length of lease and break clause details are unknown. There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.	Not developable within the next 15 years	Not developable and/or deliverable
COM4	Land to north east of Ilsley Road, between Elm View House and Lansdowne Cottages, Ilsley Road, Compton, RG20	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Capacity Assessment (2015) concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB	Not developable within the next 15 years	Not developable and/or deliverable

		and the settlement pattern. Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.		
COM5	Land north east of Ilsley Road & west of Churn Road, Compton RG20	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Landscape Capacity Assessment (2015) concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement pattern.	Not developable within the next 15 years	Not developable and/or deliverable
EG1	Land adjacent Dingle Dock, East Garston, RG17 7HN	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year and 1 in 100 year event flood event.	Not developable within the next 15 years	Not developable and/or deliverable
EI1	Land north of Whitehall Cottages, Abingdon Lane, East Ilsley	The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year flood event.	Not developable within the next 15 years	Not developable and/or deliverable
EI2	Land south of Fidler's Lane, East Ilsley	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site is unsuitable for development - the Council's Drainage officer commented that the site is only partially suitable. Surface water flow path and high ground water level will need to be managed and proposed density may have to be reduced to allow for adequate Sustainable Drainage Systems. In addition, groundwater emergence modelling indicates	Potentially developable in part	Best and Most Versatile Agricultural Land

		that groundwater emergence is predicted to impact the far eastern part of the site during a 1 in 30 year flood event, and the eastern half of the site during a 1 in 100 year flood event. There are a number of factors which would need to be investigated further to confirm that the site is developable - landscape assessment and ecological surveys. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
ENB1	Enborne Meadows, Newbury, RG20 0LX	The site is potentially available (there are several landowners, however an initial stage agreement is in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the Council's Highways Team does not support the site. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
ENB2	Circus Headquarters, Longcopse Farm, Enborne, Newbury, RG20 0LD	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is an allocated Travelling Showpersons yard for 24 plots in Policy TS2 in Housing Site Allocations DPD (site reference: GTTS2). This policy requires development to provide a minimum of a 15m landscaped buffer to Long Copse Wood, a 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site, which may reduce the developable area of the site. The eastern part of the site is ancient woodland (Long Copse Wood) and development here would be inappropriate. There would need to be a buffer between any development and the ancient woodland. There are surface water flow paths within the site. Areas where surface water flows would be undevelopable, requiring a swale or ditch.	Deliverable in part (Years 1-5)	Not promoted for Residential development
ENG1	Englefield Estate Yard, The	The site is available (in single ownership and being marketed) and achievable as	Potentially	Not promoted for

	Street, Englefield, RG7 5ES	there are no known market, legal, cost, ownership fragmentation or delivery issues.High ground water levels will limit the use of deep infiltration Sustainable Drainage Systems and therefore other methods will be required depending on the development proposals, in which may reduce the developable area.There are a number of factors which would need to be investigated further to confirm that the site is developable - highways, ecology and landscape	developable	Residential development
ENG2	Englefield Estate Office, Englefield Road, Theale, RG7 5DU	The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and lack of footway, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
ENG3	Englefield Equestrian Centre, The Street, Englefield,	The site is available (in single ownership and being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.Southern half of the site is located within a historic park and garden.There are constraints which mean the site is unlikely to be suitable within the next 15 years - an adoptable access cannot be achieved and lack of footway, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
GRE 3	Land south Newbury Racecourse, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment concludes that the site has a low capacity for development due to the site being constrained by in a number of ways where any development would affect views and characteristics which would cause harm to the landscape. The Assessment therefore recommends that the site is not developed for housing.	Not developable within the next 15 years	Not developable and/or deliverable
GRE1	Land south of Pinchington Lane, Greenham,	The site is potentially available (it is in multiple ownership and is to be marketed) and achievable as there are no known market, legal, cost, ownership fragmentation	Not developable within the next	Not developable and/or

	Newbury, RG19 8SR	or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.	15 years	deliverable
GRE10	*REVISED SITE AREA* Land east of Pigeons Farm Road, Greenham, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site does not relate well to the existing settlement and would extend development into the open countryside. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
GRE11	Newbury and Crookham Golf Club, Burys Bank Road, Newbury	The site is available (in single ownership ) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
GRE12	Land west of Newtown Road, Sandleford, Newtown, Newbury, RG20 9AY	The site is available (in single ownership and a promotion agreement is in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team. The entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.	Not developable within the next 15 years	Not developable and/or deliverable
GRE13	*NEW SITE* Land south of	The site is potentially available (there is more than one landowner although one of	Not developable	Not developable

	Deadman's Lane, Greenham, Newbury	the landowners is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site can only be accessed via the A339, as there is limited width to provide an access onto Deadmans Lane. The Council's Highways Team would resist any access proposals onto the busy A339. A footway would be required that would provide good links to nearby facilities, but this does not appear possible to achieve. The entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.	within the next 15 years	and/or deliverable
GRE2	Land south Sandleford Park, Newbury, RG14 5EN	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
GRE4	Land at Abbotswood, Newtown Road, Newbury, RG20 5NY	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. The entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development.	Not developable within the next 15 years	Not developable and/or deliverable
GRE5	Land south Capability Way, east of Sandleford Mobile Home	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to	Not developable within the next 15 years	Not developable and/or deliverable

	Park, Newbury	be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development. There is a blanket Tree Preservation Order on the site.		
GRE6	Land adjoining New Road, Newbury	The site is available (in single ownership and the is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Standing advice in relation to ancient woodland has changed in 2022. There is significant pressure from all sides on the adjacent wood which would be close to residential areas within the site. The buffer zone required would be greater than 15 metres. The loss of green infrastructure cannot be enhanced. Following the NPPF which states at paragraph 180 c) that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists', and further to the refused planning application for four dwellings, it is considered that the impact on the ancient woodland would be so great that the site is not suitable for development.	Not developable within the next 15 years	Not developable and/or deliverable
GRE7	Sandleford Lodge Park, Greenham, Newbury, RG20 9BB	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the entire site forms part of a registered park and garden (Sandleford Priory (Grade II)) which is also listed on the heritage at risk register. Sites which are within registered historic parks and gardens are generally be deemed unsuitable for development. Adoptable access cannot be achieved, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable

GRE8	Sandleford Park (including New Warren Farm), south of Warren Road and Monks Lane, Newbury	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is an allocated within the Core Strategy. The developable area of the site is located within the existing settlement boundary. Part of the site now has outline planning permission. According to Core Strategy Policy CS 3, development is to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory. The site contains areas of ancient woodlands and it would be inappropriate to develop on those areas. Policy CS 3 also requires to conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland	Developable in part (Years 6-10, 11-15)	
GRE9	Sandleford Park, South of Monks Lane, Newbury	The site is potentially available (it is in multiple ownership, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is an allocated within the Core Strategy. The developable area of the site is located within the existing settlement boundary. Part of the site now has outline planning permission. According to Core Strategy Policy CS 3, development is to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory. The site contains areas of ancient woodlands and it would be inappropriate to develop on those areas. Policy CS 3 also requires to conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland	Developable in part (Years 6-10, 11-15)	Repeated Site
GS1	Land west of Spring Meadows, Allendale Farm, Great Shefford	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Parts of the site are unsuitable for development - groundwater emergence modelling that was prepared following the Winter 2013/14 flood event indicates that groundwater emergence is	Potentially developable in part	Best and Most Versatile Agricultural Land



		<p>predicted to impact the north east corner of the site during a 1 in 30 year and 1 in 100 year flood event. In addition, there is a surface water flow path in the north east site corner. Development would need to be avoided in this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further ecological surveys are also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>		
GS2	Land adjacent to Three Gables, Great Shefford	<p>The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is flood risk across the site. Groundwater emergence modelling indicates that groundwater emergence is predicted to impact the site during a 1 in 30 year and 1 in 100 year flood event. Groundwater emergence mapping indicates that the site was subject to groundwater flooding in 2014. A large area of the site was affected by flooding in 2007. Development would harm the rural setting of The Swan (Grade II listed), and the rural character of the historic village.</p>	Not developable within the next 15 years	Not developable and/or deliverable
HER1	Land west of Slanting Hill, Hermitage	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are no footway links and no scope to provide this and as a result the site is not supported by the Council's Highways Team. Development</p>	Not developable within the next 15 years	Not developable and/or deliverable

		would encroach into open countryside, impact upon the rural setting of Hermitage.		
HER2	Land at Hampstead Norreys Road, Hermitage, RG18 9SD	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues, and the site is not supported by the Council's Highways Team. Development of the site could adversely impact on the existing settlement pattern, causing harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HER3	Land east of B4009, Hermitage, RG18 9XU	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues, and the site is not supported by the Council's Highways Team. Development of the site could adversely impact on the existing settlement pattern, causing harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
HER4	*REVISED SITE AREA* Land adjacent to Station Road, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development would be unsuitable on parts of the site - Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Development would need to be avoided in these areas. In addition, development across the whole site would have a significant impact on key landscape characteristic and valued features of this area of the AONB and would not be appropriate. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment	Potentially developable in part	Flood Risk

		would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Concerns about impact upon the B4009 / Priors Court Road / Station Road junction. Further assessment required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
HER5	Land at Kiln Farm, west of B4009, Hermitage, RG18 9SA	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there is some potential (subject to mitigation measures) for development on the eastern part of the site. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further information also required on highways and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
HER6	Land at Windmill Hill, off Yattendon Road, Hermitage	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues. Development would result in the loss of gradation between settlement and countryside, and result in harm to the AONB.	Not developable within the next 15 years	Not developable and/or deliverable

HM1	*NEW SITE* Land to the north of sewage treatment works, previously part of Elm Farm, Hamstead Marshall	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - required sight lines cannot be provided to the site. Development would not relate well to the existing linear development and would extend the built form into the countryside.	Not developable within the next 15 years	Not developable and/or deliverable
HN1	Land at Shepherds Cottage, Wyld Court Hill, Hampstead Norreys, RG18 0TN	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement pattern, form, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
HN2	Red Cottage & adjoining land, Hampstead Norreys	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues and the site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
HN3	Land at Five Ways, Off Compton Road, Hampstead Norreys, Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are unsustainable footway links, and the Council's Highways Team does not support the site. The site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
HUN10	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 4)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required. Further ecological surveys required. Flooding concerns - sequential test required. As site is proposed for public open space, it is dependent on other sites	Potentially developable in part	Not promoted for Residential development

		being allocated for development.		
HUN12	Land west of Salisbury Road, Hungerford	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A 2011 Landscape Sensitivity Assessment concluded that development on part of the site could be accommodated. There are a number of factors which would need to be investigated further to confirm that the site is developable - further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Further ecological surveys also required. Allocation on part of the site only would be dependent on a review of the settlement boundary for Hungerford in the Local Plan Review and the outcome of further landscape capacity work. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
HUN14	Land east of Salisbury Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - a landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Further ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Best and Most Versatile Agricultural Land
HUN15	Follydog Field, Bath Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and potentially achievable as an oil pipeline that runs across the southern part of the site. It is understood that this requires a development exclusion zone but	Potentially developable in part	Change in Local Planning Policy required and no emerging

		the extent of this would need to be confirmed. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. A small part of the site may be able to mitigate the potential visual and landscape harm to the AONB. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological assessment required due to proximity of the site to two SSSIs and a SAC. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		Allocation
HUN16	King Field, Eddington Road, Hungerford	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB. Development would impact on local highway capacity. The Council's Highways Team has significant concerns about the site.	Not developable within the next 15 years	Not developable and/or deliverable
HUN17	King Field, Eddington Road, Hungerford (Smaller Site Area)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB.	Not developable within the next 15 years	Not developable and/or deliverable

HUN18	*NEW SITE* The Paddock, Marsh Lane, Hungerford	Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
HUN19	*NEW SITE* Land at Strongrove Hill, Hungerford	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the settlement boundary and poorly related to the settlement of Hungerford.	Not developable within the next 15 years	Not developable and/or deliverable
HUN3	Former Oakes Brothers Site, Station Road, Hungerford, RG17 0EA	The site is available (in single ownership and owned by a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Despite having an extant permission for 30 flats, the site lies within a Protected Employment Area and so allocation would be dependent on the re-allocation of protected employment land through the Local Plan Review.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
HUN4	15 Chestnut Walk, Hungerford, RG17 0DB	The site is available (in single ownership) and potentially achievable as the land is owned by West Berkshire Council and is available subject to Council resolution. Small part of site at risk surface water flooding, and development would need to be avoided in this area. The site is located within the settlement boundary whereby there is a presumption in favour of development. Further ecological studies required.	Potentially developable in part	Refer to Site Assessment Report
HUN5	Land at Priory Road, Hungerford	The site is available (in single ownership) and potentially achievable as the land was previously in Educational use it will need to no longer be used as such for 7 years before it can be considered for development. In addition the land is owned By West Berkshire Council and is available subject to Council resolution. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the	Not developable within the next 15 years	Not developable and/or deliverable

		landscape. The Council's Highways Team does not consider that a safe access could be provided.		
HUN6	Hungerford Trading Estate	The site is potentially available (multiple ownership) and potentially achievable as there is a lease on one of the units on the site. Part of the site is within the functional floodplain and Flood Zone 2. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on ecology needed and significant flooding concerns would also need resolving. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Flood Risk
HUN7	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 1)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of site within the functional floodplain and Flood Zone 2. Surface water flood risk along entire eastern boundary of site. There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on highways and ecology needed, and significant flooding concerns would also need resolving. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
HUN8	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 2)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is being promoted as potential permanent allotment land in lieu of existing temporary allotments on HUN9 (site 3), but only if site 3 is allocated for residential development. A landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the	Potentially developable	Not promoted for Residential development



		natural beauty and special qualities of the AONB could be overcome. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
HUN9	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 3)	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on local highway capacity, and the Council's Highways Team does not support the site. Site does not relate well to the existing settlement and would extend development into the open countryside	Not developable within the next 15 years	Not developable and/or deliverable
KIN3	*REVISED SITE AREA* Land east Kiln Farm, Kintbury, RG17 9XD	The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. A very small part of the site only may be suitable but further work needs to be undertaken to assess whether it is acceptable in landscape and highway terms. Further ecological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
KIN4	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD	The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Concern that more intensive development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Heritage Impact Assessment also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

