

Strategic Housing Land Availability Assessment December 2013 Settlement Hierarchy



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Strategic Housing Land Availability Assessment December 2013

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1 Summary

The Strategic Housing Land Availability Assessment (SHLAA) lists and maps sites within West Berkshire that may have potential for housing development. Most of the sites are submissions from landowners and developers for possible future development potential. It is important to note they are **NOT sites allocated for development**. The decisions regarding which sites will actually be allocated will be made in the Local Plan documents that will be subject to full public consultation before any decision is made.

The SHLAA includes estimates of housing potential on individual sites. These are not based on detailed designs so should not be assumed as acceptable for the purposes of development control decisions and should not prejudice any decision that may be made on the site at a later date.

1.1 West Berkshire Council first published a Strategic Housing Land Availability Assessment (SHLAA), prepared in accordance with the Government's Practice Guidance⁽¹⁾ in March 2009. The document was updated in 2010 and in 2011 and the current version has been updated in a revised format to inform the preparation of the Site Allocations and Delivery Development Plan Document (DPD).

1.2 This assessment does not indicate or determine whether a site should be allocated for development. Instead it is an evidence source to inform the development plan process and provides background evidence on the possible availability of land within West Berkshire.

1.3 The housing requirement for West Berkshire, set out in the Adopted Core Strategy, is for at least 10,500 new homes to be built in West Berkshire in the period 2006 to 2026. At 31 March 2013, 3,434 dwellings had been built and there was planning permission for an additional 3,348. The Core Strategy has allocated two strategic sites for housing; Newbury Racecourse, which has planning permission and is currently under construction, and Sandleford Park which is anticipated to deliver 1,000 homes in the plan period. Additional allocations will be made in the Site Allocations and Delivery DPD.

1.4 The SHLAA identifies specific sites with potential for housing in and around the settlements within the District settlement hierarchy set out in the Core Strategy. The Core Strategy has already identified that this is where allocations to meet the remaining housing requirement will be made. The SHLAA examines potential in each of the spatial areas identified in the Core Strategy.

1.5 The SHLAA does **not** make recommendations on which of these sites should be developed for housing but makes a preliminary assessment of their suitability and potential for accommodating housing in the future.

¹ *Communities and Local Government: Strategic Housing Land Availability Assessments Practice Guidance, July 2007*

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2 Introduction

2.1 The requirement to undertake a Strategic Housing Land Availability Assessment (SHLAA) is set out in the National Planning Policy Framework. Practice Guidance⁽²⁾, published in July 2007, sets out guidance on an appropriate methodology for the assessment. Draft guidance has since been published for consultation as part of the web-based National Planning Practice Guidance⁽³⁾ but this has not yet been published in its final form.

2.2 The SHLAA forms part of the evidence base for the Local Plan. It aims to identify as many potential sites for housing in the District as possible. Importantly, the SHLAA does not allocate sites. It is for the plan-making process to determine which sites are appropriate for housing, with any potential sites being subject to consultation and independent examination.

National Planning Policy Framework

2.3 The National Planning Policy Framework requires Local Planning Authorities to prepare a SHLAA in order to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The SHLAA will be a key part of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.

2.4 The SHLAA should assist local authorities in the identification of sufficient land for at least the first 10 years of the Plan (following adoption) and ideally for 15 years after that. Local planning authorities are also required to identify and maintain a rolling five-year supply of deliverable land for housing.

Five Year Deliverable Housing Land Supply

2.5 The demonstration of a five year deliverable housing land supply is reported annually as part of the Local Plan Annual Monitoring Report (AMR). The SHLAA indicates a number of deliverable sites but a full list with potential phasing is set out in the annex to the AMR.

Consultation

2.6 The first SHLAA was published in March 2009. It was prepared as an initial draft of a document intended to be regularly updated. Consultation with developers, agents and key stakeholders on the SHLAA fed into the revised document published in September 2010. An October 2010 update of the schedules was published, presenting the sites according to the spatial areas of the Core Strategy. The SHLAA was further updated as a consequence of discussions at the Core Strategy Examination hearing sessions and comments of the Inspector. Further work was carried out on landscape sensitivity within the area of the District within the North Wessex Downs AONB and the updated SHLAA published with the wider consultation carried out as part of the Core Strategy Examination.

2 Strategic Housing Land Availability Assessments Practice Guidance: Department for Communities and Local Government July 2007
3 National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/>

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Outputs

2.7 The outputs from this Assessment include:

- Details and maps of sites;
- An assessment of the developability of identified sites;
- The potential quantity of housing that could be delivered;
- Known constraints on the development of the identified sites.
- Potential timescale for development of sites

2.8 The identification of a specific site in the Assessment does not mean that the site will be allocated for housing development. The overall purpose of the Assessment is to identify as many sites with housing potential in and around the settlements within the District settlement hierarchy outlined in the adopted Core Strategy. A judgement needs to be made on the deliverability and developability of each site. Moreover, all sites considered as potential housing sites for allocation in a DPD will be subject to further technical work and assessment, including sustainability appraisal which will assess the economic, social and environmental impacts of potential development, as well as the cumulative impact of sites when assessed together.

