



**WOKINGHAM
BOROUGH COUNCIL**

**Wokingham Borough
Five Year Housing Land Supply Statement
at 31 March 2024**

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Executive Summary

The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.¹

The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market; or 20% where delivery was below 85% of the housing requirement over the previous three years.²

This Five-Year Housing Land Supply Statement sets out the housing completions at 31 March 2024 and the supply of deliverable sites for the subsequent five year period 1 April 2024 to 31 March 2029.

The meaning of 'deliverable' is set out in the Glossary of the NPPF. This 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.”*

(NPPF, Annex 2: Glossary, page 72)

It is clear that deliverable means that sites should be realistically capable of being delivered within the next five years. It does not require certainty of delivery. This interpretation was confirmed in the judgement; *St Modwen Developments Ltd v Secretary of State for Communities and Local Government* (October 2017) in paragraph 38:

¹ NPPF, paragraph 78.

² NPPF, paragraph 78

“Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that.”

(St.Modwen v. SoSCLG, paragraph 35)

“Sites may be included in the five-year supply if the likelihood of housing being delivered on them within the five-year period is no greater than a “realistic prospect” – the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as “deliverable” it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years.”

(St.Modwen v. SoSCLG, paragraph 38).

Whilst the judgement was made with reference to a previous version of the NPPF, March 2012, the key term ‘realistic prospect’ is unchanged in the latest NPPF.

Monitoring Requirement

The government introduced a standard method for calculating Local Housing Need (LHN) and a Housing Delivery Test alongside the revised NPPF in 2018. The December 2024 NPPF and PPG updates changed the formula for calculating LHN and the application of additional buffers. As a result, the LHN for Wokingham Borough increased from 748 dwellings to 1,336 dwellings, an increase of 78%. The LHN of 1,336 homes per annum has therefore been applied to the housing land supply position at 31st March 2024.

Performance against the latest Housing Delivery Test requires the council to only apply a 5% buffer, having delivered 169% of the required homes over the preceding 3 years. Housing need over the 5 year period, including a 5% buffer is therefore 7,014 dwellings.

The council’s decision to assess the five-year housing land supply position against Local Housing Need does not indicate that the strategy established by the Core Strategy is out of date. It simply reflects that the outcome of the standard method is higher than the adopted housing requirement within the Core Strategy.

Sources of Land Supply

Sources of land supply used to calculate the five-year land supply position include:

- Large site delivery (sites delivering 10 or more dwellings (net))
- Small site delivery (sites delivering 9 dwellings or less (net) including windfall allowance)
- An allowance for unidentified large sites (windfall)

The council's assessment of deliverability is based on robust analysis, utilising information from landowners/developers and the council's knowledge of the proposed development and specific knowledge regarding the site. This ensures there is a realistic prospect that the projected housing will be delivered within the five-year period. The council's approach complies with government planning practice guidance.

Five-Year Land Supply Position at 31 March 2024

At 31 March 2024, the council can demonstrate a 1.7 year housing land supply against the LHN of 1,336 with the total number of dwellings deemed deliverable in the 5-year period being 2,321.

Housing land supply at 31 March 2024	
Housing need at 1,336 homes per annum 01/04/2024 – 31/03/2029	6,680
Housing need plus 5% buffer for period 01/04/2024 – 31/03/2029	7,014
Annual rate for 5 years plus 5% buffer	1,403
Total deliverable housing supply for period ³ 01/04/2024 – 31/03/2029	2,321
Total deliverable housing supply in years for period 01/04/2024 – 31/03/2029	1.7

The above figures take no account of past over delivery of dwellings within Wokingham Borough. As the council cannot demonstrate a five-year year supply of deliverable sites at 31 March 2024, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, applies.

³ Table 4.2

1. Introduction

1.1 The National Planning Policy Framework (NPPF), December 2024, requires local authorities to annually identify and update a supply of specific deliverable sites that are sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.⁴

- a) The supply of specific deliverable sites include a buffer of 5% (moved forwards from later in the plan period) to ensure choice and competition in the market, or 20% where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.⁵

1.2 This Five-Year Housing Land Supply Statement sets out the housing completions at 31 March 2024 and the supply of deliverable sites for the subsequent five year period 1 April 2024 to 31 March 2029.

The Meaning of 'Deliverable'

1.3 It is important at the outset to understand the meaning of 'deliverable'.

1.4 The meaning of 'deliverable' is set out in the Glossary of the NPPF. This 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*

(NPPF, Annex 2: Glossary, page 72)

⁴ NPPF, paragraph 78.

⁵ NPPF, paragraph 78.