KIN5	*REVISED NUMBER OF DWELLINGS PROMOTED* Land north Holt Road, Kintbury	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development on the site would result in significant harm to the natural beauty of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
KIN6	Land adjoining The Haven, Kintbury, RG17 9AU	The site is available (in multiple ownership, although a developer has an option to purchase the site conditional on planning) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys required. Transport Statement required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
LAM1	Land between Folly Road, Rockfel Road/Bridleways & Stork House Drive, Lambourn	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Although the southern part of the site could be considered potentially suitable, further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the northern part of the site along Folly Road may result in significant harm to the natural beauty and special qualities of the AONB could be overcome. The southern portion of the site is predicted to be affected by groundwater emergence during a 1 in 30-year and 1 in 100 year event. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys also required. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an	Potentially developable in part	Best and Most Versatile Agricultural Land

		appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
LAM10	*NEW SITE* Land to the south of Trinity Grain, Ramsbury Road, Membury	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Sensitivity and Capacity Assessment concludes that development across the whole site would be unsuitable in landscape terms. Development within the central core of the site could be accommodated. Further ecological surveys required. Concerns around the sustainability of the site. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Not promoted for Residential development
LAM10	*NEW SITE* Land to the south of Trinity Grain, Ramsbury Road, Membury	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Sensitivity and Capacity Assessment concludes that development across the whole site would be unsuitable in landscape terms. Development within the central core of the site could be accommodated. Further ecological surveys required. Concerns around the sustainability of the site. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.	Potentially developable in part	Not promoted for Residential development
LAM3	Land south of Old Station Yard, Off Coddington Gardens, Lambourn	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - access concerns and impact on Public Right of Way. Currently the site is unacceptable to Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable

LAM4	Land off Bockhampton Road, Lambourn	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Concern regarding potential impact on Special Area of Conservation. There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity Assessment (2011) concluded that development on the site would result in harm to the natural beauty of the AONB. Concern that suitable vehicular and pedestrian access could not be achieved, and the Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
LAM5	Windsor House Stables, Large Paddock, Crowle Road, Lambourn	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year flood event and 1 in 100 year flood event.	Not developable within the next 15 years	Not developable and/or deliverable
LAM6	Land west of Ramsbury Road, Walker Logistics Holding Ltd, Membury, Lambourn Woodlands	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Sensitivity and Capacity Assessment concludes that development across the whole site would be unsuitable in landscape terms. Development on two parcels of land within the eastern part of the site would be acceptable subject to mitigation measures. Concerns around the sustainability of the site. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas. Outline planning permission has been granted on part of the site (Area A of LCA).	Deliverable in part (Years 1-5)	Not promoted for Residential development
LAM7	Land at Fairview, Greenways, Lambourn, Hungerford, RG17 7LD	The site is available (in single ownership and there is a promotional agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Groundwater emergence modelling	Potentially developable in part	Best and Most Versatile Agricultural Land

		<p>indicates that the western part of the site was affected by flooding in 2014, and will be affected during a 1 in 100 year flood event. Development would be acceptable in landscape terms subject to mitigation measures. Access required from Greenways, however the road would need to be widened. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Ecological and desk-based archaeological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>		
LAM8	<p>Lambourn Business Park, Lambourn Woodlands, Hungerford, RG17 7RY</p>	<p>The site is available (in single ownership and is being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Landscape Assessment recommends that only part of the site is suitable. Development would be acceptable in landscape term subject to the mitigation measures outlined in a Landscape Sensitivity and Capacity Assessment. Further ecological surveys required. Unsustainable location - additional traffic would be resisted by the Council's Highways Team. Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.</p>	<p>Potentially developable in part</p>	<p>Not promoted for Residential development</p>
LAM9	<p>*NEW SITE* Land at Fairview, Greenways, Lambourn (Smaller Site)</p>	<p>The site is available (in single ownership and there is a promotional agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Groundwater emergence modelling</p>	<p>Potentially developable in part</p>	<p>Repeated Site</p>

		<p>indicates that the western part of the site was affected by flooding in 2014, and will be affected during a 1 in 100 year flood event. Development would be acceptable in landscape terms subject to mitigation measures. Access required from Greenways, however the road would need to be widened. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Ecological and desk-based archaeological surveys also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>		
LECK1	Land at Egypt Hill, Leckhampstead	<p>The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further landscape and ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable	Best and Most Versatile Agricultural Land
MID1	Paddock at Wisteria Cottage, Bath Road,	<p>The site is available (in single ownership) and achievable as there are no known</p>	Not developable	Not developable

	Midgham, RG7 5UU	market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	within the next 15 years	and/or deliverable
MID2	Land to the west of Woolhampton	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is predominantly within the functional flood plain.	Not developable within the next 15 years	Not developable and/or deliverable
MID3	Land adjoining A4 western end Woolhampton, RG7 5RE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
MID4	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. An ancient woodland (Great Mounts Copse) is immediately adjacent to site, suitability of site depends on appropriate avoidance and mitigation measures. A buffer will be required between the ancient woodland and development. There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required, and high risk of adverse nature conservation impacts and further ecological studies required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
MID5	Land east of Colthrop Industrial Estate, south of Bath	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership	Deliverable (Years 1-5)	Not promoted for Residential

	Road, Thatcham	fragmentation or delivery issues. Site is adjacent to an existing Protected Employment Area and so allocation would be dependent on a review of the District's Protected Employment Areas through the Local Plan Review. Further information would be required on some matters including landscape impact, flood risk and ecology. The site has an extant outline planning permission for employment development.		development
NEW1	London Road Industrial Estate, Newbury	Availability and achievability are unknown - high risk of contamination on site and this could result in potential cost factors. There are existing businesses on the site and details of the length of these are break clauses are unknown. A significant part of the site is within Flood Zones 3a, 3b (Functional Flood Plain) and 2. Development would result in the loss of a football ground (an ACV), and the replacement for this has yet to be fully determined. Site is within settlement boundary and partly within a PEA. High risk of adverse nature conservation impacts. There are a number of factors which would need to be investigated further including flood risk, heritage, highways and ecology/nature conservation.	Potentially developable in part	Not promoted for Residential development
NEW10	Land adjacent to Oxford Road, Newbury	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site is designated as a Local Wildlife Site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form and character. There is a risk of flooding on across much of the site. Modelling indicates that 70% of the site will lie within Flood Zone 3a when climate change is taken account of. A residential use is a more vulnerable use.	Not developable within the next 15 years	Not developable and/or deliverable
NEW11	*NEW SITE* The Chase, Wash Water	Availability and achievability is unknown - the site is in multiple ownership and was subject to a land banking scheme. The exact number of landowners is unknown. The site promoter has advised that they would develop the part of the site that they own. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development in this location	Not developable within the next 15 years	Not developable and/or deliverable



		would extend development down the valley side and would not respect the role the landscape plays as a setting to both the character of Newbury and Enborne Row.		
NEW12	*NEW SITE* Greenham Road Retail Park, Newbury	Availability and achievability are unknown - it is unknown if there are any legal issues. There are existing businesses on the site and the details of the lengths of the leases and any break clauses are unknown. There is a high risk of contamination on the southern half of the site as timber yard previously located here, and this could result in cost factors. Surface water flood risk on part of the site. Further ecological surveys required.	Potentially developable	Refer to Site Assessment Report
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury, RG14 7EB	The site is available (in single ownership) and potentially achievable as the land is owned By West Berkshire Council and is available subject to Council resolution. The site is located within the settlement boundary whereby there is a presumption in favour of development. Site suitable subject to outcome of appropriate ecological surveys.	Potentially developable in part	Refer to Site Assessment Report
NEW3	Kennet Shopping Centre, Newbury, RG14 5EN	The site is potentially available and potentially achievable - there are a number of existing retail and leisure units which are currently leased out. It is unknown if the displaced uses would be reprovided for. The site is located within the settlement boundary whereby there is a presumption in favour of development. 60% of the site lies within Flood Zone 2 and modelling indicates that 59% of the site will lie within Flood Zone 3a when climate change is taken account of (this is the area that is currently within Flood Zone 2). Further ecological surveys required. Consideration of the historic environment will be required due to the location of the site within a Conservation Area and adjacent to Grade II Listed Buildings.	Potentially developable in part	Application Site
NEW5	Land off Andover Road, Newbury	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form,	Not developable within the next 15 years	Not developable and/or deliverable

		pattern and character of the landscape.		
NEW6	Land east of Hill Road, Speen, Newbury, RG14 1RT	The site is potentially available (it is in multiple ownership) and potentially achievable as Thames Water require a development exclusion zone to safeguard water source adjacent to the water treatment works. There are constraints which mean the site is unlikely to be suitable within the next 15 years - sight lines onto Speen Lane are substandard and the gradient of Hill is probably too steep for an acceptable adoptable access road. The Council's Highways Team does not support the site.	Not developable within the next 15 years	Not developable and/or deliverable
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	The site is available (in single ownership) and potentially achievable as the site promoter has advised that a preliminary geo-environmental and geo-technical risk assessments have been undertaken. These recommend that ground investigation is undertaken, and this would inform suitable mitigation / remediation measures. Mitigation and remediation measures could result in additional costs. The site is located within the settlement boundary whereby there is a presumption in favour of development. Potential for impact upon nature conservation designations - further ecological studies required.	Potentially developable	Refer to Site Assessment Report
NEW8	*REVISED SITE AREA* Sandford Park South, Newbury	The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Local Wildlife Sites within site. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Site would be inappropriate in context of the settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
NEW9	Land at West Berkshire Hospital, London Road, Benham Hill, Thatcham	The site is available (in single ownership) and achievability is unknown due to there being a covenant on the land which restricts the use to a general hospital and ancillary health related purposes. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Development here would be out of context with the existing settlement form and pattern and character of the landscape and therefore considered inappropriate.	Not developable within the next 15 years	Not developable and/or deliverable

NEW9	Land at West Berkshire Hospital, London Road, Benham Hill, Thatcham	The site is available (in single ownership) and achievability is unknown due to there being a covenant on the land which restricts the use to a general hospital and ancillary health related purposes. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Development here would be out of context with the existing settlement form and pattern and character of the landscape and therefore considered inappropriate.	Not developable within the next 15 years	Not developable and/or deliverable
PAD2	The Round Oak, Reading Road, Padworth Common, RG7 4QG	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there are access issues. Development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
PAD3	Land at Padworth Lane, Lower Padworth, Padworth	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site has outline planning permission for employment development. Part of site at risk of flooding. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development may not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Not promoted for Residential development
PAD4	Land adjacent Padworth IWMF, Padworth Lane, Lower Padworth	The site is available (in single ownership), although achievability is unknown due to the high risk of contamination which could result in cost factors. High groundwater levels and surface water course flows along northern boundary, and there is a small area of surface water flood risk on southern boundary. Further information required on some matters including highways, flood risk, landscape and ecology. The site is previously developed land.	Potentially developable	Not promoted for Residential development

PAN1	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS (and agricultural paddock used as garden since 2000)	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would result in harm to the natural beauty and special qualities of the AONB. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
PAN3	Centenary Field, Bere Court Road, Pangbourne	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the natural beauty and special qualities of the AONB. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
PAN4	Bowden Playing Fields, Yattendon Road, Pangbourne	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Concerns that development would cause harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
PAN5	Pangbourne College Boat House, 16 Shooters Hill, Pangbourne, RG8 7DX	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of the site is within settlement boundary whereby there is a presumption in favour of development, however a significant part of the whole site area is at risk of flooding. Risk of flooding across much of the site would need to be overcome – exception and sequential tests required. Development on the remainder of the site would be subject to further landscape assessment.	Potentially developable in part	Flood Risk
PAN6	Paddock between South Lodge & Wilco Poultry Farm,	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership	Not developable within the next	Not developable and/or