3 Methodology

3.1 The following section describes the methodology for preparing the SHLAA, which accords with the key stages as set in the Practice Guidance of 2007. The methodology in the draft National Planning Practice Guidance follows a very similar approach although some of the stages are amalgamated.

3.2 Government guidance suggests that a SHLAA should preferably be carried out at the sub-regional level for separate housing market areas. Though the differing timetables of the Berkshire authorities have meant that individual authorities have found it necessary to prepare their own individual assessments, a broadly similar methodology has been employed. This methodology does not aim to replace the Government's Guidance, but to make it more directly applicable to local circumstances. The application of a broadly consistent methodology for Berkshire could enable aggregation later at the housing market level.

3.3 A further consideration has been to try and keep the scale and cost of the work involved within manageable limits. We have tried to ensure that there is a proper balance between the amount of time and money to be invested in this and other aspects of the plan-making process and the overall resources (including time) available. This has meant, for example, that the current update has not involved detailed landscape assessments of additional sites proposed through the "Call for Sites" in the AONB area of the District. It was considered that this work could be more effectively undertaken at the stage of consideration of options for the various settlements within the AONB.

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Stage 1: Planning the Assessment

3.4 Stage 1 of the national guidance sets out key management issues that need to be addressed at the start of the process. The key local considerations were addressed as follows.

Table 1

Practice Guide Task	Proposed Action
<i>Consider if the assessment can be carried out with other authorities in the housing market areas</i>	The differences in local plan timetables and preferred approach made this impracticable. A joint draft methodology was produced by a SHLAA working group set up with the Berkshire Authorities, and this broad approach to be used by each of the authorities to undertake their own assessments.
<i>Use existing housing market partnerships to take forward the assessment.</i>	Members of the West Berkshire Development Industry Forum and other authorities within the housing market area were consulted on the assessment.
<i>Project resources and project skills</i>	The Study was led by the Planning and Transport Policy Manager and day-to-day work carried out by officers within the Planning Policy team. Other expertise was brought in as required.
<i>Management and scrutiny arrangements</i>	The day to day management was carried out by the Planning Policy team. The preparation of the assessment will form a key part of the evidence gathering stage to inform the Local Plan and as such will be subject to Council decision making processes.
<i>Ensuring Quality</i>	This will be via consultation with other authorities and learning and updating based on best practice and through the above management arrangements.

Stage 2: Determining sources of sites with potential for housing

3.5 A number of sources were used in the search to identify potential housing sites. Sources of sites are listed in Figure 4 of the national guidance. Assessments were carried out on the following types of sites:

Sites in the planning process

- Existing housing allocations and site development briefs;
- Sites with outstanding permission for housing – outline and full;
- Sites that are under construction for housing;
- Planning applications under consideration at the time of the Assessment.

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Sites not currently within the planning process

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas;
- Large scale redevelopment and redesign of existing residential areas;
- Sites in rural settlements and rural exception sites;
- Urban extensions, including those identified in adopted Development Plan Documents;
- Sites submitted as part of the Local Plan process.

Areas excluded

3.6 The Practice Guidance identifies that the scope of the Assessment should not be narrowed down by existing policies designed to constrain development. However, particular types of land or areas may be excluded.

3.7 In applying the Practice Guidance to West Berkshire, the following areas were excluded from this study:

- Sites of Special Scientific Interest;
- Floodplain Zone 3B;
- Scheduled Monuments;
- Land required for priority transport projects in the Local Transport Plan.

3.8 The potential for piecemeal redevelopment of housing and gardens was not considered, unless the sites had been submitted, as it is not considered that the developability and capacity of such areas can be established with any accuracy. These sites tend to come forward as windfall sites.

Site Size

3.9 The assessment aimed to identify sites with potential to deliver 10 or more units in the initial search for sites. The "Call for Sites" form issued in February 2013 requested submission of sites of 0.15 hectares or greater.

3.10 Small sites (under 10 units) with planning approval are also part of the identified supply, but are not included within the SHLAA. Details of these sites are contained in the document "Planning Commitments for Housing" which is published annually.

Stage 3: Desktop review of existing information

3.11 All of the sites identified were initially reviewed and a preliminary assessment made of their suitability. During the desktop review all sites identified as being suitable for survey were mapped on a GIS layer and recorded in a database. This also allowed identified sites to be cross-checked to ensure duplications did not occur.

3.12 The following sources listed below were reviewed as part of Stage 3 to identify sites to be surveyed.

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Sites in the planning process with approval

- West Berkshire District Local Plan 1991 - 2006 adopted 2002 – allocated sites not yet complete,
- Planning commitments for housing as at March 2013.