- 1.5 For sites with detailed planning permission, and small sites with outline planning permission, the government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary. Without such specific evidence, a decision taker should not reach another conclusion.
- 1.6 For large sites with outline planning permission, specific evidence is required that there is a realistic prospect of dwellings being delivered within the five-year period. It should be noted that the need for specific evidence falls under the umbrella of a “realistic prospect”, carrying no greater evidential burden.
- 1.7 It is clear that being deliverable means that there should be a realistic prospect of dwellings being completed in the next five years, or to phrase it another way, the completion of dwellings should be realistically achievable within the next five years. The test of whether a site is deliverable does not require certainty or any higher evidential test than “a realistic prospect”.
- 1.8 The fact that deliverability does not mean certainty was confirmed in the judgement; *St Modwen Developments Ltd v Secretary of State for Communities and Local Government* (October 2017) in paragraph 38:

“Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that.” (St.Modwen v. SoSCLG, paragraph 35)

“Sites may be included in the five-year supply if the likelihood of housing being delivered on them within the five-year period is no greater than a “realistic prospect” – the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as “deliverable” it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years.” (St.Modwen v. SoSCLG, paragraph 38).

- 1.9 Whilst the judgement was made with reference to a previous version of the NPPF, published March 2012, the key term ‘realistic prospect’ is unchanged in the current version.

Evidence of Deliverability

- 1.10 The Planning Practice Guide: Housing supply and delivery at paragraph 007 (Paragraph 007, Reference ID: 68-007-20190722) provides additional guidance on deliverability stating that evidence may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving Reserved Matters, or whether these link to a planning performance agreement that sets out the timescale for approval of Reserved Matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

Benchmarking lead-in times and build-out rates against comparable developments can also provide a useful point of reference as to what is realistically achievable, particularly where no information has been supplied by the site owner / developer.

2. Monitoring Requirement

- 2.1 This section sets out the basis against which the council calculates the five-year housing land supply position.

Housing Requirement

- 2.2 The NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 2.3 The supply is assessed against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than 5 years old. Local Housing Need (LHN) is calculated using a standard method set out in national planning practice guidance.
- 2.4 The Wokingham Core Strategy local plan was adopted in 2010 with the Managing Development Delivery local plan adopted in 2014, therefore the housing requirement against which the five-year housing land supply assessment is the LHN calculated by the standard method.
- 2.5 The council's decision to assess the five-year housing land supply position against LHN does not indicate that the strategy established by the Core Strategy local plan is out of date. It simply reflects that the outcome of the standard method is higher than the adopted housing requirement within the Core Strategy local plan. The strategy established by the Core Strategy local plan is fully meeting and exceeding the housing delivery requirements set out in both the Core Strategy local plan and the level of LHN as calculated by the standard method set out in the national planning practice guide. The strategy established by the Core Strategy local plan is therefore broadly consistent with the NPPF with regards to housing delivery.
- 2.6 The standard method for calculating LHN has changed following the December 2024 NPPF and PPG updates. The updated method uses a baseline of 0.8% of the existing housing stock for the area. An adjustment is then added to take account of affordability using the median workplace-based affordability ratios. A ratio is applied that results in a larger adjustment where the affordability ratios are higher. Under the standard method it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment. This is confirmed in the government Planning Practice Guide: Housing and economic need assessment, which states:

“The affordability adjustment is applied to take account of past under delivery. The standard method identified the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.” (Paragraph: 011 Reference ID: 2a-011-20241212)

2.7 At 31 March 2024, LHN for Wokingham Borough calculates as 1,336 dwellings per annum. The detailed calculation is set out in out in Appendix 1 – Local Housing Need and the Housing Delivery Test Calculations.

Buffer

2.8 The NPPF requires that the supply of specific deliverable sites should include a buffer of 5% (moved forwards from later in the plan period) to ensure choice and competition in the market, or 20% where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.⁶

2.9 The question of significant under delivery of housing is informed against the Housing Delivery Test. This defines significant under delivery as below 85% of the housing requirement⁷, over the previous three years.

2.10 For completeness, the Housing Delivery Test replaces the previous reference to ‘persistent under delivery’ in the March 2012 version of the NPPF.

2.11 The government published the latest outcome of the Housing Delivery Test for all local planning authorities in December 2024. The performance of Wokingham Borough was 169%. This builds on the 2018, 2019, 2020, 2021 and 2022 results of the Housing Delivery Test (HDT), where the performance of Wokingham Borough Council was 157%,175%, 200%,189% and 205%, respectively. Together, these results provide very clear evidence of strong housing delivery, delivering an excess of 1,437 dwellings above the targets of the past three years. Strong housing delivery has therefore continued and as a result Wokingham Borough Council only required to provide a 5% buffer.

2023 Housing Delivery Test measurement ⁸		
Year	Number of homes required	Number of homes completed
2020/21	525	1,206

⁶ NPPF, Paragraph 78

⁷ NPPF, footnote 40, page 21.

⁸ Figures take account of net changes in communal accommodation in addition to dwellings.

2021/22	768	1,440
2022/23	781	865
Total	2,074	3,511

3. Sources of Housing Supply

- 3.1 This section provides an explanation of the sources of land supply that form part of the monitoring of the five-year land supply position.