	Tidmarsh Lane, Pangbourne, RG8 8HT	fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	15 years	deliverable
PAN7	Land east of Wakemans, Upper Basildon	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - unsuitable on Highway grounds due to lack of footway. Development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
PAN8	Land north of Pangbourne Hill, Pangbourne	The site is available (in single ownership and owner will facilitate development) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact upon local highway network. Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape. Concerns that development will result in harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
SCD1	Old Railway Line, Long Lane, Shaw	The site is potentially available (more than one landowner), and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SCD2	Land west of Wantage Road, Shaw, Newbury	Availability and achievability is unknown. Solicitors acting on behalf of a client have advised the Council that there are a number of restrictive covenants on the site, and that these will be enforced by the client if necessary. Development across the whole site would be inappropriate to the form and pattern of Donnington. There are a number of factors which would need to be investigated further to confirm that the site is	Potentially developable in part	Flood Risk

		<p>developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further information also required on a number of matters, including landscape, flood risk, heritage, highways and ecology/nature conservation. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>		
SCD4	Land to the north of Newbury, Newbury	<p>The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Development would impact on the character and identity of Donnington. Further landscape assessment required. Highways concerns, particularly if the access for the eastern land parcel via The Connection is not upgraded from a private road to adoptable standards, and a route through CA15 to the B4009 is not provided. Surface water flow paths within the site. Flooding was reported in the eastern land parcel during the July 2007 flood event. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. High risk of adverse nature conservation impacts. Additional ecology surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making</p>	Potentially developable in part	Flood Risk

		process, in relation to whether circumstances exist to support the change to the settlement boundary.		
SCD5	Land adjacent North Cottage, Oxford Road, Donnington, Newbury	The site is potentially available (in multiple ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There is planning permission for 2 dwellings on the site. Part of the site is located within the settlement boundary whereby there is a presumption in favour of development. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.	Potentially developable	Development Commenced
SCD6	Pipers, Long Lane, Shaw, Newbury, RG14 2TH	The site is available (in single ownership), and achievability is unknown due to the high risk of contamination which could result in cost factors. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SCD7	Donnington Valley Golf Course, Snelsmore Common, Newbury	Availability and achievability are unknown as there are covenants on part of the site. Concerns that development will result in harm to the AONB. Further assessment needed to see if small scale development on part of the site only would be appropriate. The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change	Potentially developable in part	Best and Most Versatile Agricultural Land

		to the settlement boundary.		
SCD8	*NEW SITE* Land east of Shaw Road, Newbury	Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is no suitable access to the site.	Not developable within the next 15 years	Not developable and/or deliverable
SM1	College Piece, Mortimer, Reading, RG7 3EX	Availability and achievability is unknown as there is no access to the site, and this is still to be negotiated. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is no access, the site is covered by a blanket Tree Preservation Order, and the site is poorly related to the settlement due to the mature trees which separate the site from existing development.	Not developable within the next 15 years	Not developable and/or deliverable
SM2	Land at West End Road, Mortimer	The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecology surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SM3	Land south of The Street, Mortimer	The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The 2017 Landscape Capacity Assessment recommended that the northern half of the site was suitable for development, subject to measures to conserve and enhance the character and visual qualities of the settlement pattern and landscape. Site has planning permission for up to 110 dwellings, and development has commenced.	Deliverable in part (Years 1-5)	Development Commenced
SM4	Land rear of Spring Lane and 25 and 27 Windmill Road	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable	Not developable within the next 15 years	Not developable and/or deliverable



		within the next 15 years - the southern part of the site is designated as a Local Green Space in the adopted Stratfield Mortimer Neighbourhood Plan, and such designations restrict against development. A Landscape Capacity Assessment (2017) carried out on the northern half of the site recommended that the site would be unsuitable for development. Highways concerns about provision of access.		
SM5	Land adjoining Monkton Copse, Stratfield Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SM6	Land to north west of Mortimer Station, Stratfield Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Over half of the site is within the functional floodplain. Modelling indicates that 57% of the site will lie within Flood Zone 3a when climate change is taken into account. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the existing settlement at Mortimer and does not relate well to the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
SM7	Land off Kiln Lane, Mortimer, Reading	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SM8	*NEW SITE* Perrins Farm, Beech Hill, Mortimer	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is in an unsustainable location, detached from the existing settlements however the promotion of the site seeks conversion of existing buildings which may not necessarily impact on landscape character. Commercial development likely to compromise the	Potentially developable	Not promoted for Residential development

		effectiveness of the emergency evacuation procedures in the event of an incident at the AWE. Further advice required from Emergency Planning.		
SPE1	Land at A34/A4, Speen	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the existing settlement at Newbury and does not relate well to the existing settlement form and pattern.	Not developable within the next 15 years	Not developable and/or deliverable
SPE2	Land west Hill Road and north Moor Lane, Speen, Newbury, RG14 1RT	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - Council's Highways Team has concerns over safe access to the site due to gradient and sight lines and does not support development.	Not developable within the next 15 years	Not developable and/or deliverable
SPE3	Land north of 38 to 47 Ermin Street, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Further information required on a number of matters, including landscape and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SPE4	Allotments west of Glebe Lane, Stockcross, Newbury, RG20 8LL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - access issues and development would impact on local highway	Not developable within the next 15 years	Not developable and/or deliverable

		capacity. The site is not supported by the Council's Highways Team. Concerns about loss of allotments, and no indication has been provided if these would be reprovided elsewhere.		
SPE5	Land east of Glebe Lane, Stockcross, Newbury, RG20 8LL	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Concerns about access and local highway capacity. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
SPE6	Land north of Ermin Street, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site does not relate well to the existing settlement and would extend development into the open countryside.	Not developable within the next 15 years	Not developable and/or deliverable
SPE7	Deanwood Park Golf Course, Stockcross, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - unsuitable on highway grounds. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR1	Land east of Wallingford Road, Streatley	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years -	Not developable within the next 15 years	Not developable and/or deliverable

		development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. In addition, development would cause harm to the natural beauty and special qualities of the AONB.		
STR2	Land north of The Coombe, Streatley, RG8 9QT	The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team. Development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR3	Streatley Village South, south of High Street, east of Reading Road, Streatley	The site is potentially available (it is in multiple ownership, although there is an option agreement in place with a developer). It is unknown if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
STR4	*NEW SITE* Land at Waterford House, Streatley	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site does not relate well to the existing settlement and would extend development into the open countryside. Development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SUL1	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS	The site is potentially available (there is more than one landowner, although there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within	Not developable within the next 15 years	Not developable and/or deliverable

		the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.		
SUL2	Firlands Farm, Hollybush Lane, Burghfield Common, RG7 3JN	The site is potentially available (there is more than one landowner, although there is an option agreement in place with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The whole site is covered by a Tree Preservation Order. The development of the site is not supported by the Council's Highways Team due to access issues and impact on local highway capacity.	Not developable within the next 15 years	Not developable and/or deliverable
SUL3	Land at Hollybush Lane, East of Clayhill Road and south Poundhouse Farm, Burghfield Common	The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development. The site is of a scale that would be inappropriate to the scale and function of Burghfield Common. The development of the site is not supported by the Council's Highways Team due to access issues and impact on local capacity.	Not developable within the next 15 years	Not developable and/or deliverable
SUL4	Land at Holly Tree Farm, Holly Tree House, Shortheath Lane, Sulhamstead, RG7 4EG	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
SUL5	Land adjoining Milehouse Farm, south of Bath Road	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within	Not developable within the next	Not developable and/or

	(A4), Theale	the next 15 years - the majority of the site is within the functional flood plain (98.3% of the site) whereby development is unsuitable. Development would not respect the existing settlement form, pattern and character of the landscape.	15 years	deliverable
SUL6	The Bolt Hole & land adjacent, Hollybush Lane, Sulhamstead Abbots, Burghfield Common, RG7 3JS	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved. Site not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
THA1	Rainsford Farm & Former Paper Mill, Crookham Hill, Thatcham, RG19 4NU	The site is potentially available (the site is owned by a consortium, and it is unknown how many people this comprises of. One of the consortium members includes a developer), and achievability is unknown due to the high risk of contamination which could result in cost factors. Significant parts of the site located within Food Zones 2 and 3 and this will limit the developable area. The presence of high voltage lines above the site and high risk of site contamination from former use further limit the developable area. There are constraints which mean the site is unlikely to be suitable within the next 15 years - this site is not supported by the Council's Highways Team who consider that the impact of this development will be overwhelming and unacceptable on the level crossing, Thatcham and Crookham Hill.	Not developable within the next 15 years	Not developable and/or deliverable
THA10	Land at Siege Cross Farm, Thatcham	The site is potentially available (in multiple ownership, although there is an option agreement with a developer). Achievability is unknown because site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham. Only parts of the site are suitable due to there being ancient woodland adjoining part of site boundary and buffers will be required. Also, two oil pipelines run parallel with the A4 Bath Road on the southern part of the site at 3m deep and this may reduce the developable area. The promoter has commented that mitigation measures will ensure that the delivery of	Potentially developable in part	Flood Risk

		development is not prejudiced. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed. High risk of adverse nature conservation impacts, and further ecological studies will be required. Further information required on a number of matters, including highways, heritage and ecology/nature conservation. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
THA11	Land between Benham Hill and Turnpike Road, Thatcham (Area A)	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development would not be appropriate in the context of the existing settlement form and pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
THA12	Wyevale Garden Centre, Bath Road, Thatcham, RG18 3AN	Availability and achievability are unknown. The site was promoted by the leaseholder who has since left the site, and there is a business operating on the site. The views of the landowner are unknown. The site is within the settlement boundary where there is a presumption in favour of development.	Potentially developable	Flood Risk
THA13	*REVISED SITE AREA & USES PROMOTED* Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would impact on the local highway capacity, and it is unlikely that suitable mitigation can be provided for a development of this size. The development of the site is not supported by the Council's Highways Team. Development would have an adverse impact on the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable

THA14	Colthrop Manor, Land to the north and south of Bath Road (A4), Thatcham	The site is potentially available (in multiple ownership, although there is an option agreement with a developer). Achievability is unknown because site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed. Further information required on a number of matters, including highways, and ecology. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
THA15	Hollington Place, Thatcham	Availability and achievability are unknown as the site is in multiple ownership and it is unknown if all the owners support the development of the site. Access is under control the control of one of the property owners. It is this landowner(s) supports the promotion of the site. The site is located within the settlement boundary whereby the principle of development is acceptable. Concerns that it may not be possible to achieve required sight lines. Any development would need to be at a low density due to need for surface level Sustainable Drainage Systems as infiltration not suitable.	Potentially developable	Refer to Site Assessment Report
THA16	Land south of Harts Hill Road (Site B), Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the site would not follow any surrounding development pattern, and is disconnected from both Thatcham and Upper Bucklebury. Potential for impact upon the AONB. Development will have adverse ecological impacts incapable of avoidance or mitigation measures	Not developable within the next 15 years	Not developable and/or deliverable



THA17	Land north of Harts Hill Road (Harts Hill Quarry), Thatcham, RG18 4NU	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
THA18	Land at Henwick Manor, Tull Way, Newbury	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site has a distinctive open character, contributing greatly to the open countryside between Newbury and Thatcham. Site relatively flat but Tull Way increases in height away from the A4. Development would have an adverse impact on the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
THA19	Land between Benham Hill and Turnpike Road (Area 2)	The site is available (in single ownership). There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development would not be appropriate in the context of the existing settlement form and pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
THA2	Land east of Tull Way, Thatcham	This site benefits from planning permission (outline and reserved matters). Development of the site is now complete.	Deliverable (Years 1-5)	Development Commenced
THA20	North East Thatcham	The site is potentially available (in multiple ownership, although there is an option agreement with a developer on parts of the site). Achievability is unknown because infrastructure delivery needs consideration. Two oil pipelines run parallel with the A4 Bath Road on the southern part of the site at 3m deep. They have commented that mitigation measures will ensure that the delivery of development is not prejudiced. The pipelines may reduce the developable area. The developable area may also be reduced due to there being limited potential for infiltration on parts of site due to high ground water on the	Potentially developable in part	Flood Risk

		northern part of site. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment needed. Further transport modelling required. High risk of adverse nature conservation impacts. There are areas of ancient woodland and Local Wildlife Sites adjacent to the site - development will be subject to ecological survey and implementation of appropriate mitigation where practical. Surface water flood flow route through parts of site. Attenuation measures necessary. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
THA21	*NEW SITE* Newbury Leisure Park, Lower Way, Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is previously developed, and currently comprises of a vacant tenpin bowling club, soft play area, residential property. Significant parts of the site lies within Flood Zone 2 and this will limit development. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern over pollution of surrounding watercourses and lakes arising from construction work, and further ecological assessment required. Risk that any intensification of development on the site may harm the character and settlement pattern of the area. Further assessment required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
THA22	*NEW SITE* Land to the north east of Floral Way, Thatcham	The site has been promoted for use as woodland amenity. The site currently comprises of woodland.	Potentially developable	Not promoted for Residential development
THA23	*NEW SITE* Land at Lower Henwick	The site is available (in single ownership). There are constraints which	Not developable	Not developable