Sites in the planning process without approval

- Sites the subject of pre-application discussions, unless confidential;
- Planning refusals ;
- Sites where S106 legal agreements are still being confirmed ;
- Withdrawn sites / non determination ;
- Lapsed sites which had planning approval for housing;
- Development / Planning briefs;
- Sites where application for residential development is awaiting determination.

Other sources of information to help identify sites

- West Berkshire Urban Capacity Study (UCS) 2005;
- Employment Land Assessment (DTZ Consulting and Research) 2007;
- Empty Property Register;
- National Land Use Database;
- Ordnance Survey Maps;
- Aerial photos;
- Commercial property databases;
- Sites submitted for consideration in LDF and discussions with stakeholders.

3.13 Since adoption of the West Berkshire District Local Plan in 2002, the Council has received submissions from developers and landowners for sites to be considered in any review of the plan. Further sites have been submitted as a result of consultation exercises and discussions with stakeholders as part of the evidence base for the Local Development Framework, notably the Preferred Options and Submission stage consultations on the earlier withdrawn Core Strategy and the consultation "Options for Delivering Homes" in November 2007, which including a request for sites for consideration in the SHLAA. A pro-forma has been available on the Council's website since November 2007 to facilitate further site submissions. This seeks information on the likely potential number of units, the availability of the sites and any constraints on development.

3.14 For the 2013 update the Council issued a "Call for Sites" to identify additional sites which could potentially be available for housing and other uses. This was aimed at a wide audience; those on the Local Plan consultation database were informed and the exercise was reported in the local newspaper. The "Call for Sites" form has remained on the website and sites have continued to be submitted.

3.15 The Council also attempted to contact those agents that had submitted sites some time ago, to confirm whether the sites were still being promoted for housing development. Where agents have not responded, the sites have remained in the SHLAA with an appropriate comment in the assessment on availability.

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Stage 4: Determining which sites and areas will be surveyed

3.16 The vast majority of sites identified as part of the desktop review were visited. The assessment concentrated on those sites which have the best potential as possible housing areas. Site visits were made to those sites that already had planning permission as part of the annual monitoring exercise, with progress on all sites reported in the annual commitments publication⁽⁴⁾.

3.17 Sites with the best potential for housing included those within and adjoining settlements identified as having development potential. These were the main urban areas and rural settlements within the settlement hierarchy set out in the adopted Core Strategy. Sites submitted in the smaller settlements that were not included in the settlement hierarchy and in the more rural areas were mapped and recorded but were not surveyed. The survey concentrated on the urban areas, rural service centres and service villages in the spatial areas which are defined in the Core Strategy:

Newbury and Thatcham

- Newbury
- Thatcham
- Cold Ash

Eastern Area

- Eastern Urban Area: Purley, Tilehurst and Calcot
- Theale

North Wessex Downs Area of Outstanding Natural Beauty

- Hungerford
- Lambourn
- Pangbourne
- Compton
- Kintbury
- Bradfield Southend
- Chieveley
- Great Shefford
- Hermitage

East Kennet Valley

- Mortimer
- Burghfield Common
- Aldermaston
- Woolhampton

Stage 5: Carrying out the survey

3.18 Sites with planning permission for housing have been assessed as suitable for housing and progress visits were made as part of the annual monitoring exercise.

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3.19 A standard pro-forma was prepared to record information on other identified sites. The following characteristics were recorded on the standard pro-forma during the site survey:

- site size;
- site boundaries;
- current uses;
- character of surrounding area;
- surrounding land uses;
- physical constraints, including access, infrastructure, flooding, natural features, steep slopes and location of pylons;
- other constraints and effects including poor amenity, loss of visual character, and lack of nearby services;
- development progress;
- initial assessment of whether site is suitable for housing or housing as part of a mixed use development.

Stage 6: Assessing the housing potential of each site

3.20 For sites that are already in the planning system the net additional dwelling numbers are known. These sites include those with planning permission, those with applications pending consideration and sites that are allocated.

3.21 The estimation of housing potential for other sites was determined using a pattern book approach, in line with the approach used by other authorities within the housing market area. The projected densities shown in the pattern book table were checked against net residential densities in housing developments of 10 units or more completed in the District over the last few years. This was to ensure the pattern book densities were as robust an estimate as possible.

3.22 Core Strategy Policy CS4: Housing Type and Mix sets out policy on densities. As the policy states that lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District, a density of 20 dwellings per hectare has been assumed for sites on the edge of settlements within the AONB, where the sensitive nature of the surrounding countryside is a particular consideration.

3.23 The pattern book approach was felt to be an acceptable method for quantifying supply from new identified sites. It is recognised that a pattern book approach does not give as detailed an estimate compared to a design approach. However, at a strategic level it is considered a robust and expedient method.