Large Site Delivery

- 3.2 Large sites are defined as sites delivering 10 dwellings (net) or more. The majority of large sites comprise sites that have been allocated within the development plan or have been granted outline or full planning permission. Where evidence supports, sites which do not have planning permission may be included, for example a site with a resolution to grant planning permission may be considered deliverable depending on the individual circumstances. This type of resolution is most commonly used where a legal agreement, i.e. a Section 106 agreement is required to be finalised. Allocations and sites where the developer is actively progressing towards a planning application may also be included.

Engagement

- 3.3 Analysis of the delivery of large sites is undertaken within a framework of engagement with the developer / landowner.
- 3.4 The council considers information on delivery provided by the landowner / developer as the most robust source and uses this as the starting point for considering what might reasonably be delivered within the five-year period. In all instances, the council scrutinises the information, comparing it to historic delivery rates for development within Wokingham Borough, its knowledge of the developer, its knowledge of the proposed development and the specific information regarding the individual site. Where necessary, the council will adjust the projected delivery to remove any overly optimistic or pessimistic view. This ensures the figures relied on by the council within the five-year period are fully realistic.
- 3.5 Where the developer / landowner does not respond to approaches, the council will assess deliverability of the site using its knowledge of the developer, its knowledge of the specific site and proposed development. To help inform what is realistic, the council has assessed historic lead-in times for development within Wokingham Borough from the grant of planning permission to first completion (see Appendix 8). The council has also assessed historic build out rates relating to the scale of development and the number of dwellings (see Appendix 9).

Table 3.1. Engagement activities with developer / landowner

Engagement activity	Descriptions
Correspondence	Letters and/or emails requesting completion and projected delivery information is sent to the developer / landowner for all large sites with planning permission or a resolution to grant planning permission.
Site visits	Visits are made to all sites, including all large and small sites with planning permission, to ascertain whether development has commenced ⁹ or been completed ¹⁰ . Information is sought from the site manager regarding the total number of completions and the anticipated delivery of further dwellings.
Delivery Team	A specialist Delivery Team has been established by the council to deal with the Strategic Development Locations (SDLs) allocated through the adopted Core Strategy. A dedicated officer is appointed to each SDL. The officer is in weekly contact with the developer / landowner and can provide up-to-date information on anticipated delivery.
Town Centre Team	A specialist Delivery Team has been established by the council to advance regeneration projects within Wokingham town centre. Officers have ongoing contact with key developers and landowners and can provide up-to-date information on anticipated delivery.
Development Management Team	The council's Development Management Team deals with sites allocated through the Managing Development Delivery plan and developments that are submitted through the planning application process. Through the officer, information on the discharge of planning conditions and on the anticipated delivery from the developer / landowner can be gained.
Street Naming and Numbering, Building Control Teams	Through the council's wider functions, information on the timing of commencement and completions can be gained.

3.6 Where a site with planning permission is not considered deliverable within the five-year period, it is excluded from the five-year land supply calculation but may still be included at a later date.

⁹ A dwelling is defined as being 'under construction' or 'commenced' from when the footings are in place, until the point the dwelling is habitable.

¹⁰ A dwelling is defined as being 'complete' from when the roof and external details of the property is completed.

3.7 The approach taken by the council accords with the government Planning Practice Guidance: Housing and economic land availability assessments and additionally uses benchmarking based on evidence of past trends for development lead-in times and build-out rates to further improve robustness.

3.8 A summary of local lead-in times and delivery rates is provided below.

Development Lead-in Times and Delivery Rates

3.9 This sub-section provides an explanation of historic lead in times and build out rates within Wokingham Borough. To ensure its robustness, both lead in times and build out rates have been compared to national studies and what has been achieved in a neighbouring local authority.

3.10 As referenced above, information on projected delivery from the developer / landowner will be used as the starting point for considering future delivery where this is available. In the absence of such information, the council will assess deliverability using its own knowledge of the developer, the site and the proposed development.

Lead-in Times

3.11 Table 3.2 below provides a summary of average lead-in times for developments within Wokingham Borough. The information is presented for lead-in times from the grant of outline, reserve matters and full planning permission. Full details are provided in Appendix 8 which includes a comprehensive list of sites of 10+ dwellings from 2007/08 to 2023/24 as well as a range of smaller sites from previous years. The calculation utilised sales date as a proxy for completion and represents a conservative timeframe.

Table 3.2. Summary of average time from planning application decision date to time of first home sale

Site Size	Decision date (O) to first house sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
10-49	44.1 (15 sites)	21.6 (67 sites)	13.9 (13 sites)
50-99	46.7 (15 sites)	22 (8 sites)	13.3 (16 sites)
100-249	48 (23 sites)	24.8 (7 sites)	17.5 (24 sites)
250+	45.7 (11 sites)	14.7 (5 sites)	18.4 (9 sites)
All	46	21	16

- 3.12 Research has been undertaken to allow comparison of local lead-in times with other available information to assist in understanding its robustness.
- 3.13 Information on lead-in times was published by the Local Government Association in 2013. Details are provided in Table 3.3 below.

