

STAGE 2(E): ASSESSING DELIVERABILITY

HELAA REF	SITE	SUITABILITY ASSESSMENT	AVAILABILITY ASSESSMENT	ACHIEVABILITY ASSESSMENT	DELIVERABILITY ASSESSMENT	COMMENTS
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	Suitable	Availability unknown	Achievability unknown	Potentially developable	Site within the settlement boundary whereby there is a presumption in favour of development, however there are covenants on the land
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	Suitable	Availability unknown	Achievability unknown	Potentially developable	Site within the settlement boundary whereby there is a presumption in favour of development, however there are covenants on the land
TIL3	Westwinds, New Lane Hill, Tilehurst, RG30 4JN	Suitability unknown	Availability unknown	Achievability unknown	Potentially developable in part	Site within the settlement boundary whereby there is a presumption in favour of development, however there are covenants on the land. Ancient woodland adjoins site boundary - buffer required
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	

TIL7	Land west of Little Heath Road, Tilehurst (Area 2)	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL13	Land at Pincents Lane, Tilehurst	Suitability unknown	Available	Achievable	Potentially developable in part	A 2015 Landscape Sensitivity Assessment recommended that development would only be suitable on parts of the site
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL15	Land east of Sulham Hill between Barefoots Copse & Cornwell Copse, Sulham Hill, Tilehurst	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Unsuitable	Not assessed	Not assessed	Not developable within the next 15 years	