3.24 In some cases the gross area of the site was reduced to take account of physical or landscape issues which would limit development of the whole site. Land unsuitable for development such as steep topography, wooded areas and flood zones, was therefore excluded from the developable site areas. In order to estimate housing potential of each site, a gross to net ratio was applied. On larger sites the net site area was reduced to more accurately reflect allowances required to provide for other uses such as open space or community facilities. Smaller sites do not normally have a requirement for additional infrastructure on-site. The following gross to net ratio was applied to sites to give an indicative developable area:

- 70% of the area for sites over 2ha
- 80% of the area for sites between 0.4 and 2ha
- 100% of the area for sites below 0.4ha.

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Table 2 Pattern Book Densities (dwellings per Ha)

Character of the site <i>Size of the site</i>	Centre and < 800m from its boundary	> 800m from centre boundary
Town Centre		
<i>Small < 1ha</i>	115	n/a
<i>Large > 1ha</i>	90	n/a
Urban		
<i>Small < 1ha</i>	60	30
<i>Large > 1ha</i>	65	30
Suburban / Village		
<i>Small < 1ha</i>	30	30
<i>Large > 1ha</i>	40	30
AONB Edge of Settlement	20	20

3.25 For submitted sites where the promoter had supplied an approximate housing potential, this was compared to the estimate from the application of the densities in Table 2. The densities from the table were used in the calculation of indicative housing potential in order to ensure consistency. It is recognised, however, that densities achieved on sites will vary and will have implications for viability. In many cases more detailed design may lead to densities which differ from those in the table.

3.26 Broad design requirements or constraints that may affect the potential capacity of the site are noted in the schedules. **As the capacities are not based on detailed designs for each site a capacity stated within the SHLAA should not be assumed as acceptable for the purpose of development control decisions and should not prejudice any decision that may be made on the site at a later date.**

Stage 7: Assessing when and whether sites are likely to be developed

3.27 The site information gathered by desktop reviews, as well as through site visits and consultation with site owners was used to help categorise the sites according to deliverability. The definitions of deliverable and developable are set out in the NPPF. Sites were classified as falling within one of four categories:

- Deliverable – available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the site within the next five years, and in particular that development of the site is viable. Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- Developable - sites are in suitable location for housing development and there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- Potentially developable - the sites identified in the SHLAA as "potentially developable" comprise a "basket of sites" from which the most suitable will be allocated (or included within a revised settlement boundary) through the Development Plan. Their suitability needs to be further

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assessed through the plan-making process and it is therefore difficult to say that there is a reasonable prospect that a particular site could be delivered at a specific point in time. The site schedules indicate possible timing of development should the site be allocated in the Site Allocations and Delivery DPD.

- Not currently developable - those sites assessed as not currently developable were considered to have significant constraints that meant they were unlikely to come forward in the plan period.

3.28 This Assessment involves assessing whether sites are “suitable”, “available” and “achievable” for housing and in particular, whether any known constraints can be realistically overcome.

3.29 Landowners/ developers have been contacted for up-to-date information for a number of the identified sites and this will be an ongoing component of the SHLAA, particularly to demonstrate the five year housing land supply.

3.30 The potential identified in Stage 6 indicated a large potential supply of housing from sites outside settlement boundaries. All sites were assessed for suitability against current planning policies. The Core Strategy is clear that greenfield land will be required for new housing over the plan period. Those sites outside settlement boundaries demonstrate the potential to meet this requirement and will be further assessed as part of the work on the Site Allocations DPD.

3.31 Those sites in the North Wessex Downs AONB outside settlement boundaries, which were not ruled out on other grounds, were assessed for their landscape sensitivity⁽⁵⁾ for the 2011 update of the SHLAA.

3.32 The North Wessex Downs AONB has the highest status of protection in relation to landscape and scenic beauty and it is an over-riding aim that any development should conserve and enhance the landscape quality and natural beauty of the AONB. [The Landscape Sensitivity Assessment](#) was carried out to analyse the extent to which each identified site could be developed while conserving the special qualities of the area. It points out that though individual sites may not be harmful to the landscape and character of the area, the cumulative effect of two or more sites in one settlement may be significant. The Assessment should be read in conjunction with the site schedules in this document as it gives a fuller description of the key landscape considerations and individual site recommendations as well as the key characteristics of settlements within the AONB and the landscape constraints on the extent and location of development. Overall it concludes that there is potential for residential development in the AONB without causing unacceptable harm, subject to the landscape mitigation measures recommended, but this is limited by the need to protect the existing settlement pattern.

3.33 The assessment for each site follows the recommendations made in the Landscape Sensitivity Assessment prepared by an independent landscape consultant. It is recognised that some site promoters have prepared their own landscape assessments to support their submissions. These are not reflected in the SHLAA assessments, but this does not necessarily rule out further consideration as part of the DPD preparation.

3.34 Sites submitted since the Landscape Sensitivity work was carried out have not had the same level of landscape assessment. The landscape impacts of these sites that are within the AONB may therefore need further assessment as part of the preparation of the Site Allocations and Delivery DPD.