Table 3.3. Average time taken to progress schemes from permission to completion by number of units per scheme (2012/13) (Local Government Association, 2013)

Site size	Average time from permission to start on site (months)	Average time from start on site to completion (months)	Average time from permission to completion (months)
Fewer than 10 units	11	11	22
10-49 units	12	13	25
50-99 units	10	22	31
100-249 units	12	26	38
250 or more units	15	34	47
All schemes	12	16	27

Source: Local Government Association, 2013

- 3.14 Research on lead in times was published by Lichfields in their paper entitled “Start to Finish: What factors affect the build-out rates of large-scale housing sites”¹¹. The paper considered an increased sample size compared to the previous 2016 edition, this consisted of 97 large schemes of more than 500 dwellings, and 83 small schemes between 50 and 499 dwellings. Two of the large schemes analysed were in Wokingham Borough; Arborfield Garrison SDL and the South of the M4 SDL.
- 3.15 Information from within Wokingham Borough and beyond shows that lead in time varies depending on the size of the scheme. This is likely to relate to the increased complexity of development. Comparing the research shows that local lead in times within Wokingham Borough roughly align with those suggested by the research undertaken by the Local Government Association. This most recent research undertaken includes both sites before and after the economic downturn in 2008. The data can be considered to show an updated picture of the housing market however it does show that there are significant variations within the data, which reflects the complexity of each specific development as seen within Wokingham Borough.
- 3.16 The research undertaken by Lichfields in February 2020 shows the converse with local lead in times in Wokingham Borough being slightly longer in a number of categories. Lichfields

¹¹ Published February 2020: [Start to Finish: What factors affect the build-out rates of large scale housing sites? \(2nd ed.\)](#)

published Start to Finish 3 in March 2024.¹² The Lichfields analysis showed the average period from planning permission to first completion on smaller sites (between 50-99 dwellings) was 2.3 years, and for sites of 100-499 dwellings it was 3.2 years. Sites of 500+ dwellings take 1.3-1.6 years to deliver the first dwelling. This showed smaller sites take longer to deliver their first dwelling than larger sites once planning permission is granted.

- 3.17 Notwithstanding the sample size, the Lichfields data suggests that lead in times in Wokingham Borough are broadly reflective of current housing markets, albeit with shorter lead in times for smaller sites.
- 3.18 On balance, the council considers that the data on local lead-in times to be robust and capable of indicating when development will realistically start following the grant of planning permission. Where site information and knowledge suggest delivery on an individual scheme is likely to vary, a specific adjustment can be made to ensure the projection represents a realistic prospect in accordance with the advice of the NPPF.
- 3.19 Delivery from large sites of 250 or more units are mostly located within a Strategic Development Location (SDL) which have benefited from considerable engagement through the plan-making process. Applications within SDLs have an officer within the Delivery Team working closely with the applicant who is dedicated to progressing these applications as quickly as possible through pre-application advice and other meetings. Therefore, many of the constraints associated with larger developments seen elsewhere have been overcome at an earlier stage than that of a smaller development. The lead in time of these applications is therefore accelerated.

Wokingham Borough Council's Benchmark Lead-in Times:

10-49 Dwellings

44 months from *outline* decision date to first house sale

22 months from *full* decision date to first house sale

14 months from *Reserved Matters* decision date to first house sale

50-99 Dwellings

47 months from *outline* decision date to first house sale

22 months from *full* decision date to first house sale

13 months from *Reserved Matters* decision date to first house sale

100-249 Dwellings

48 months from *outline* decision date to first house sale

25 months from *full* decision date to first house sale

18 months from *Reserved Matters* decision date to first house sale

¹² <https://lichfields.uk/media/w3wjmw0/start-to-finish-3-how-quickly-do-large-scale-housing-sites-deliver.pdf>

250+ Dwellings

46 months from *outline* decision date to first house sale

15 months from *full* decision date to first house sale

18 months from *Reserved Matters* decision date to first house sale

All sites

46 months from *outline* decision date to first house sale

22 months from *full* decision date to first house sale

16 months from *Reserved Matters* decision date to first house sale

Build-out Rates

3.20 Table 3.4 below provides a summary of average delivery or build out rate for developments within Wokingham Borough. The information is presented for completions achieved from 1 April each year and for one or more developer's permission. Full details for each site are provided in Appendix 9.

Table 3.4. Average annual delivery rate based on site size and number of developers

Site Size (Number of sites in data range)	Number of Developers	Average Rate Time Frame	Raw average Build- out Rate Data as of 31/03/2024
10-99 (29 sites)	1	Average annual rate achieved from 1 April per builder	25
100 - 249 (21 sites)	1	Average annual rate achieved from 1 April per builder	46
250 + (4 sites)	1	Average annual rate achieved from 1 April per builder	58
250 + (8 sites)	2+	Average annual rate achieved from 1 April per builder	32

3.21 The profile of build out rates for larger sites has remained broadly consistent, with limited variation. At 31 March 2024, sites of 250+ were delivering at 58 dwellings where a single developer was involved (slightly up from the previous 57 dwellings). The delivery rate where there were two or more developers is 32 dwellings (slightly up from 31.5 dwellings).