	Farm, Thatcham	mean the site is unlikely to be suitable within the next 15 years - the site forms part of the open countryside, currently undeveloped, which forms an important function in separating Newbury from Thatcham. Development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	within the next 15 years	and/or deliverable
THA24	*NEW SITE* Land at Lower Way Farm, Thatcham	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is in close proximity to the settlement of Thatcham with good links to sustainable transport. There is already an employment base on site. However, there is concern over the intensification of development on site and how this would impact on the character and settlement pattern. The site forms part of a parcel of land between Thatcham and Newbury which would be safeguarded from development that could visually or physically reduce the perceived and actual distance between the two settlements.	Potentially developable	Not promoted for Residential development
THA3	Land off Colthrop Lane, Thatcham, RG19 4NT (Site A)	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - highway capacity and access concerns. The site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
THA4	Land off Colthrop Lane, Thatcham, RG19 4NT (Site B)	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - highway capacity and access concerns. The site is not supported by the Council's Highways Team.	Not developable within the next 15 years	Not developable and/or deliverable
THA5	4 & 5 Colthrop Cottages & land adjacent, Colthrop Lane, Thatcham	The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The Council's Highways and Drainage Teams do not support development on the site due to access issues and the high risk of surface water flooding and the majority of the site being within the functional flood plain. However, the site has extant planning permission for 2 dwellings. The existing 2 dwellings on the site have been demolished and a new access driveway and turning circle	Potentially developable in part	Flood Risk

		implemented. Proposals for a larger scale of development would be unsuitable.		
THA6	Land at Harts Hill Farm (Site A)	The site is available (in single ownership) and achievability is unknown because access will be required via THA10 and THA8. These sites are in a different land ownership. The site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham. Access required via THA10 and THA8. Links should be provided through the site to THA8 and THA10. Improvements along Thatcham Northern Distributor Road required including improvements to junctions at both ends where it meets the A4. Surface water flood flow route through parts of site. Attenuation measures necessary. Limited potential for infiltration due to high ground water on the northern part of site. This may reduce develop There are a number of factors which would need to be investigated further to confirm that the site is developable - concerns development will impact upon the AONB. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required. Transport Assessment also required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable	Change in Local Planning Policy required and no emerging Allocation
THA7	Land off Hebden Close, Keighley Close & Glaisdale, Thatcham	Availability and achievability is unknown as the owner does not own the land between the site and the adopted highway. Agreement would need to be obtained to enable access. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adverse impact on nature conservation as the entire site is covered by a Local Wildlife Site designation. There is no access to the site. Marshy nature of ground (ground is peaty), and despite being in Flood Zone 1 with negligible risk of groundwater flooding, the land is susceptible to seasonal flooding.	Not developable within the next 15 years	Not developable and/or deliverable

THA8	Harts Hill Farm, Floral Way, Thatcham, RG18 4NW	<p>The site is available (in single ownership) and achievability is unknown because the site forms part of a wider site known as 'North East Thatcham' (THA20). Infrastructure delivery needs consideration if site is considered as part of wider site. The build out rate could depend on delivery with the other sites in North East Thatcham. Only parts of the site are suitable due to substantial attenuation measures required to deal with surface water flood flows. In addition ancient woodland adjoins part of site boundary and buffers will be required. There are a number of factors which would need to be investigated further to confirm that the site is developable - concerns that development will impact upon the setting of the AONB. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required. Transport Assessment would be required with area wide traffic modelling included. High risk of adverse nature conservation impacts, and further ecological studies required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>	Potentially developable in part	Flood Risk
THA9	Land at Lower Way Farm, Thatcham, RG19 3TL	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Part of site at risk of flooding (within Flood Zone 3a) and this will limit the developable area. There are a number of factors which would need to be investigated further to confirm that the site is developable - concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Landscape assessment required. High risk of adverse nature conservation impacts. Further ecological studies required. Odours from the sewage works could impact upon the quality of life for future residents. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change</p>	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		to the settlement boundary.		
THE1	*CHANGE IN USES PROMOTED* Whitehart Meadow, High Street, Theale	The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. Not all of the site is suitable for development - the site is adjacent to the AONB, and Landscape Sensitivity and Capacity Assessment concludes that development could only be accommodated on the north western part of the site. In addition a small part of the site is within Flood Zone 2. There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines. A Transport Assessment will be required with nearby junctions modelled to determine impact and capacity. Further ecological surveys will also be required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
THE10	Land at Wigmore Lane, Theale	Site automatically excluded due to location within the functional flood zone (Flood Zone 3b).	Not developable within the next 15 years	Not developable and/or deliverable
THE11	*NEW SITE* Whitehart Meadow, High Street, Theale	The site is available (in single ownership, and the owner is a developer) however, there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that the site is not suitable for the development of office or other large-scale industrial buildings for employment uses. Development over the whole site would create coalescence of Theale with Calcot, and erode their separate identities. Large scale buildings would negatively impact on its semi-rural settlement character. This would also impact on the AONB. Further information required on a number of matters, including ecology, flooding, and highways.	Not developable within the next 15 years	Not developable and/or deliverable

THE2	Theale Primary School, Church Street, Theale	The site is available (in single ownership) and potentially achievable as the land is owned by West Berkshire Council and is available subject to Council resolution. The site is located within the settlement boundary of Theale whereby there is a presumption in favour of development. Further information required on a number of matters, including heritage and ecology, before a robust decision can be made.	Potentially developable	Development Commenced
THE3	Station Plaza, Station Road, Theale, RG7 4AQ	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. The majority of the site lies within Flood Zone 3a. The site has been promoted for a mix of uses, including residential. A residential use would be unsuitable within Flood Zone 3a. Site is in an existing Protected Employment Area (PEA), and residential development on the site would be contrary to the spatial strategy and existing settlement form and pattern. Allocation would result in the loss of employment land and would be dependent on a review of the PEAs through the Local Plan Review. Further information required on a number of matters, including flood risk and ecology, before a robust decision can be made.	Potentially developable in part	Flood Risk
THE4	Kuehne & Nagel Distribution Centre, Brunel Road, Theale, RG7 4XE	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. The majority of the site lies within Flood Zone 3a. Site is in an existing Protected Employment Area for B1c/B2/B8 uses. The site is therefore not being considered further for mixed use development, but for industrial use only as per existing permission.	Potentially developable	Not promoted for Residential development
THE5	Theale Marina, West of Station Road, Theale	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - 97% of the site falls within the functional flood plain.	Not developable within the next 15 years	Not developable and/or deliverable
THE6	Theale Rail Depot, south of Bath Road (A4) and north	The site is available (in single ownership), however there are constraints which mean the site is unlikely to be suitable within the next 15 years - 94% of the site falls within	Not developable within the next	Not developable and/or

	railway line, Theale	the functional flood plain. Access issues and development would impact upon local highway capacity.	15 years	deliverable
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5SB	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. Only parts of the site are suitable - a Landscape Sensitivity and Capacity Assessment prepared in September 2021 concluded that development across the western part of the site could be considered further subject to mitigation measures. In addition part of the site falls within Flood Zone 2 and this area has shown to have flooded in the past. Residential development should be avoided in this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines. Further information required on a number of matters, including highways and ecology, before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
THE8	*CHANGE TO USE PROMOTED* Land adjacent J12 of M4, Theale	The site is available (in single ownership, however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that if the site was developed, either in whole or in part, it would compromise the setting of Theale and its separate identity and character from Calcot. It is therefore recommended the site is not developed for employment uses.	Not developable within the next 15 years	Not developable and/or deliverable
THE9	Meadow Way, Theale, RG7 4AX	Availability and achievability are unknown - the site is in multiple ownership and it is unknown if all the owners support the development of the site. There is a high risk of contamination which could result in cost factors. The site is located within the settlement boundary whereby there is a presumption in favour of development. Further information required on a number of matters, including ecology, flooding,	Potentially developable	Refer to Site Assessment Report



		heritage assets, and reprovision of parking, before a robust decision can be made.		
TID1	Land to the west of Tidmarsh Road, Tidmarsh, Pangbourne	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the whole site is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	Availability and achievability are unknown as there is a covenant on the site which may restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	Potentially developable	Refer to Site Assessment Report
TIL13	Land at Pincents Lane, Tilehurst	The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is located adjacent to the settlement boundary. Development of the whole site would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern, and character. Allocation would be dependent on the outcome of further landscape capacity work. High risk of adverse nature conservation impacts. Further ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	The site is potentially available and potentially achievable - the site is in single ownership and to a development management company. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Council's Highways	Not developable within the next 15 years	Not developable and/or deliverable

		Team has raised concerns regarding access and the impact that development would have on local highway capacity, and they do not support the site. The area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Potential for impact upon the AONB.		
TIL15	Land east of Sulham Hill between Barefoots Copse & Cornwell Copse, Sulham Hill, Tilehurst	The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Concern would cause harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is an easement granting access, however the promoter has advised that this can be accommodated with the design of a proposed development. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edge. Concern that development would cause harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is a blanket Tree Preservation Order which covers the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Development would result in harm to the	Not developable within the next 15 years	Not developable and/or deliverable

		AONB.		
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL19	*NEW SITE* Calcot Park Golf Club, Calcot, Reading	Availability and achievability are unknown as the promoter has not disclosed whether there are any legal issues. The site is located within the settlement boundary whereby there is a presumption in favour of development. There is a blanket Tree Preservation Order across the site, and trees covers much of the site apart from a small area to the south west of the site. Development would result in the loss of green infrastructure and no details have been provided of any re-provision.	Potentially developable in part	Refer to Site Assessment Report
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	Availability and achievability are unknown as there is a covenant on the site which may restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	Potentially developable	Refer to Site Assessment Report
TIL3	Westwinds, New Lane Hill, Tilehurst, RG30 4JN	Availability and achievability are unknown as there is a covenant on the site which may restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	Potentially developable in part	Refer to Site Assessment Report
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which	Not developable within the next 15 years	Not developable and/or deliverable

		mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB. It would also be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.		
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5SB	The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors. Only parts of the site are suitable - a Landscape Sensitivity and Capacity Assessment prepared in September 2021 concluded that development across the western part of the site could be considered further subject to mitigation measures. In addition part of the site falls within Flood Zone 2 and this area has shown to have flooded in the past. Residential development should be avoided in this area. There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines. Further information required on a number of matters, including highways and ecology, before a robust decision can be made. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.	Potentially developable in part	Flood Risk
THE8	*CHANGE TO USE PROMOTED* Land adjacent J12 of M4, Theale	The site is available (in single ownership, however there are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity and Capacity Assessment has concluded that if	Not developable within the next 15 years	Not developable and/or deliverable

		the site was developed, either in whole or in part, it would compromise the setting of Theale and its separate identity and character from Calcot. It is therefore recommended the site is not developed for employment uses.		
THE9	Meadow Way, Theale, RG7 4AX	Availability and achievability are unknown - the site is in multiple ownership and it is unknown if all the owners support the development of the site. There is a high risk of contamination which could result in cost factors. The site is located within the settlement boundary whereby there is a presumption in favour of development. Further information required on a number of matters, including ecology, flooding, heritage assets, and reprovision of parking, before a robust decision can be made.	Potentially developable	Refer to Site Assessment Report
TID1	Land to the west of Tidmarsh Road, Tidmarsh, Pangbourne	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development of the whole site is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	Availability and achievability are unknown as there is a covenant on the site which may restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	Potentially developable	Refer to Site Assessment Report
TIL13	Land at Pincents Lane, Tilehurst	The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. The site is located adjacent to the settlement boundary. Development of the whole site would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern, and character. Allocation would be dependent on the outcome of further landscape capacity work. High risk of adverse nature conservation impacts.	Potentially developable in part	Change in Local Planning Policy required and no emerging Allocation

		Further ecological surveys required. Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.		
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	The site is potentially available and potentially achievable - the site is in single ownership and to a development management company. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the Council's Highways Team has raised concerns regarding access and the impact that development would have on local highway capacity, and they do not support the site. The area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Potential for impact upon the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
TIL15	Land east of Sulham Hill between Barefoots Copse & Cornwell Hill, Sulham Hill, Tilehurst	The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. Concern would cause harm to the natural beauty and special qualities of the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	The site is potentially available and potentially achievable - the site is in single ownership, and there is an option agreement with a developer. However there is an easement granting access, however the promoter has advised that this can be accommodated with the design of a proposed development. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area has a strong rural character, and sense of tranquillity and wooded setting which is	Not developable within the next 15 years	Not developable and/or deliverable

		especially valued given the close proximity of the urban edge. Concern that development would cause harm to the natural beauty and special qualities of the AONB.		
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - there is a blanket Tree Preservation Order which covers the site. Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. Development would result in harm to the AONB.	Not developable within the next 15 years	Not developable and/or deliverable
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL19	*NEW SITE* Calcot Park Golf Club, Calcot, Reading	Availability and achievability are unknown as the promoter has not disclosed whether there are any legal issues. The site is located within the settlement boundary whereby there is a presumption in favour of development. There is a blanket Tree Preservation Order across the site, and trees covers much of the site apart from a small area to the south west of the site. Development would result in the loss of green infrastructure and no details have been provided of any re-provision.	Potentially developable in part	Refer to Site Assessment Report
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	Availability and achievability are unknown as there is a covenant on the site which may restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	Potentially developable	Refer to Site Assessment Report
TIL3	Westwinds, New Lane Hill, Tilehurst,	Availability and achievability are unknown as there is a covenant on the site which may	Potentially developable in	Refer to Site Assessment