⁵ Landscape Sensitivity Assessment of the Potential Impact of the Scale and Distribution of Development in the North Wessex Downs AONB: Kirkham Landscape Planning Ltd, The Terra Firma Consultancy Ltd for West Berkshire Council, January 2011

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3.35 In the East Kennet Valley the main constraint on development is the existence of the AWE sites at Burghfield and Aldermaston. This has led to sites within the Detailed Emergency Planning Zone (DEPZ) being assessed as not developable. The Nuclear Installations Inspectorate of the Health and Safety Executive has confirmed that there is potential to accommodate the Core Strategy proposals for the quantity of development in the East Kennet Valley, but this should be located outside the DEPZ.

Stage 7a: Suitability

3.36 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

3.37 Consistent with the SHLAA Practice Guidance, sites allocated in existing plans for housing, or with planning permission for housing were generally considered suitable for housing development and were not required to be assessed against set criteria. Other sites not allocated, or without planning permission were assessed as suitable for housing against the following criteria:

- The contribution to the creation of sustainable mixed communities;
- Policy restrictions;
- Physical constraints such as access, infrastructure, ground conditions, flood risk, contamination etc;
- Potential effect on landscape features and conservation;
- The sustainability objectives identified in the Sustainability Appraisal and objectives of the Core Strategy or other Local Development Documents.

3.38 A number of sites, particularly larger sites, were identified as having constraints over part of the site, but still had some potential for housing development on a smaller area of the site.

Stage 7b: Availability

3.39 Sites were assessed as to their availability for housing based on:

- Current planning status;
- Ownership intentions/known interests;
- Legal or multiple ownership issues.

3.40 The approach taken in identifying suitable sites, however, aims to focus on those sites where active interest in development has been demonstrated. The initial assumption is that the sites coming forward through the SHLAA which have been submitted by the landowner or developer are available, and that there are no significant legal or ownership problems. The promoters of sites have been requested to identify any such constraints that might affect the timing, yield or other aspects of the development and these are recorded in the schedules.

Stage 7c: Achievability

3.41 Achievability is essentially a judgement about the economic viability of the site: is there a reasonable prospect that housing will be developed on the site at a particular point in time? All of Berkshire is a strong housing market, as the Housing Market Assessment⁽⁶⁾ acknowledges. Before

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the current recession there was a trend of rising land values and very low rates of unimplemented permissions. The economic downturn has caused this to change, at least in the short term, but there are indications that the market is strengthening.

3.42 The starting position is therefore that the sites being promoted will be economically viable, unless there are known to be significant problems with them. The fact that an owner or developer is promoting the site is good evidence that the site is not subject to any significant barriers to viable development, and the promoter has been invited to identify any factors that might constrain deliverability.

3.43 The findings of the Economic Viability Assessment 2007 and Update in 2009⁽⁷⁾, carried out for the Council by Adams Integra, provide further evidence to support judgements on viability as does the Viability Study⁽⁸⁾ carried out to support the Community Infrastructure Levy (CIL) charging rate. This concluded that the proposed CIL rate would not impact on the deliverability of the Core Strategy. It is **not**, therefore, the intention to submit all sites to an individual viability test within the SHLAA. The Site Allocations DPD will assess the whole plan viability: sites proposed for allocation will need to be shown to be deliverable within the plan period.

Stage 7d: Overcoming Constraints

3.44 Where there are constraints to suitability, availability and achievability, consideration has been given to the means and timings of any appropriate actions which might overcome these, for example new infrastructure, environmental improvements, additional landscape or other assessments, or amendment to current planning policies.

4 Review of the Assessment

4.1 The completion of stages 1 to 7 has enabled an assessment of the potential yield from the sites. These potential yields are for individual sites - they do not take account of the cumulative effect of potential development on the landscape or infrastructure of the settlement. These are issues that need to be considered in the preparation of the relevant development plan document. The Landscape Sensitivity Assessment, which should be read in conjunction with the SHLAA, has indicated, for the AONB, where there are likely to be cumulative effects which could have an impact on the wider landscape or on the character of the settlements within the AONB.

Sites with Planning Permission

4.2 At March 2013 there were outstanding commitments for 3,348 dwellings and a further 2,000 allocated in the Core Strategy for development at Sandford Park. Commitments include both small (under 10 dwellings) and large (10 dwellings and over) sites. The Planning Commitments for Housing at March 2013 document contains details of progress on these sites. Sites of 10 units or more that are within or adjacent to the settlements within the settlement hierarchy are included within the SHLAA.

4.3 The Five Year Housing Land Supply will be reported in the Annual Monitoring Report (AMR). The sites are mainly those with planning permission or allocated but will also include the sites assessed as deliverable in the SHLAA.