3.22 Research has been undertaken to allow comparison of local build out rates with other available information to assist in understanding of robustness.

- 3.23 Information on build out rates was published in a study undertaken by DCLG in 2008 entitled Factors affecting housing build-out rates¹³. Details are provided in Table 3.5 below.

Table 3.5. DCLG’s Factors affecting housing build-out rates (2008)

Imputed Annual Optimal Sales Rates				
Optimal annual rate	All Respondents	Volume Developers ¹⁴	Medium-sized Developers ¹⁵	Smaller Developers ¹⁶
Greenfield housing	58.61	55.83	45.71	80
Brownfield apartments	67.18	81.33	54.14	68.75

- 3.24 Research on build-out rates was published in February 2020 by Lichfields in their paper entitled “*Start to Finish: What factors affect the build-out rates of large-scale housing sites?*”¹⁷. The paper found that build out rates were impacted by the market’s ability to absorb new housing and pointed to consideration of the strength of the local housing market, the number of sales outlets and the tenure of housing being delivered. Lichfields more recent 2024 paper concluded that developments between 500-999 dwellings delivered an average of between 44-83 dwellings per year. For developments between 100-499 dwellings the average was around 35-60 dwellings per year.
- 3.25 The paper also noted that build out rates were higher for development greenfield development sites and which delivered affordable housing. Affordable housing taps into a different market (not displacing market demand) and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures.
- 3.26 Sir Oliver Letwin was appointed by the government to lead an independent review of build out. His analysis¹⁸, published October 2018, suggests that a key factor in build out rates is the number and types of different housing products and tenures that are being built. The report notes that there was broad consensus with the conclusions of the earlier draft report, with paragraph 1.7 of the final report stating:

¹³ [Adams, D. and Leishman, C. \(2008\) Factors Affecting Housing Build-out Rates. Department for Communities and Local Government \(researchgate.net\)](#)

¹⁴ Annual output in excess of 2,000 dwellings

¹⁵ Annual output between 501 and 2,000 dwellings

¹⁶ Annual output between 250 and 500 dwellings

¹⁷ Lichfields 2020: [Start to Finish: What factors affect the build-out rates of large scale housing sites? \(2nd ed.\)](#)

¹⁸ [Independent Review of Build Out, Rt Hon Sir Oliver Letwin MP - October 2018 \(gov.uk\)](#)

“I concluded in the Draft Analysis that the homogeneity of the types and tenures of the homes on offer on these sites, and the limits on the rate at which the market will absorb such homogenous products, are the fundamental drivers of the slow rate of build out.”

- 3.27 In addition to delivery rates associated with site size, and the number of developers, the council will also have regard to the type of housing products and tenures on a site-by-site basis. In some instances, this may suggest higher or lower delivery rates.
- 3.28 Bracknell Forest Council (BFC) adjoins Wokingham Borough to the east. BFC use build out rates, set out in the SHELAA, by site size (over and below 300 dwellings) and by the number of developers operating on site. The rates they use are based on average rates achieved on developments within the borough. BFC also use data provided by developers, as well as using historic delivery rates on a site-by-site basis.
- BFC use the following delivery rates;
- Less than 300 units – 50 dwellings per annum
 - Over 300 units (2+ developers) – 150 dwellings per annum
 - Over 300 units (1 developer) – 75 dwellings per annum
 - Over 300 units (number of developers unknown) – 100 dwellings per annum
- 3.29 Comparing the above evidence, local build out rates appear to be robust, with the DCLG, Lichfields and BFC data supporting similar or higher rates of development. The average rate for small developments (10-99 dwellings) is however less robust as the limited size of sites artificially pulls down the average build out rate when assessed on an annual basis, e.g. developments of 20 dwellings will be fully completed within part of a year. To address this, the council applies the slightly higher build out rate of 40 dwellings per year. This is still below the possible rate suggested by the DCLG, Lichfields and BFC.
- 3.30 Notwithstanding local build out rates appearing robust against comparable datasets and showing consistent delivery for sites over 250 dwellings involving one developer, the council has decided to maintain the previous, lower build-out rates for where landowners have suggested more optimistic delivery as the starting point for projecting delivery where developers have not responded to enquiries. Whilst delivery from sites involving two developers or more has slowed slightly, the council has decided to maintain the previous, slightly higher build-out as generally reflective of the market. Variations to these build-out rates will be considered on a site-by-site basis. These rates are summarised in the table below. It is clear from the local monitoring evidence that developers are able to deliver at a higher rate in the local housing market.

Wokingham Borough Council’s Benchmark of Housing Delivery Assumptions:

40 dwellings per year, per developer, on sites where 10 – 99 dwellings are being built out by one developer.

50 dwellings per year, per developer, on sites where 100 – 249 dwellings are being built out by one developer.

55 dwellings per year, per developer, on sites where 250 + dwellings are being built out by one developer.

50 dwellings per year, per developer, on sites where 250+ dwellings are being built out by two or more developers.