	RG30 4JN	restrict against development. The site is located within the settlement boundary whereby there is a presumption in favour of development. Character of the area is detached houses set within in large plots. Any redevelopment would need to consider this, as well as the adjacent Conservation Area and Listed Buildings	part	Report
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would result in harm to the AONB. It would also be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
TIL7	Land west of Little Heath Road, Tilehurst (Area 2)	The site is potentially available and potentially achievable - the site is in single ownership and an option agreement with a developer is being drawn up. However there is a tenancy agreement in place on the site that allows the equestrian use of the site, and this can be terminated within a 12 month period. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would also be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	Not developable within the next 15 years	Not developable and/or deliverable
WEL1	Land Opposite Fairbank Between Cedar House, The	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation	Not developable within the next	Not developable and/or



	Lythe and Rectory Cottages, Wickham	or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team.	15 years	deliverable
WOK1	Bloomfield Hatch Farm, Bloomfield Hatch, Mortimer, RG7 3AD	The site is potentially available (the site is owned by West Berkshire Council and its availability is subject to Council resolution) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK2	Pierces Farm, Goodboys Lane, Mortimer, RG7 3AH	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK3	East Lodge, Goodboys Lane, Wokefield Park, Mortimer, RG7 3AE	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WOK4	Land at Grazeley	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - it is within the AWE Aldermaston Detailed Emergency Planning Zone whereby there are restrictions around new residential development.	Not developable within the next 15 years	Not developable and/or deliverable
WW1	Land to the east of 1 Westfields Cottage, West Woodhay,	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation	Not developable within the next	Not developable and/or

	RG20 0BW	or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary. Development would not be appropriate in the context of the settlement form and therefore is not encouraged.	15 years	deliverable
WW2	Land west of 6 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - adoptable access cannot be achieved, and the site is not supported by the Council's Highways Team. The area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW3	Land west of 7 Westfields Cottage, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW4	Land between 2 & 3 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable
WW5	Land west of 4 The Green, West Woodhay, RG20 0BW	The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the area is not within or adjacent to a settlement boundary, and development would not be appropriate in the context of the settlement form and therefore is not encouraged.	Not developable within the next 15 years	Not developable and/or deliverable

**APPENDIX 2: LIST OF SITES FROM FIVE YEAR HOUSING LAND SUPPLY DOCUMENT AND ADOPTED OR EMERGING LOCAL PLAN ALLOCATIONS ASSESSED WITHIN THE SEQUENTIAL TEST**

HSA DPD Policy Reference	Site Name	Planning Application References	Council's Assessment of deliverability	Total allocation	Dwellings in 5YHLS	Sequential Test Reason for Discounting
HSA1	Land North of Newbury College, Monks Lane	19/00669/OUTMAJ 20/00346/RESMAJ 23/01732/OUTMAJ	<p><b>Available:</b> Yes - no existing uses on site</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievable:</b> Site granted outline permission (19/00669/OUTMAJ) in August 2019.</p> <p>Reserved Matters application (20/00346/RESMAJ) approved in January 2021.</p> <p>Site owned by a developer.</p> <p>An outline planning application (with additional land) for up to 31 dwellings (23/01732/OUTMAJ) was submitted in July 2023 and pending determination.</p> <p>As the revised scheme for 31 dwellings is still pending determination, the site is not currently considered deliverable within the five year period until the application is determined, although delivery within this period is likely.</p>	16	0	Not deliverable
HSA2	Land at Bath Road, Speen	17/02092/OUTMAJ 17/02093/OUTMAJ 22/01235/RESMAJ <sup>1</sup>	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> 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.</p> <p>Reserved matters application for 93 dwellings (22/01235/RESMAJ) was submitted in 17 May 2022 and pending determination. Application 17/02093/OUTMAJ for 14 units on part of the site off Lambourn Road was approved in 18 February 2020.</p> <p>Although the site is located within the River Lambourn Nutrient Neutrality Zone, it has been confirmed in November 2023 that the wastewater would be treated at Newbury wastewater treatment work and therefore no effects on the River Lambourn SAC. As a result, the requirements on nutrient mitigation has been resolved. Given that the site is owned by a developer, has an outline planning permission and firm progress has been made towards approval of reserved matters, there is clear evidence that housing completions will begin on site within 5 years, including the 11 dwellings where there is a full planning permission.</p> <p>The developer anticipates commencement in July 2024 with completions between 2024/25 and 2028/29.</p>	100	100	Refer to Site Assessment Report
HSA3	Coley Farm, Stoney Lane	16/01489/OUTMAJ 20/00604/FULEXT	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> Site has outline planning permission (16/01489/OUTMAJ) that was granted in Sept 2017.</p> <p>Reserved matters application 20/00604/FULEXT approved June 2021.</p> <p>The site is owned by a developer.</p>	75	75	Refer to Site Assessment Report

<sup>1</sup> Since West Berkshire Council wrote their Five-Year Land Supply Report February 2024 and where they considered the site undeliverable, the application was approved in March 2024 and is therefore now considered to be deliverable in the five year period.

			Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commenced on site in June 2023, it is realistic that all dwellings will be delivered within the 5 year period.			
HSA4	Land West of New Road, North Pyle Hill	18/00529/FULEXT	Site fully built out in 2022/23.	36	25	Completed
HSA4	Land to the North of Pinchington Lane, Greenham, Newbury	17/01096/OUTMAJ 20/02546/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Site granted outline permission (17/01096/OUTMAJ) in January 2018. Reserved Matters application 20/02546/RESMAJ approved February 2021.  Developer did not respond to the Council's request for information. Given that the site has full planning permission and the development has commence on site in September 2022, it is realistic that all dwellings will be delivered within the 5 year period.	157	157	Under Construction
HSA5	Land at Lower Way, Thatcham	18/00964/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Full planning application 18/00964/FULEXT for 91 dwellings approved in January 2023.  Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in October 2023, it is realistic that all dwellings will be delivered within the 5-year period.	85	91	Under Construction
HSA6	Land at Poplar Farm	No Planning Permission	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> At the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.  The site does not have planning permission and no planning applications have ever been submitted. In light of this, the fact that no one landowner has overall control of the site, and the issues around financial viability, it is considered that it is not possible to demonstrate that the site is still deliverable.  The allocation is proposed to be removed from the Local Plan Review.	10-20	0	Not deliverable
HSA7	St Gabriel's Farm, The Ridge, Cold Ash	16/02529/OUTD19/008 32/REM21/01203/REM2 2/00928/REM	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Outline planning application 16/02529/OUTD for 5 dwellings approved October 2017. Reserved matters 19/00832/REM refused May 2020 and allowed on January 2021. Reserved matters 21/01203/REM refused Jul 2021 and allowed on appeal January 2022. Site was fully built out in September 2023. The allocation is now proposed to be removed from the LPR as the site has been built out.	5	5	Completed
HSA9	Stonehams Farm, Tilehurst	19/00344/COMIND 21/01216/COMIND	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Full planning application 21/01216/COMIND for 64 bed care home approved in August 2021. Development has commenced in September 2022.  Site now included in table for communal accommodation.	0	0	Not residential
HSA10	Stonehams Farm, Tilehurst	16/01223/OUTMAJ 19/00718/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Outline planning application for up to 66 units (16/01223/OUTMAJ) approved in Dec 2016. Reserved matters application (19/00718/RESMAJ) approved in June 2019. The site is owned by a developer.  Work commenced on site in 2021 with completions anticipated in 2023/24.	60	50	Under Construction

			The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction			
HSA11	72 Purley Rise, Purley on Thames	18/00878/OUTMAJ 21/00776/RESMAJ 21/00928/RESMAJ 21/00941/RESMAJ 21/00946/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Outline planning application (18/00878/OUTMAJ) for up to 29 dwellings approved May 2019. Reserved matters application (21/00776/RESMAJ) approved in 4 February 2022.  Developer did not respond to the Council's request for information. Given that the site has full planning permission and development has commenced in 2023, it is realistic that all dwellings will be delivered within the 5 year period	35	29	Refer to Site Assessment Report
HSA12	Land adjacent to Junction 12	19/01544/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Full application 19/01544/FULEXT for 199 dwellings approved February 2020. Development commenced in August/September 2020 and phasing used is that anticipated by developer. The allocation is now proposed to be removed from the LPR as the site has planning permission and development is under construction.	150-200	97	Under Construction
HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	23/00117/OUTMAJ (Pending determination)	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Outline planning application for restaurant/pub and 28 residential units (17/02904/OUTMAJ) refused in June 2018. Appeal dismissed in Mar 2019.  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, submitted in December 2022 and pending determination and completion of S106 agreement.  At the current time no planning application has been permitted. As such, the site is not currently considered deliverable within the five year period.	35	0	Not deliverable
HSA14	Field between A340 & The Green, Theale	19/01172/OUTMAJ 23/00790/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> 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.  Developer anticipates that development could commence in late autumn / early winter in 2023 with completions by 2026/27.	100	0	Refer to Site Assessment Report
HSA15	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	18/02485/OUTMAJ 22/00325/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD <b>Achievability:</b> Outline planning application 18/02485/OUTMAJ approved in December 2019. Reserved matters 22/00325/RESMAJ approved in July 2022.  Work has commenced on site in 2022/23 with build out between 2024/25 and 2025/26.	100	100	Under construction
HSA16	Land opposite 44 Lamden Way	16/01685/OUTMAJ 19/00772/RESMAJ 22/00244/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD. <b>Achievability:</b> Phase 1 for 28 dwellings - Outline planning application for 28 dwellings (16/01685/OUTMAJ) approved Nov 2018. Reserved matters approved August 2019. Development completed in 2021/22. Phase 2 for 32 units - Planning permission (22/00244/FULEXT) was allowed on appeal (APP/W0340/W/22/3312261) in August 2023. Currently subject to Judicial Review so no work on site will commence until that is resolved. Given that the site has full planning permission, it is realistic that all dwellings will be delivered within the 5 year period. Phasing used is that anticipated by developer	60	32	Refer to Site Assessment Report
HSA17	Land to the north of A4, Woolhampton	16/01760/OUTMAJ 18/00997/RESMAJ 19/00772/RESMAJ	Site fully built out in 2022/23	30	2	Completed
HSA18	East of Salisbury Road, Hungerford	16/03061/OUTMAJ 19/01406/RESMAJ	Site fully built out in 2022/23.	100	66	Completed

HSA19	Land adjoining Lynch Land, Lambourn	No Planning Permission	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> The site is owned by a developer, developer anticipates that planning application is likely to be submitted in early 2024. 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 the River Lambourn Nutrient Neutrality Zone.</p>	60	0	Not deliverable
HSA20	Land at Newbury Road, Lambourn	20/00972/FULMAJ 22/00277/FULMAJ (pending determination)	<p><b>Available:</b> Yes - no existing uses on site</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> Full application 20/00972/FULMAJ for 8 dwellings approved September 2021.</p> <p>This site is also subject of a pending planning application for 5 dwellings (22/00277/FULMAJ) submitted in February 2022.</p> <p>Agent reports that the site is under offer by a developer.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone. The site is also subject to a subsequent planning application for 5 dwellings. As the proposed development is small in scale, short term mitigation solutions would possible to achieve nutrient neutrality. Therefore it is likely that site will be deliverable within the five year period. However, in light of the additional mitigation work required, the Council takes a more cautious approach to phase the site later in the 5 year period.</p>	5	0	Not deliverable
HSA22	Land off Stretton Close, Bradfield Southend	17/03411/OUTMAJ 20/02410/RESMAJ	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> Outline planning application 17/03411/OUTMAJ recommended for approval by officers but refused at committee due to encroachment into landscape buffer. Appeal allowed in February 2019. Reserved matters application 20/02410/RESMAJ approved January 2021.</p> <p>Site was fully built out in August 2023.</p> <p>The allocation is now proposed to be removed from the LPR as the site has been built out.</p>	10	11	Completed
HSA23	Pirbright Institute Site, High Street, Compton	20/01336/OUTMAJ	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> Outline application 20/01336/OUTMAJ for up to 160 homes approved in planning committee in Feb 2022, subject to s106 agreement.</p> <p>Developer did not respond to the Council's request for information.</p> <p>As progression towards reserve matters application is uncertain and depends on the appointment of a developer, there is currently insufficient confidence as to the timing of this. 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 application be progressed.</p>	140	0	Not deliverable
HSA24	Land off Charlotte Close, Hermitage	20/00912/FULEXT	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievable:</b> Full planing application 17/01144/FULEXT for 40 dwellings refused October 2017. Dismissed at appeal December 2018. Full application 20/00912/FULEXT for 16 dwellings approved in October 2021.</p> <p>Site owned by a developer.</p> <p>Given that the site has full planning permission, it is likely that all dwellings will be delivered within the 5 year period. However, as the site is located within the River Lambourn Nutrient Neutrality Zone, it is likely that there will be a delay to commence development due to discharging conditions relating to nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely.</p>	15	0	Surface Water Flood Risk