7 [Economic Viability Assessment 2007 and Economic Viability Study Update 2009](#), prepared by Adams Integra
8 [Community Infrastructure Levy Viability Study: January 2013 by Dixon Searle LLP](#)

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Summary of Housing Potential

4.4 Table 4 summarises the outcome of the site assessments, showing the number of potential units by settlement, within the different spatial areas. This shows a total potential which is in excess of the requirements in each spatial area, the potential sites forming the "basket of sites" from which allocations will be made. It is important to recognise that these sites represent alternative ways of delivering the District's housing requirement. It would not be sustainable, particularly in terms of environmental impact, loss of settlement character and infrastructure requirements to deliver the level of housing indicated by totalling the indicative potential.

4.5 The AONB boundary adjoins the Eastern Urban Area settlement boundary and the Cold Ash settlement boundary, though the settlements themselves are not within the AONB. Identified sites adjacent to these settlements but within the AONB are included within the AONB spatial area in Table 4.

4.6 Deliverable sites will not equate to the Five Year Land Supply which is reported in the AMR. The table only includes large and medium sites within the settlement hierarchy settlements. Smaller sites and larger sites in other parts of the District are not included. Additionally the larger sites, such as Newbury Racecourse and Sandford Park, will deliver some of the housing within the first five years but continue to deliver sites in years 6 -10 and beyond.

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Table 3 Summary of Potential of SHLAA Sites

	Number of potential dwellings:			
	Deliverable	Developable	Total Deliverable and Developable	P o t e n t i a l l y Developable
Newbury and Thatcham				
Newbury	4,005	336	4,341	2,360
Thatcham	121	21	142	1,752
Cold Ash	11	0	11	60
Newbury and Thatcham Total	4,137	357	4,494	4,172
Eastern Area				
Eastern Urban Area	48	50	98	796
Theale	394	29	423	683
Eastern Area Total	442	79	521	1,479
AONB				
Eastern Urban Area*	0	0	0	61
Hungerford	68	0	68	590
Lambourn	12	0	12	188
Pangbourne	16	13	29	84
Bradfield Southend	0	0	0	132
Chieveley	72	3	75	98
Cold Ash*	0	0	0	24
Compton	37	0	37	305
Great Shefford	0	0	0	16
Hermitage	28	0	28	88
Kintbury	0	0	0	155
AONB Total	233	16	249	1,741
East Kennet Valley				
Burghfield Common	23	0	23	1,503
Mortimer	4	0	4	390
Aldermaston	29	0	29	0
Woolhampton	0	0	0	53
East Kennet Valley Total	56	0	56	1,946

* Sites within the Eastern Urban Area and Cold Ash fall within two Spatial Areas.

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Meeting the Housing Targets

4.7 Policy CS1 of the adopted Core Strategy states that provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026. An update of the Strategic Housing Market Assessment (SHMA) is to be undertaken within 3 years of adoption of the Core Strategy, which may lead to a review of the scale of housing provision.

4.8 The table below shows the total supply, including completions, commitments and proposed allocations in the Core Strategy. Sites identified in the SHLAA, those classified as either developable or potentially developable, will be required to make up the remainder of the requirement and to meet need beyond 2026. These will include sites within settlements, coming forward through planning applications, and sites to be allocated in the Site Allocations and Delivery DPD.

Table 4 Summary of housing supply 2006 - 2026 (Net dwellings)

Completions April 2006 - March 2013	3,434
Outstanding Commitments at March 2013	3,348
Proposed strategic site at Sandford	1,000
Windfall allowance	350 approx
Total	8,132
<i>Developable sites required to deliver the 10,500 minimum requirement</i>	2,368

Determining the housing potential of windfalls

4.9 The NPPF (paragraph 48) states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

4.10 A significant proportion of the authority's housing provision has previously come forward on small sites below the suggested threshold for this Assessment. Given the near impossibility of being able to forecast, up to fifteen years in advance, which individual small sites will come forward, it will be unavoidable that part of the provision takes the form of windfalls. The Council believes that a cautious allowance for windfall should therefore be included in the five year supply. Up to date evidence on windfall development will be published to support the five year housing land supply position in the AMR.

Sites for Non-residential Uses

4.11 The "Call for Sites" asked for sites to be submitted for housing or other uses. Though the vast majority of sites were for potential housing development a number of sites were submitted for alternative uses. These have not been included within the site schedules unless they were proposed for mixed use with an element of residential. The table below lists the sites submitted for other uses in and adjacent to the settlements in the District settlement hierarchy, which will be considered further through the preparation of the Site Allocations and Delivery DPD.