Small Site Delivery

- 3.31 Small sites are defined as sites delivering 9 dwellings (net) or less.
- 3.32 Delivery from small sites is assumed to accord with past delivery rates. Table 3.6 below summarises the annual completion rates achieved on small sites since 2007 (see Appendix 12 for the data). A small windfall allowance is made within the five-year land supply calculation to ‘top up’ delivery from small sites with planning permission to reflect the rate of past delivery.

Table 3.6. Trends from small site completions

Small Site Type	Average annual dwelling completion rate 1/4/2008 - 31/3/2024
Previously developed sites¹⁹	55.3
Non-residential greenfield sites²⁰	4.6
Residential greenfield sites²¹	30.4
All Small Site Types	88.1

¹⁹ Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure

²⁰ Land which is or has not been occupied by a permanent non-residential structure (including agricultural or forestry buildings).

²¹ Land which is undeveloped in the curtilage of a residential property (both within development limits and the countryside).

- 3.33 The NPPF in paragraph 75 permits an appropriate allowance of housing supply from unidentified sites in the form of broad locations and windfall. The analysis of past completions shows that development on small sites have occurred across a wide variety of land types, particularly in the main settlement areas. It is not anticipated that this source of housing land will diminish during the plan period, particularly given the continued emphasis in national policy and guidance on the re-use of previously developed land and advances in technology which are leading to changing business practices with reduced floor space requirements.
- 3.34 Since 2017, the council has applied an allowance for small sites, for the current monitoring year 55 dwellings per year²² will be applied. This reflected the rate of delivery from previously developed land and non-residential greenfield land. Since the allowance was introduced, monitoring shows a rate of delivery of almost 90 dwellings from small sites, per year. Whilst the potential of small sites is considered by the council to have increased from the previous monitoring, it has decided to currently apply an allowance in line with the historic rate of 55 dwellings per year.
- 3.35 The allowance for windfall within small site delivery is derived from previously developed sites and non-residential Greenfield sites only. Given that there has been a strong delivery of dwellings on residential Greenfield sites (an average of over 30 dwellings per year); the council's assumption is cautious.

The council's calculation of housing delivery allows for the delivery of dwellings from small sites based on the past completion rate – **55 dwellings per year.**

Windfall Allowance from Large Sites

- 3.36 The NPPF permitted consideration of housing supply from unidentified sites in the form of broad locations and windfall²³ is not restricted to the size of site.
- 3.37 Analysis of past completions shows that on average, 55 dwellings are completed on large, previously unidentified sites each year (see Appendix 13). This analysis excludes sites that were previously identified through the development plan process and technical studies.
- 3.38 It is not anticipated that this source of housing land will diminish during the plan period, particularly given the continued emphasis on the re-use of previously developed land and

²² Includes small sites that have planning permission at the base date of the assessment.

²³ National Planning Policy Framework, paragraph 75.

advances in technology / greater home working trends arising from the Covid pandemic which are leading to changing business practices with reduced floor space requirements.

- 3.39 Since 2017, the council has applied an allowance for large sites of 32 dwellings per year. Since the allowance was introduced, monitoring shows an increase in the rate of delivery to an average of 55 dwellings per year. Over the last five years (2019/20 to 2023/24), the average windfall delivery from large sites has been 55 dwellings per annum (Table A13.1). For the time being, the council has decided to maintain the original, lower 32 dwellings per year allowance. Subject to trends continuing, there is strong evidence that this is an under estimation.

The council’s calculation of housing delivery allows for the delivery of dwellings from unidentified large sites based on the past completion rate – **32 dwellings per year**.

- 3.40 To ensure against potential double counting with sites which have been granted planning permission, *an allowance is only made in years four and five of the five-year land supply calculation*. This is in line with historic delivery data of large windfall sites within the borough over the last three years. The data shows that the average time taken to complete a site from the first recorded completion is 2.3 years (Table A13.2). No large windfall sites were completed in 2022/23, so the data over the earlier three-year period has been retained. The headline figures are shown in Table 3.7 below.

Table 3.7. Large Windfall Site Delivery²⁴

Monitoring Year	Site Type	Number of Sites	Average Build-out Time (years)
2019/20	Large Windfall	4	3
2020/21	Large Windfall	2	1.5
2021/22	Large Windfall	5	2
2022/23	Large Windfall	0	N/A
2023/24	Large Windfall	2	2.5
Total	Large Windfall	13	1.8

- 3.41 The data therefore justifies the inclusion of a windfall allowance with years four and five of the five-year land supply calculation. Historic delivery data shows that large windfall sites with planning permission will complete within the first three years, thus avoiding any potential double counting with the inclusion of the allowance in years four and five.

²⁴ See Appendix 13 for the full data set

Completions

- 3.42 The national Planning Practice Guidance directly addresses the standard method and the matter of under delivery of dwellings, clearly stating that it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment²⁵.
- 3.43 The table below sets out the council's Housing Delivery Test record, which shows completions exceeded the requirement in each set of published data.