HSA25	Land to the south east of the Old Farmhouse	17/03290/OUTMAJ 19/02993/OUTMAJ 21/02923/RESMAJ (pending determination)	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in Housing Site Allocations DPD</p> <p><b>Achievability:</b> 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 on appeal in September 2021.</p> <p>Reserved matters application (21/02923/RESMAJ) submitted in November 2021 and pending determination.</p> <p>The site is located within the River Lambourn Nutrient Neutrality Zone and is subject to reserved matters approval. It is likely that there will be a delay to approve the reserved matters application due to requirements on nutrient mitigation.</p> <p>At the current time the Council is still in the process of working on strategic solutions for achieving nutrient neutrality, therefore the Council takes a more cautious approach to consider the site not deliverable within the five year period until a suitable mitigation strategy is in place, although delivery within the five year period is likely</p>	10	0	Not deliverable
HSA26	Land East of Layland's Green Kintbury	16/02191/OUTMAJ17/0336/FULEXT	Site fully built out	10	0	Complete
Stratfield Mortimer Neighbourhood Development Plan	Land to the south of St John's School, The Street, Mortimer	03004/OUTMAJ 19/01715/RESMAJ 21/02347/RESMAJ 22/01422/RESMAJ	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Yes. Site allocated in adopted neighbourhood plan.</p> <p><b>Achievability:</b> 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 in 2022/23.</p> <p>Phase 3 (52 units) commenced in November 2023.</p> <p>Phasing used is that ant</p>	110	58	Under Construction
Core Strategy	Sandleford Park West	18/00828/OUTMAJ 23/01585/OUTMAJ (pending determination)	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Allocated site in adopted Core Strategy</p> <p><b>Achievable:</b> Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total. Outline planning permission (18/00828/OUTMAJ) for 500 units and outline planning permission (23/01585/OUTMAJ) for 360 units awaiting decision.</p> <p>At the current time planning application has not been approved. As such, the site is not currently considered deliverable within the five-year period.</p>	500	0	Not deliverable
Core Strategy	Newbury Racecourse	14/03109/OUTMAJ 14/03377/RESMAJ	<p><b>Available:</b> Yes. Development under construction</p> <p><b>Suitable:</b> Allocated site in adopted Core Strategy</p> <p><b>Achievable:</b> Western and central parcels complete. Final phase (eastern parcel of 713 dwellings) under construction. Phasing based on latest information available from David Wilson Homes.</p> <p>Developer anticipated that 353 dwellings will be completed by June 2024, and the remaining 249 dwellings by Summer 2029.</p> <p>There is a reserved matters application (23/01100/RESMAJ) proposed to reduce the overall total number of dwellings across Eastern Parcel from 713 to 602 dwellings. As this application is still pending determination, reduction in housing numbers will be taken into account when the permission is approved.</p>	465	206	Under Construction
Core Strategy	Sandleford Park East	Appeal decision (APP/W0340/W/20/3265460) is allowed in 6 May 2022, and planning permission	<p><b>Available:</b> Yes</p> <p><b>Suitable:</b> Allocated site in adopted Core Strategy</p> <p><b>Achievable:</b> Adopted SPD. Anticipated that the whole allocated site (east and west) will deliver approximately 1,500 homes in total.</p>	1080	150	Not deliverable

		granted subject to conditions. Applications refused: 15/02300/OUTMAJ 16/00106/OUTMAJ 16/03309/OUTMAJ	Outline planning permission (20/01238/OUTMAJ) for 1,000 units and 80 extra care housing units (C3) refused in Oct 2020 and allowed on appeal (APP/W0340/W/20/3265460) in May 2022, subject to conditions.  First application for the approval of reserved matters is anticipated in 2024 by developer. Given that the site has an outline planning permission and firm progress has been made towards submission of reserved matters including site assessment works, discharge of conditions and drafting of a planning performance agreement (23/01562/PPA), there is clear evidence that housing completions will begin on site within 5 years.  Developer anticipated to start on site in 2025, with first delivery in 2025/26, however in light of the scale of the site and associated discharge of conditions required, the suggested phasing has been moved back by a year.			
	Manor House, Church Street	09/00744 08/11099 08/01099	<b>Available:</b> Yes <b>Suitable:</b> Yes, full planning permission granted <b>Achievable:</b> Site partly complete but two remaining units have been outstanding for some years. Remaining units therefore not considered deliverable within the 5 year period.		0	Not deliverable
	Beansheaf Farm, Bourne Close	16/02330/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Full planning permission granted in March 2018. Applications for discharge of conditions have been approved. <b>Achievable:</b> Site is expected to be fully built out in 2023/24.		167	Under construction
	Sterling Industrial Estate	15/00319/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. The site has full planning permission <b>Achievable:</b> The site is owned by a developer. No indication that this site cannot be viably developed. Site is under construction in 2022/23.		72	Under construction
	Land to rear of 1-15 The Broadway (Bayer site)	14/00146/OUTMAJ 17/01999/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> The site has outline and reserved matters permission. Reserved matters application approved Aug 2017. <b>Achievable:</b> The site is owned by a developer. A certificate application (20/02016/CERTE) is approved in Oct 2020 in order to confirm that lawful commencement of outline planning permission 14/00146/OUTMAJ has been made.  Developer did not respond to the Council's request for information. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period. However, due to the fact that the application for modification of S106 is still pending determination, the Council has applied a more cautious build out programme and has pushed delivery back by one year.		0	Under construction
	Land off Faraday and Kelvin Road	12/00772/XOUTMA 19/00278/RESMAJ	<b>Available:</b> Some existing uses on the site <b>Suitable:</b> Yes. The site has outline and reserved matters permission. Application to amend conditions to allow phasing approved. Reserved matters application approved May 2019. <b>Achievable:</b> The permission is confirmed to be extant in 2021 by virtue of the setting out of the road, reduced level dig (excavation) and backfilling. However, leases may impact on timing and viability. Site therefore not considered deliverable within the 5 year period.		0	Not deliverable
	Market Street	16/00547/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Identified in Newbury Vision and adopted SPD. The site has full planning permission. <b>Achievable:</b> Application approved 11 April 2017. Replacement bus station opened late 2018 and construction commenced in June 2019. 2 dwellings were completed at March 2023. 156 dwellings are expected to be completed in Summer 2023. 42 dwellings are expected to be completed in Autumn 2023.		200	Under construction
	1 West Street	18/00207/OUTMAJ 20/01568/RESMAJ	Permission lapsed in 2022/2		0	Lapsed
	Westminster House, Bath Road	19/02140/FULMAJ	<b>Available:</b> Yes <b>Suitable:</b> Yes. The site has full planning permission. <b>Achievable:</b> Site is under construction in 2022/23, anticipated completion in 2023/24.		13	Under construction
	Comfort Inn And Land To	22/00117/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. The site has full planning permission.		26	Under construction



	The South West , Bath Road, Padworth		<b>Achievable:</b> The site is owned by a developer. No indication that this site cannot be viably developed.			
	Land adjacent to Hilltop, Donnington: East	14/02480/OUTMAJ 18/03061/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Outline Planning permission for up to 401 homes granted on appeal March 2017. <b>Achievable:</b> Reserved matters 18/03061/RESMAJ approved October 2020 for 222 dwellings on western part of site. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.		208	Under construction
	Land adjacent to Hilltop, Donnington: West	14/02480/OUTMAJ 20/00047/RESMAJ	<b>Available:</b> Yes <b>Suitable:</b> Outline Planning permission for up to 401 homes granted on appeal March 2017. <b>Achievable:</b> 20/00047/RESMAJ approved December 2020 for 179 dwellings on eastern part. Given that the development has commenced it is realistic that all dwellings will be delivered within the 5 year period.		166	Under construction
	Crookham House Crookham Hill Crookham Common	13/01637/FULMAJ 21/00381/FULMAJ	Site fully built out in 2022/23.		2	Completed
	Lakeside	04/01219/FULMAJ 15/02842/OUTMAJ 20/00663/RESMAJ 22/01933/RESMAJ (9 dwellings) 21/03256/RESMAJ (290 dwellings)	<b>Available:</b> Yes <b>Suitable:</b> 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 March 2017. Included within amended settlement boundary in HSA DPD.  Reserved matters 21/03256/RESMAJ for 290 units including 70 extra care units, 119 apartments and 101 houses approved in March 2023. 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.  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.  <b>Achievable:</b> Phase 1 comprising 9 units have commenced. Developer anticipated that development on the wider site is expected to commence in January 2024 with first delivery in 2023/24. Whilst this is possible, a more cautious approach to the projections has been applied and the suggested phasing has been moved back by a year.		2	Under construction
	19 and 19A High Street	18/03209/FULEXT	<b>Available:</b> Yes <b>Suitable:</b> Yes. The site has full planning permission. <b>Achievable:</b> Site is under construction in 2022/23 and is expected to be fully built out in 2024/25.		15	Under Construction
	Emerald House, Newbury Business Park	18/00631/PACOU 18/02279/PACOU	Site fully built out in 2022/23.		0	Site fully built out in 2022/23.
	Bayer House, Strawberry Hill	18/01904/PACOU 23/00115/FULMAJ	<b>Achievable:</b> Development has commenced in 2022/23. Full planning permission (23/00115/FULMAJ) for external alterations associated with Prior Approval 18/01904/PACOU permitted in 24 October 2023. Completions anticipated in 2023/24 and 2024/25.		191	Under construction
	Bloor Homes, Southern River View House, Newbury Business Park	22/00536/FUL	<b>An alternative scheme (22/00536/FUL – Change of use of vacant office building (Class E) to education use (Class F1) and associated works to curtilage, including multi-use games area, car parking and fencing (No external alterations to the building) has been built out in July 2023.</b>		0	Not residential use
	James Butcher House, 39 High Street	19/00283/PACOU	Site fully built out in 2022/23.		0	Site fully built out in 2022/23.

**APPENDIX 3: LIST OF MINOR SITES ASSESSED WITHIN THE SEQUENTIAL TEST (NOT INCLUDING THOSE ALREADY MARKED AS COMMENCED OR COMPLETED BY THE COUNCIL)**

Site Name	Planning Application References	Description of development	Total Net dwellings	Sequential Test Reason for Discounting
The Cedars School, Church Road, Aldermaston	21/02294/FULD	Change of use from D1 School to C3 residential to include minor building alterations and external work. Detached carport and store.	1	
The Grotto Lower Basildon Reading Berkshire RG8 9NE	17/00186/COM IND	Conversion and refurbishment of existing listed residential building into 53 bedroom boutique hotel and private members club including Coach House extension, boathouse, detached spa facility with outdoor swimming pool and enabling development in the form of 6 detached lodge units and 2 x 4 bedroom family houses.	0	Commenced or expired
Maple Corner Maple Lane Upper Basildon Reading RG8 8PF	19/02947/FULD	New 4 bed dwelling to the side garden of Maple Corner including new access, hardstanding and landscaping.	1	