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Table 5 Sites submitted for non-residential uses

Site Ref:	Address	Site Area (Ha)	Existing use	Proposed use
NEW109	Newbury Business Park, Newbury	12.1	Employment - Business Park	Employment and Residential
THE008	Land between rail depot, Wigmore Lane and business park south of A4, Theale	2.73	Agriculture	Employment
THE010	Field adjoining Station Road, Theale	5.89	Agriculture	Marina
THE013	Land at Wigmore Lane	1.48	Vacant former industrial area allocated in ECON.7 for rail-based industry	Protected Employment area to replace rail-based industry allocation
HER011	Land north of Manor Lane, Hermitage	7.5	Agriculture	Employment and Residential
HER013	Land adjacent to Hermitage Farm, Oare, Hermitage	6	Agriculture	Employment and Residential
HER014	Kiln Estate, Oare, Hermitage	8.3	Residential, commercial and agriculture	Employment

5 Monitoring and Review

5.1 Monitoring of new housing permissions, completions and properties under construction takes place on an annual basis with progress reported in the "Planning Commitments for Housing" documents produced by the Council. Overall monitoring and analysis of housing delivery is reported every year through the Annual Monitoring Report.

5.2 This annual monitoring will include a review of the deliverability and developability of sites in the SHLAA, including an evaluation of any changes in circumstances affecting sites. This will enable a revised Five Year Housing Land Supply to be prepared. Monitoring will include:

- Whether sites have been completed, or are now under construction;
- Whether sites are the subject of planning applications or permissions;
- Progress on any identified constraints which affect whether a site is deliverable or developable;
- The identification of any new constraints;
- Whether the windfall allowance (if appropriate), is coming forward as expected;
- Whether any previously unidentified sites have come forward.

5.3 Sites of 10 units or more that have been granted permission since the first base date of the 2009 SHLAA are shown in Table 5. This compares the SHLAA potential to the actual number of units permitted.

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Table 6 Sites of 10 or more units granted permission since 2009 SHLAA base date

Parish/Ward	Address	Applicn. No.	GF/PDL	Gross Units	Net Units	SHLAA Ref	SHLAA Potential
Burghfield	Saxon Gate	09/01808	GF	11	11	BUR014	10
Hampstead Norreys	Manor House, Church Street	08/01099	GF	14	14	Windfall	
Holybrook	Calcot Barn	08/00753	PDL	10	9	EUA019	10
Holybrook	Underwood Road Shopping Centre	07/00619	PDL	68	68	EUA015	65
Hungerford	Our Lady Of Lourdes RC Church	09/00962	PDL	14	14	UCS	
Hungerford	Land At North Standen Road	09/01726	GF	16	16	Windfall	
Lambourn	Land To The Rear Of The Classics	08/01503	PDL	12	12	LAM010	12
Newbury	Hillview House, 21 West St	07/02666	PDL	42	42	NEW084	42
Newbury	Land At Willow Close And Malvern Court	08/02050	PDL	63	24	NEW071	26
Newbury	49 - 65 Enborne Road	09/00086	PDL	12	3	NEW083	13
Newbury	Land Off Faraday And Kelvin Road	08/01255	PDL	160	160	NEW025	160
Newbury	Garage Area Sidestrand Road	08/01403	PDL	12	12	NEW078	10
Newbury	17-21 And Land To The Rear Of 22-24 Bartholomew Street	08/01789	PDL	13	13	NEW076	13
Newbury	11 - 15 Bartholomew Street	08/02209	PDL	14	14	UCS	
Newbury	St Bartholomews School Wormestall Site	08/02256	PDL	33	33	NEW022 (1) (part)	98 for (1) and (2)
Newbury	St Bartholomews School Wormestall Site	08/02257	PDL	14	14	NEW022 (1) (part)	98 for (1) and (2)
Padworth	Land Adjacent To Bath Road Known As Elliott Hire	09/00468	PDL	36	36	RUR193	10
Stratfield Mortimer	Land To Rear Of 33-37 West End Rd	08/02046	PDL	10	7	MOR003	10
Thatcham	139 & 141 Bath Road	08/02296	PDL	12	9	THA021	10
Tilehurst	The Colonnade, Overdown Road	08/00138	PDL	14	14	EUA024	14

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Parish/Ward	Address	Applicn. No.	GF/ PDL	Gross Units	Net Units	SHLAA Ref	SHLAA Potential
2010/11 Permissions							
Greenham	Newbury Racecourse	09/00971	PDL	1500	1500	NEW034	1500
Hungerford	The Priory	10/01928	PDL	76	41	HUN016	
Thatcham	Waring House	09/02139	PDL	51	51	THA022	51
Newbury	St Bartholomew's School, Luker Site	09/02555	PDL	37	37	NEW 022 (2)	98 for (1) and (2)
Newbury	1-3 Mansion House Street	08/02411	PDL	11	11	Windfall	
Padworth	Max Café, Bath Road	10/00760	PDL	12	12	RUR201	14
Newbury	53 Cheap Street and 4 - 16 Kings Road	10/02179	PDL	10	9	Windfall	
Newbury	The Winchcombe School	10/02592	PDL	20	20	NEW099	20
Thatcham	Rainsford Farm	09/02370	GF	13	13	THA004 (part)	
2011/12 Permissions							
Compton	Fairfield	11/00586	PDL	12	12	COM005	6
Greenham	Cleansing Services, Pinchington Lane	10/00585	PDL	20	20	NEW037B	13
Hungerford	Three Swans Hotel	11/01910	PDL	13	13	HUN024	13
Padworh	Comfort Inn	11/00107	PDL	30	30	Windfall	
Padworth	Land adjacent Kennet and Avon Canal	11/01564	PDL	11	11	Windfall	
Pangbourne	14 -16 Reading Road	09/02682	PDL	15	13	PAN006	14
Thatcham	77 - 79 Bath Road	11/00902	PDL	14	14	Windfall	
Theale	Trafalgar Court, Play Platt	10/03075	PDL	30	30	THE006	30
2012/13 Permissions							
Hermitage	Land off Pinewood Crescent	12/00240	PDL	28	28	HER003	34
Newbury	Elizabeth House	12/00499	PDL	24	24	NEW023	0
Thatcham	99 Station Road and Land at Hewdens	12/01451	PDL	14	14	Windfall	