Table 3.8: Housing Delivery Test performance

Year	Performance
2018	157%
2019	175%
2020	200%
2021	189%
2022	205%
2023	169%

- 3.44 Completions data from 2006/07 to 2023/24 is set out below. The years 2015/16 to 2022/23 include an adjustment for communal accommodation, as set out in the government data published as part of the Housing Delivery Test. This adjustment estimates the number of net dwellings that would be freed up from the additional communal accommodation built over the period. The calculation divides each authority's annual net change in communal bedrooms by the national occupancy rate of 1.8 persons per bedroom. More broadly, the below table highlights the strong record of delivery, particularly in recent years.

²⁵ See PPG: Housing and Economic needs assessment: Paragraph 011; Reference ID 2a-002-20241212

Table 3.9 Annual housing completions across Wokingham Borough

Monitoring Year	Completions
2006/07	1,011
2007/08	482
2008/09	369
2009/10	226
2010/11	217
2011/12	267
2012/13	390
2013/14	488
2014/15	454
2015/16	675
2016/17	967
2017/18	1,528
2018/19	1,284
2019/20	1,555
2020/21	1,206
2021/22	1,440
2022/23	865
2023/24	841
Total	14,265

3.45 Housing delivery against the housing requirement in Core Strategy Policy CP17 over this period, has been exceeded by 2,281 dwellings.²⁶

3.46 In addition, housing delivery against the standard method for calculating Local Housing Need shows that in the five years 2018/19 – 2023/24, 7,191 dwellings have been completed against a cumulative need of 4,801 dwellings, an exceedance of 2,275 dwellings. Over this 5 year period, this constitutes a 50% boost to housing delivery.

Table 3.10 Comparison between housing completions and Local Housing Need

	Completions (annual)	Completions (cumulative)	Standard Method need (annual) ²⁷	Standard Method need (cumulative)
2018/19	1,284	1,284	864	864
2019/20	1,555	2,839	804	1,668
2020/21	1,206	4,045	789	2,457
2021/22	1,440	5,485	768	3,225
2022/23	865	6,350	781	4,006
2023/24	841	7,191	795	4,801
TOTAL	7,191		4,801	

3.47 This high level of housing delivery has been reflected in the first data released from the 2021 census. Over the 10 year period 2011-2021, the population of Wokingham increased by 15%.

²⁶ Cumulative Core Strategy requirement 2006/7 – 2023/24 totals 11,984 dwellings.

²⁷ Local Housing Need calculated on 1 April each year.

This was the third largest of any local authority in south east England (outside London). The average population increase in England was 6.3%.

- 3.48 This high level of delivery is further reflected in ONS data that sets out changes in dwelling stock for each local authority.²⁸ This shows over the 10 year period 2011-2021 the housing stock in Wokingham Borough increased by 14.5%.
- 3.49 Together, the data clearly show that housing delivery has exceeded all assessment of needs. As a result, this high level of delivery has acted to reduce the bank of permissions, and therefore the deliverable housing land supply.

Developable Supply

- 3.50 This Statement also shows several developable sites will become deliverable in the forthcoming years. A collection of sites, comprising of 1,820 dwellings in the South Wokingham SDL (planning application numbers: 190914, 191068, 192325), have been making steady progress towards delivery. Delivery from these sites have not been included within the deliverable housing land supply, although it is highly likely at least parts of the sites will be delivered before 31 March 2029. The site will deliver new housing, including 35% affordable homes, alongside new infrastructure including highways, a primary school, local centre, and public open space.
- 3.51 Housing delivery will also continue from other SDLs. For example, the Arborfield Garrison SDL has planning permission for 3,640 new dwellings, of which only 1,699 have been completed (at 31st March 2024). As the delivery of the site is ongoing, 1,018 dwellings are anticipated to be completed beyond the 5 year period, and therefore form part of the developable supply now, and the deliverable supply in future years. This will include market and affordable dwellings, with a variety of different house types delivered by multiple house builders.

Lapse Rate

- 3.52 Analysis shows the number of permissions which lapse is less than one percent of permitted dwellings in Wokingham Borough. No general lapse rate is applied. Where site information and knowledge suggest delivery on an individual site is unlikely to occur, the site is excluded.

Improvements in Methodology

- 3.53 The way the five-year housing land supply is calculated has over time been subject to debate and scrutiny. As a result, a number of improvements have been made to the methodology

²⁸ Live Table 125 Dwelling stock estimates by local authority district

used to calculate the five-year housing land supply statement to ensure its robustness. These are summarised below.