Garlands, Pangbourne Road, RG8 8LN	22/00463/FULD	Construct 4-bed detached house in front garden of Garlands with access to the Pangbourne Rd	1	
Apton Ashampstead Road Upper Basildon Reading West Berkshire RG8 8NS	22/02336/FULD	Replacement dwelling and garage following the demolition of existing chalet style bungalow and garage.	1	
3 And 4 Stanmore, Beedon RG20 8SR	14/02775/FULD	Demolition of existing residential building and replacement with 2 semi-detached dwellings with associated parking.	1	Commenced or expired
Britwell Farm Oxford Road Chieveley Newbury Berkshire RG20 8RU	18/03151/PIP 20/01491/TDC	Application for Permission in Principle for residential development for a maximum of 4 dwellings.  Technical Details consent application for: Residential Development of four dwellings	4	Commenced or expired
42 - 43 Beedon Hill Beedon Newbury	22/02922/FUL	Partially Retrospective: Conversion of 42 and 43 Beedon Hill from two dwellings into one including first floor roof alterations, internal alterations on ground and first floor, and replacement of external porch along with enlarged front door.	0	No net increase in dwellings
Northway Porsche Grange Place Grange Lane Beenham Reading RG7 5PT	19/03096/FUL	Change of use of dwelling to offices for Northway Porsche	0	No net increase in dwellings
Hewins Wood House Bradfield Reading Berkshire RG7 6DH	19/00829/FUL MAJ	Change of use and conversion of redundant commercial buildings to create four new dwellings.	4	Commenced or expired
Land Rear Of Alder House Westbrook Newbury RG20 8DJ	20/02680/FULD	Full planning permission for the erection of a single detached dwelling with garage, together with access and landscaping (Plot 4 Former Knapps Farm).	1	
Poltava, Stanford Road, Bradfield Southend	17/03286/FULD 20/01431/FUL	Erection of new detached one and half storey dwelling on garden land adjacent to Poltava, demolition of existing outbuilding, erection of new detached garage and provision of parking. Sub-division of plot.	1	Commenced or expired
Doctors Surgery Cock Lane Bradfield Southend Reading RG7 6HN	20/00644/OUT	Outline application for demolition of existing surgery and erection of two detached dwellings with associated parking spaces. Matters to be considered: Access and Layout	2	Commenced or Expired no reserved matters submitted
Orchard Lodge, Tutts Clump, RG7 6JX	22/01874/FULD	Demolition of existing house, rear and side outbuildings, erection of replacement dwelling and cycle store.	0	No net increase in dwellings
Sheardon Pudding Lane Brightwalton Newbury Berkshire RG20 7BY	15/03083/FULD	Erection of replacement dwelling following demolition of existing with associated parking and landscaping and private amenity space,	0	No net increase in dwellings
Land at The Osiers Brimpton Road Brimpton Reading Berkshire RG7 4SL	19/01948/FULD	Erection of a new detached 3 bedroom house	1	Commenced or expired
Washoe Lodge Brimpton Lane Brimpton Reading RG7 4TL	20/01825/FULD	Demolition of existing buildings and erection of four detached dwellings and associated access and turning.	3	
5 The Willows Brimpton Reading West Berkshire RG7 4GY	21/02055/FULD 22/00303/FULD	Demolition of the existing dwelling and detached garage and replacement with a 2 storey, part single storey, 5 bedroomed dwelling with a basement plus a detached single storey garage and associated works (amendment to 21/02055/FULD)	0	No net increase in dwellings
69 Roundfield Upper Bucklebury Reading Berkshire RG7 6RB	16/01548/FULD 19/00242/FULD	Proposed new dwelling and new front dormer to existing dwelling. New front vehicular access for shared off road parking.	1	Commenced or expired
Peachs Garage, Long Grove, Upper Bucklebury	20/00610/FUL	Conversion of ground floor of existing building to provide 4 no. residential units and associated development including parking, outdoor amenity space, landscaping and external alterations. Removal of existing canopy, signage and glazed shopfront.	4	
Broad View Farm The Ridge, Cold Ash, RG18 9HX	21/03191/FULD	Replacement of existing dwelling.	1	Replacement of existing dwelling no net
Red Kite House Reading Road Burghfield Common Reading Berkshire RG7 3BH	19/03062/FULD	Change of use from guest house to seven self-contained duplex units with associated parking.	7	Commenced or expired
The Old Manor White House Green	19/00895/FULD	Conversion of the former stable block into a single dwelling and associated works.	1	Commenced or expired

Sulhamstead Reading Berkshire RG7 4EA				
Barn 80m South East Of Manor Farm, RG20 7EG	15/03199/FULD	Adaptation and change of use of existing buildings to provide two new dwellings with associated work spaces and garaging. Demolition of existing storage building.	2	
Chaddleworth Rectory Main Street Chaddleworth Newbury Berkshire RG20 7EW	19/01701/FUL	Conversion of coach house to 2 bed dwelling	1	Commenced or expired
Land North Of 31 Horn Street Compton Newbury West Berkshire	21/02271/FULD	New 2-bedroom house	1	
Land Adjacent Down Barn Road Known As Dennisford Road East Ilsley Newbury	20/01106/FULD	Conversion of and extension of redundant former cottage building for use as a self-contained residential dwelling (Use Class C3)	1	Commenced or expired
North Farm Stud North Farm North Fawley Wantage Oxfordshire OX12 9NJ	18/02737/FULD 21/02713/FULD	Siting of two log cabins for use as staff and student accommodation, including associated external works.	0	No net increase in dwellings
Frilsham Lime Quarry Frilsham Thatcham Berkshire RG18 9UY	18/00035/FUL MAJ	Proposed new house of exceptional quality and design, landscape enhancements and associated works.	1	Commenced or Expired
Wood View Baydon Road Shefford Woodlands Hungerford West Berkshire RG17 7AD	21/02594/OUT D	Outline application for the construction of a detached two bedroom dwelling. Matters to be considered: Access.	1	
Land between 3-6 and Unit 7 Vo-Tec Centre, Hambridge lane RG14 5XH	18/02435/OUT D 19/02133/REM	Outline application for development of 9 residential apartments. Matters to be considered: Access, Appearance, Layout and Scale.	9	Commenced or Expired no reserved matters submitted
Lincoln House Newtown Road Newbury R G14 7HA	20/02005/FULD	Proposed demolition of existing dwelling and outbuildings and the erection of two new dwellings with associated parking and amenity.	1	Commenced or Expired
41 Burys Bank Road Greenham Thatcham RG19 8DB	22/00795/FUL MAJ	Sub-division of existing dwelling into 2 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements.	1	
Ramsworth Cottages And Barns, RG18 0SS	14/00173/FUL	Proposed redevelopment of Ramsworth Cottages and adjacent barn to provide two detached dwellings.	0	No net increase in dwellings
Fishery Cottage Hamstead Marshall Newbury RG20 0JD	20/00320/FUL	Demolition of current dwelling to be replaced with larger dwelling. Shortening of the southern fish pool. Demolition of the barn to be replaced with a new barn of the exact design and size.	0	No net increase in dwellings
Garage Serving White Hart Cottage Hamstead Marshall Newbury Berkshire RG20 0HW	21/00047/FUL D	Conversion and extension of existing garage to new dwelling	1	
White Horse Newbury Road Hermitage Thatcham RG18 9TB	21/00043/FULD	Reconfiguration of the pub grounds (including the rearrangement of the parking and pub garden, and removal of the outdoor store) and erection of 4 new dwellings together with access, parking and landscaping	4	
Marari Pond Lane Hermitage Thatcham RG18 9RN	22/01451/FULD	Replacement Dwelling	0	No net increase in dwellings
3 Goodwin Close Calcot Reading RG31 7ZW	21/00488/FUL	Proposed Change of Use of Dwellinghouse (C3) to Residential Care Accommodation (C2)	0	No net increase in dwellings
Sancta Maria Del La Grotto Slanting Hill Hermitage Thatcham Berkshire RG18 9QG	21/01649/FUL MAJ	Replacement dwelling and detached garage with guest accommodation above.	0	No net increase in dwellings

Highclose Farm Bath Road Hungerford Berkshire RG17 0SP	15/02312/COM IND 19/03183/COM IND	Construction of 120 berth marina with associated facilities building incorporating marina offices, recreational area, cafe/restaurant, residential flats, toilets/showers, separate toilet block, separate storage building and car parking along with placement of spoil from marina basin construction on adjacent and nearby land.	3	Commenced or Expired
Leverton Manor Leverton Hungerford Berkshire RG17 0TA	18/02173/FULD	Demolition of existing house and replacement with new detached two-storey dwelling. Formation of new access and drive.	0	Commenced or Expired
100 High Street Hungerford Berkshire RG17 0NB	19/02160/FULD	Construction of a new dwelling.	1	Commenced or Expired
20 Prospect Road Hungerford West Berkshire R G17 0JL	21/01131/FULD	Demolish existing house & carport, 2 new semi-detached houses	1	
32 High Street Hungerford Berkshire RG17 0NJ	21/02634/FULD	Demolish part office and part residential, change of use to all residential including new rear 2 storey extension	0	No net increase in dwellings
The Flat The Old Malthouse 15 Bridge Street Hungerford RG17 0EG	22/02946/CERT E	Certificate of Lawfulness for use of part first floor to flat.	0	No net increase in dwellings
Leyfield Road Known As Post Office Road Upper Green Inkpen Hungerford West Berkshire RG17 9PZ	21/01484/FUL 21/02855/FUL	Replacement dwelling and associated works	0	No net increase in dwellings
Clapton Bottom, The Benham Estate RG17 9SD	16/01666/FUL 19/01716/FULD 20/01490/FULD	Demolition of two existing semi-detached cottages and replacement with one dwelling with new access	0	No net increase in dwellings
Tudor Cottage Station Road Kintbury Hungerford Berkshire RG17 9UT	19/01861/FULD	Demolition of existing dwelling and construction of new two storey dwelling.	0	Commenced or Expired
The Prince Of Wales 2 8 Newbury Street Kintbury Hungerford RG17 9UU	21/02405/FULD	Change of use from ground floor Public House with first floor 2 bedroom owners/managers flat above (suis generis) to single residential dwelling (C3). The existing building is to be retained and converted. No changes to the front and side external appearance are proposed and only minor changes to the rear elevation are included. This is to negate the development having any impact on the conservation area.	0	No net increase in dwellings
54 High Street Kintbury Hungerford RG17 9TN	22/00731/FULD	Erection of a replacement dwelling.	0	No net increase in dwellings
Cakewood Farmhouse, Bath Road, Hungerford	22/01319/FULD	Change of use of annex to self-catering holiday accommodation.	1	
Sarum Way Hungerford West Berkshire RG17 0LJ	22/02720/FUL	Erection of one new dwelling with associated parking and relocated car parking for existing dwelling	1	
Francomes Field	03/02206	Six new semi-detached houses.	6	Commenced or Expired
Delamere Stables Baydon Road Lambourn Hungerford Berkshire R G17 8NT	16/00971/OUT D 17/00733/FULD 17/03562/FULD 20/00040/FULD	Outline application for demolition of existing dwelling and erection of three dwellings. Matters to be considered: Access and Layout.	2	Commenced or Expired and no reserved matters submitted
Croft Bungalow Upper Lambourn Hungerford Berkshire RG17 8QH	16/02007/FULD	Siting of 3 caravans for use as staff accommodation.	3	Commenced or Expired
Upshire House Greenways Lambourn Hungerford Berkshire RG17 7LE	17/02170/OUT D 21/00374/REM	Outline Planning Permission for a 3 bedroom dwelling to accommodate a racehorse trainer. Matters to be considered: Access; Appearance; Layout; Scale.	1	Commenced or Expired no reserved matters submitted
Land North Of Whitcombe House Stables Upper Lambourn Hungerford Berkshire	19/02596/FULD	Formation of racing stable complex.	1	Commenced or Expired

Lambourn Methodist Church Lambourn Hungerford RG17 8YA	19/02812/FUL MAJ 21/01530/FUL MAJ	Proposed change of use of the redundant and closed Methodist Chapel into six residential units and the change of use of the redundant and closed School Rooms into 5 residential units with associated demolition, alteration and conversion works.	9	
Broadway House 2 The Broadway Lambourn Hungerford RG17 8XY	20/00425/FULD	Demolition of prefabricated 1960s garage and construction of a new two bedroom house with associated parking	1	Commenced or Expired
The Old Malt House Upper Lambourn Hungerford RG17 8RG	20/00425/FULD	Demolition of prefabricated 1960s garage and construction of a new two bedroom house with associated parking	0	No net increase in dwellings
Fognam Farm Upper Lambourn Hungerford Berkshire RG17 8RB	20/01264/FUL MAJ	Demolition of prefabricated 1960s garage and construction of a new two bedroom house with associated parking	1	Commenced or Expired
Perivale Baydon Road Lambourn Hungerford RG17 8NU	20/02099/FULD	Demolition of garage and new two storey extension to dwelling including entrance porch; demolition of offices and stores, replacement office, stores and garage with 2 x 1 bedroom flats above	2	
39 Newbury Street Lambourn Hungerford RG17 8PB	20/02922/FUL	Demolish existing bungalow and redevelopment to provide 4 No. 3 bedroom dwelling houses with associated parking and amenity areas	3	
Woodside Wantage Road Leckhampstead Newbury Berkshire RG20 8QT	21/01708/FUL	Application for the erection of a replacement dwelling	0	No net increase in dwellings
Nightingale Farm Wantage Road Leckhampstead Newbury Berkshire RG20 8QT	22/01663/FULD	Replacement dwelling	0	No net increase in dwellings
101 Bartholomew Street	14/02830/FULD 18/02068/FULD	Refurbishment of the old Methodist Chapel/Mission Hall to be used as an art gallery/workshop, community orientated art hub and addition of first floor flat. Change of use from storage.	3	Commenced or Expired
Land Adjacent To Sundial House Carnegie Road Newbury Berkshire	15/00486/FULD 20/01140/FUL	Erection of three storey building to accommodate 3 No. Two Bedroom Apartments	3	
100 Bartholomew Street Newbury Berkshire RG14 5DY	17/00144/FUL	Convert upper floors of 100 Bartholomew Street from shop storage to residential accommodation. Redevelop rear roof to provide living area on 2nd floor at rear.		Commenced or Expired
6 Cheap Street Newbury Berkshire RG14 5DD	17/00243/FULD	Change of use of existing building in office use to two 2 bed apartments and two 1 bed apartments with associated shared amenity space.		Commenced or Expired
10 Hampton Road Newbury Berkshire RG14 6DB	17/01208/FULD	Refurbishment of the old Methodist Chapel/Mission Hall to be used as an art gallery/workshop, community orientated art hub and addition of first floor flat. Change of use from storage.	1	Commenced or Expired
Prezzo 58 Cheap Street Newbury Berkshire RG14 5DH	18/01069/FULD 19/01050/FULD	Change of Use in respect of the ground and first floor, together with conversion of the roof space, from Use Class A3 (restaurant), to Class C3 Use to form 6 No. Residential flats (4 x 1 bed, 2 x 2 bed) with associated external alterations.	6	Commenced or Expired
6 Northwood Drive Newbury Berkshire RG14 2HB	19/00577/FULD	New single family dwelling.	1	Commenced or Expired
44 Donnington Square Newbury Berkshire RG14 1PP	19/02591/FULD	Demolition of existing dwelling and erection of a replacement dwelling together with associated works.	0	No net increase in dwellings
Bartholomew House 38 London Road Newbury West Berkshire RG14 1JX	19/02840/FUL	Change of use from Office B1a to Residential dwelling C3.	1	Commenced or Expired
75 Turnpike Road Newbury RG14 2QR	20/01282/OUT	Outline application for proposed new single dwelling on Land to the rear of 75 Turnpike Road. Matters to be considered: Access and Layout	1	Expired and no reserved matters submitted
Greenham House Greenham Road Newbury RG14 7HS	20/02191/FUL	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat	4	