UCS - Identified in previous Urban Capacity Study

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5.4 Sites that were listed in the February 2011 SHLAA and have now been removed are shown in Table 6 together with the reason why the sites are no longer considered to have housing potential.

Table 7 Sites in 2011 SHLAA which have been Removed from 2013 SHLAA

Ref	Parish	Address	Reason for Removal from SHLAA 2013
BUR012	Burghfield	Rear of 43 to 55 Clayhill Road	Site completed
BUR014	Burghfield	Saxon Gate	Site completed
CHI003	Chieveley	Land to north west of Chieveley village	withdrawn - agent confirmation that no longer available
CHI004	Chieveley	Land to north east of Chieveley village	withdrawn - agent confirmation that no longer available
CHI006	Chieveley	Land at Downend Farm Chieveley	withdrawn - agent confirmation that no longer available
CHI012	Chieveley	Land east of Church Farm Lane Chieveley	No longer available
COL003	Cold Ash	Land to the north of Fishers Lane	request for change in settlement boundary, rather than site submission
COM003	Compton	Church Farm, Aldworth Road	delete- was included in error
EUA015	Tilehurst	Underwood Shopping Centre, Underwood Road,	Site completed
EUA017	Purley on Thames	Domus, Oxford Road, Tilehurst	Site has permission for smaller scale development
EUA023	Tilehurst	Brookfields School, Sage Road, Tilehurst,	No longer council promoted
HER006	Chieveley	Denison Barracks, Priors Court Road	No longer available
HUN009	Hungerford	Hungerford Station	Site has permission for office development
HUN019	Hungerford	Lancaster Close	No further action anticipated by Sovereign Housing
LAM011	Lambourn	College House	No further action anticipated by Sovereign Housing
LAM012	Lambourn	1 to 32 Northfields	No further action anticipated by Sovereign Housing
MOR003	Stratfield Mortimer	Land to the rear of 33-37 West End Road, Mortimer Common	Site completed
NEW004	Speen and Newbury	Land at Moor Lane, Newbury	Landowner is not promoting land for development
NEW014	Newbury and Greenham	Newbury Rugby Club, Monks Lane	Land not available. No current intentions for Rugby Club to re-locate
NEW022	Newbury	St Bartholomew's School, Andover Road	Site complete
NEW037A	Greenham	Land to the south of Pinchington Lane (former Civic Amenity site)	Site Complete

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Ref	Parish	Address	Reason for Removal from SHLAA 2013
NEW049	Enborne	Oaken Hedges Enborne Road	No longer promoted
NEW061	Enborne	Land north of Wash Water and east of Andover Drove	No longer promoted
NEW062	Enborne	Land west of Enborne Street, Wash Common	Cricket Club have stated land not available. Unable to contact agent who promoted site
NEW066	Newbury	Northcroft Lane Car Park	Not available. Not promoted by Council who are landowners
NEW069	Newbury	237 Newbury House Andover Road	No longer being considered for redevelopment by Sovereign Housing
NEW071	Newbury	Willow Close (& 45 to 51 Old Newtown Road & 1 to 5 Malvern Court)	Site complete
NEW072	Newbury	Adjacent to York House, London Road	Site developed for food store
NEW078	Newbury	Sidestrand Road	Site Complete
NEW080	Newbury	182 Craven Road	Planning permission refused and site too small for allocation
NEW086	Greenham and Newbury	Park House School, Andover Road	No longer an allocated site - HSG.5 of WBDLP superseded
NEW088	Newbury	Pelican Lane Newbury	No further action on this site by Sovereign Housing
NEW099	Newbury	The Winchcombe School, Maple Crescent	Alternative scheme for care home under construction
PAN007	Pangbourne	Courtlands, Tidmarsh Road, Pangbourne, RG8 7AY	Redevelopment refused and no subsequent application
THA020	Thatcham	Harts Hill Farm Flat	Site complete
THA022	Thatcham	Waring Court	Site complete

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6 Maps and Site Schedules

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