32A Northbrook Street Newbury R G14 1DJ	20/02499/FUL	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat	1	Commenced or Expired
2A The Arcade Newbury RG14 5AD	21/00288/FULD	Change of use of the 1st floor from Class E Shop to Class C3 dwelling house. (1 bedroom flat). This is a reversal of the previous application 12/01704/Ful which was from a C3 dwelling to A1 shop.	1	Commenced or Expired
2A Hambridge Road Newbury RG14 5SS	21/00415/FUL	Upward extension of an existing building to create 2no dwellings and associated works.	2	
3 Craven Road Newbury West Berkshire RG14 5NG	21/01010/FULD	Proposed change of use of first floor A1 (existing use) to habitable residential 2 bedroom flat	1	
41 Cheap Street Newbury Berkshire RG14 5BX	20/01210/FULD	Alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO.	1	
Arniston Manor Lane Newbury West Berkshire RG14 2QT	22/02919/OUT	New Dwelling. Matters to be considered: access, layout and scale.	1	
Newbury House2 37 and 235 Andover Road Newbury West Berkshire RG14 6NG	22/01784/FULD	Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 2No. dwellings, external alterations to Newbury House and associated landscaping.	1	
116 Bartholomew Street Newbury RG14 5DT	22/02591/FUL	Internal conversion of B1 offices to 3No flats. Undertake external repairs to the roof,elevations and windows.	3	
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	0	No net increase in dwellings
Land Adjoining 11 Pond Close, Newbury	21/01911/FULD	Removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking	4	
Three Cliffs Bere Court Road Pangbourne Reading Berkshire RG8 8JY	19/02333/FULD	Retention of existing house, demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and double garage. New double garage outbuilding for the existing house and associated works to the driveway	1	Commenced or Expired
Clifton House 17 Reading Road Pangbourne Reading Berkshire RG8 7LU	19/02460/FULD	Planning application for block of nine flats and reconfigured car park.	9	Commenced or Expired
Gulberg Pangbourne Hill Pangbourne Reading West Berkshire RG8 7AS	21/02273/FULD	Detached replacement residential dwelling	1	
Oakleigh House Bere Court Road Pangbourne	20/02508/FULD	Creation of a separate residential dwelling unit through the conversion of an existing redundant ancillary residential building.	1	Commenced or Expired
Mead Bungalow Peasmore Newbury RG20 7JE	20/01835/FULD	The demolition of Mead Bungalow and the construction of two detached dwellings and associated parking	1	
The Old Rectory Unnamed Road From Princes Lane To Mud Lane Peasmore Newbury West Berkshire RG20 7JH	21/00865/FUL	Demolition of the existing pool house and replacement with single storey 2 bedroom dwelling, and repurposing of domestic swimming pool for surface water attenuation and storage, formation of parking and turning area for adjacent dwelling.	0	No net increase in dwellings
1095 Oxford Road Tilehurst Reading Berkshire R G31 6YE	20/00103/FUL	Proposed 1.5 storey detached house on an existing site and demolition of a garage	1	No net increase in dwellings
6 River Gardens, Purley on Thames, RG8 8BX	19/03105/FULD	Demolition of existing house and erection of replacement house	0	No net increase in dwellings
1 Bryant Place Purley On Thames RG8 8ET	20/03017/FULD	Erection of two storey house with associated amenity space and car parking	1	
Craven Farm Long lane	19/01259/FULD	Conversion of a redundant stable building to a single dwelling, together with associated works.	1	No net increase in dwellings

Pique Furze Hill, Stockcross, RG20 8ET	15/02978/REM 13/02229/OUT	Replacement 2 storey dwelling by demolition of existing dwelling and outbuildings; existing garage retained - Matters seeking consent Access, Layout and Scale.	0	No net increase in dwellings
Nalder Hill House Nalder Hill Stockcross Newbury West Berkshire RG20 8EU	21/01166/FUL	Change of use of the stables to residential.	1	
Willowbrae Mortimer Lane Mortimer Reading Berkshire RG7 3PP	15/02186/FUL	Demolition of existing dwelling and erection of new detached dwelling.	0	No net increase in dwellings
Duzac The Coombe Streatley Reading RG8 9QL	20/01602/FULD	Replacement chalet bungalow	0	No net increase in dwellings
Benhams Farm Hollybush Lane Burghfield Common Reading Berkshire RG7 3JS	18/03096/OUT D 21/01278/FUL	Change of use from former dairy barn to residential	1	
Benhams Farm Hollybush Lane Burghfield Common Reading Berkshire RG7 3JS	21/01288/FUL	Change of use from the tractor barn to residential	1	
Shortheath House Shortheath Lane Sulhamstead Reading RG7 4EF	20/00413/FULD	Conversion of existing outbuilding to form a single dwelling, including provision of off street parking	1	
Land Adjacent To 9 London Road Thatcham Berkshire	16/01094/FULD 19/02329/FULD	New 2 bedroom, 2 storey house with garden, car parking and it's own drive.	1	Commenced or Expired
Land To The Rear Of 66-74 And Between 66 and 68A Roman Way Thatcham Berkshire	16/03548/OUT D 19/02738/OUT D	Outline permission for 3 No. two storey dwellings with associated access drive and external works. Matters to be considered: Access.	3	Commenced or Expired (no Reserved Matters submitted)
Wimbles Barn The Wimbles Harts Hill Road Thatcham Berkshire	17/02859/FULD 21/02657/FULD	Change of use and conversion of existing barns to a residential dwelling and ancillary store, together with residential amenity space, landscaping, parking and associated works.	1	
54 - 55 and 55A The Broadway Thatcham Berkshire	19/02236/FUL	Change of use at part ground and first floor from ancillary retail (A1) and part single-storey roof extension, to provide for 4 residential dwellings (C3) (3no. net additional dwellings), along with associated cycle and refuse storage.	3	Commenced or Expired
42 Masefield Road Thatcham Berkshire RG18 3AF	19/02348/FULD	Subdivision of property and construction of new semi-detached dwelling to the side and single storey extension to the rear, involving the demolition of conservatory to the rear and garage to the side. Extension of existing dropped kerb and erection of new fencing.	1	Commenced or Expired
Foxhold Farm Crookham Common Thatcham RG19 8EL	19/03188/FULD	Proposed residential conversion to form a pair of semi detached dwellings and detached annex, following demolition of managers office and attached store	2	
5 Winston Way Thatcham RG19 3TY	20/00859/FULD	Erection of two storey side extension to create a new two bedroom dwellinghouse, together with the erection of new boundary fences, formation of a new vehicular access off Pegasus Way and provision of parking and landscaping	1	Commenced or Expired
Travellers Friend Crookham Common Road Crookham Common Thatcham Berkshire RG19 8EA	21/00207/FUL 22/00779/FUL	Change of use of existing buildings and new detached outbuilding to provide accommodation for people with autism and learning disabilities (falling within a Class C2 residential institutional use), and retention and relocation of the existing shop.	0	No net increase in dwellings
27 Roman Way Thatcham RG18 3BP	21/00612/FULD	Proposed new dwelling	1	Commenced or Expired
27 Victor Road Thatcham West Berkshire RG19 4LX	21/01509/FULD	Construction of new 2 storey, 2 bedroom dwelling to the side of No.27 Victor Road. Subdivision of plots by timber fencing, extend existing parking area and dropped curb.	2	
The Priory Church Lane Thatcham Berkshire RG19 3JL	21/01959/FULD	The temporary siting (ten-year period) of two prefabricated, modular, micro-homes to be temporarily sited within the grounds and curtilage of the existing detached C3 Dwelling-house, to provide accommodation for two residents, with utility connections	1	Temporary Homes (10-year period)



		coming from the existing building, at the end of the ten-year period the modular buildings will be removed. And for the Retention of the modular building currently situated on the site (ref: 17/00962/FUL) for a further 5-year period as they continue to be fit for purpose, use by care workers for office space and storage.		
Wimbles Barn The Wimbles Harts Hill Road Thatcham Berkshire	21/02657/FULD	Change of use and conversion of existing barns to a residential dwelling and ancillary store, together with residential amenity space, landscaping, parking and associated works.	1	
9 High Street Thatcham RG19 3JQ	21/03167/FUL	Proposed change of use from former bank building (Use Class E(c)) to retail (Use Class E(a)) following single storey rear extension, division of ground floor into two separate Use Class E(a) premises and alterations to front elevations to accommodate two separate doors and shop fronts. Proposed first floor rear extension and conversion of first floor and rear of ground floor into 4no. self-contained flats with associated amenities.	4	
31 Chapel Street Thatcham West Berkshire RG18 4JP	22/00885/FUL	Change of use of ground floor from offices to residential, two bedroom flat. Internal alterations to convert existing tea point and toilet to shower room with basin and toilet. New kitchen to be installed in existing south meeting room and two bedrooms in existing offices and north meeting room.	1	
Unit 7 Brewery Court Theale Reading Berkshire RG7 5AJ	19/01792/FUL	Change of use from B1 office to C3 2x 1 bed dwellings, including external alterations to include windows and doors	2	Commenced or Expired
1 Cloister Mews	20/01759/FUL	Proposed 3 bed bungalow attached to 1 Cloister Mews	1	
Malpas Farm & Annexe, North Street, Theale	21/02925/FUL	Proposal to replace an existing residential house and separate residential annex (2 existing residential dwellings), with 2 single storey residential dwellings, together with improvements/alterations to the access to the adjoining commercial storage buildings	0	No net increase in dwellings
145 Long Lane Tilehurst Reading RG31 6YW	21/00717/FUL	Erection of 2No. 5 Bed detached dwellings following demolition of existing bungalow and garage	1	
44 Langley Hill Calcot Reading RG31 4QU	22/01139/FULD	Proposed demolition of existing dwelling house and erection of a new 4 bedroom family home including bin and cycle storage at 44 Langley Hill.	0	No net increase in dwellings
145 Long Lane Tilehurst Reading RG31 6YW	20/02509/FULD	Extension/ alteration of existing bungalow to provide 2No. 2 storey 4 bed dwellings including raising ridge height and demolition of existing garage	1	Commenced or Expired
Pincents Manor Hotel Pincents Lane Tilehurst	21/03217/FUL MAJ	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.	0	No net increase in dwellings
Three Acres Farm Ufton Lane Ufton Nervet Reading Berkshire RG7 4HG	19/00094/FULD	Erection of a replacement dwelling house.	0	No net increase in dwellings
1-6 Easton Hill	12/01469/FULD 11/02677/XFUL	Replacement of 6 No. existing 'Swedish Houses' with 6 No. new build 3 bedroom houses with carports, new access and landscaping.	0	No net increase in dwellings
Everington Bungalow, Everington Hill, Yattendon RG18 0UD	22/02455/FUL	Change of use from nursery to residential dwelling	1	
Hyde End Farm Hyde End Lane Brimpton Reading Berkshire RG7 4RJ	19/00353/PAC OU	Application to determine if Prior Approval is required for the Change of use of agricultural building (The Dairy) to a dwellinghouse	1	Commenced or Expired
St Gabriels Farm The Ridge Cold Ash Thatcham	22/02184/PAC OU	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses - change of use of agricultural buildings to 5 dwellings	5	
4 - 5 Saddlers Court Newbury Berkshire RG14 1AZ	19/02315/PAC OU	Notification for prior approval of change of use from office to dwelling house.	1	Commenced or Expired
34 Boundary Road Newbury RG14 5RR	20/01739/PAC OU	Application to determine if Prior Approval is required for the Change of Use from Light Industrial (Class B1(c)) to residential (Class C3) under Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Proposal: Change of use of building from light industrial to residential to provide 2No. dwellinghouses, with an indicative scheme for the provision of parking, shared amenity space and an area where bin and cycle storage.	3	

1 Northbrook Place Newbury RG14 1DQ	21/00524/PAC OU		4	
First, Second and Third Floor Winchcombe House 123 - 126 Bartholomew Street Newbury West Berkshire RG14 5BN	21/01979/PAC OU	An application to determine if prior approval is required for a proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse) to form 5 flats at first, second and third floor levels.	5	
Pilates Studio Part First Floor 27A High Street Theale Reading RG7 5AH	22/01609/PAC OU	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). Conversion of pilates studio and office into 1 no. 1 bed flat. Including demolition of existing internal walls and erection of new internal walls	1	