- The council changed its approach when contacting developers / landowners regarding build out rates. The council previously contacted developers and provided projected delivery rates up front, asking them if these were still appropriate. Information from developers / landowners is now requested without suggested build out rates. This helps to ensure that information provided by the developer/landowner is independent from the council.
- More time is now provided to allow for engagement with developers / landowners, with multiple follow-up attempts made to solicit a response. This has helped ensure a higher rate of engagement.
- Lead-in times has been broken down by site size, permission type and date of planning permission granted. This has replaced the former use of validation date, thus providing an enhanced level of accuracy regarding lead in times which the council can apply a specific rate to a site rather than a blanket approach.
- Build-out rates have been broken down by site size. This data now provides a much greater level of accuracy than used previously.
- The number of sites which inform lead in times and build out rates has been increased improving the robustness of the dataset. The council has also compared the lead in times and build-out rates against local and national data to ensure its robustness.
- A greater level of scrutiny and challenge is applied to information received from developers/landowners or average development rates. This ensures that projected delivery represents a genuinely realistic prospect.

3.54 Improvements to the five-year housing land supply assessments means that the accuracy of past assessments is not comparable. It should also be noted that the test that there should be “a realistic prospect that housing will be delivered” is not one that expects certainty.

Overall Conclusions on the Robustness of Land Sources

3.55 The council takes robust actions to ensure that delivery assumptions from development on large sites are based on the up-to-date and objective information at the time of analysis.

3.56 Information on delivery is sought from the landowner / developer and is used as the starting point for considering future delivery in preference to local lead in time and build out rate assumptions. In all instances, the information provided by developers / landowners is

scrutinised to ensure that the rates applied in this assessment are realistic. Where necessary delivery is adjusted to remove overly optimistic delivery.

- 3.57 Where information from the landowner / developer is not available, the council makes assumptions based on its detailed knowledge of the proposed development, clearly evidencing this which includes consideration of relevant past delivery information and the housing products being delivered. The assumptions are shown to be cautious against comparable research and improving local trends.
- 3.58 The allowance for small sites and large site windfalls is based on historical trend data. There is clear evidence that supply from these sources will be maintained into the future.

4. Five-Year Housing Land Supply at 31 March 2024

4.1 This section sets out the deliverable housing land supply position, for the period 1 April 2024 – 31 March 2029.

Table 4.1. Housing land supply at 31 March 2024 (LHN 1,336)

House Land Supply Category	Number of Dwellings Needed
Housing need at 1,336 homes per annum 01/04/2024 – 31/03/2029	6,680
Housing need plus 5% buffer for period 01/04/2024 – 31/03/2029	7,014
Annual rate for 5 years plus 5% buffer	1,403
Total deliverable housing supply for period 01/04/2024 – 31/03/2029	2,321 ²⁹
Total deliverable housing supply in years for period 01/04/2024 – 31/03/2029	1.7

Conclusions Regarding the Five-Year Supply of Housing Land

4.2 The latest LHN figure for Wokingham Borough stands at 1,336 additional homes per annum from 1 April 2024, using the government’s standard method. Performance against the Housing Delivery Test requires the 5% buffer to be applied. This results in an annual requirement of 1,403 dwellings.

4.3 At 31 March 2024, the council can demonstrate a deliverable supply of 2,321 dwellings over the next five years. This equates to a deliverable housing land supply of 1.7 years against a LHN of 1,336 homes per annum plus a 5% buffer.

²⁹ Table 4.2

- 4.4 The council's assessment of deliverability is based on robust analysis. This ensures there is a realistic prospect that the projected housing will be delivered within the five-year period.
- 4.5 According to NPPF paragraph 11(d), plans and decisions should apply a presumption in favour of sustainable development:

“Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

- 4.6 NPPF footnote 8 clarifies the meaning of 'out of date' in this context:

This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227

- 4.7 At 31 March 2024, the council cannot demonstrate a five-year supply and the presumption in favour of sustainable development, as outlined in NPPF paragraph 11, will therefore apply when taking decisions.
- 4.8 A deliverable land supply of below five years therefore means applications involving the provision of new housing will need to be considered in the context of the 'tilted balance' being applied. However, as set out in NPPF Paragraph 11d(ii) the adverse impacts of a development proposal are still capable of outweighing its benefits. As a result, decision takers will need to make a planning judgement on the particular merits of individual applications.

Table 4.2. Five-Year Supply at 31 March 2024

	24 /25	25 /26	26 /27	27 /28	28 /29	2024-2029
Large sites not started / under construction with full planning permission	480	585	404	213	91	1,773
Large sites with not started / under construction with outline planning permission	0	-2	32	0	0	30
Large sites with resolution to grant full planning permission	0	0	0	0	0	0
Large sites with resolution to grant outline planning permission	0	0	0	0	0	0
Other large sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)	0	0	0	0	0	0
Large site prior approval not started / under construction with planning permission	62	24	0	0	0	86
Small sites not started / under construction with full planning permission	74	129	0	0	0	203
Small sites not started / under construction with outline planning permission	0	0	0	0	0	0
Small sites with resolution to grant outline planning permission	0	0	0	0	0	0
Other small sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)	0	0	0	0	0	0
Small Windfall Sites	0	0	55	55	55	165
Large Windfall Sites	0	0	0	32	32	64
Total	616	736	491	300	178	2,321

Appendix 1 – Local Housing Need and the Housing Delivery Test Calculations

A1.1 – Local Housing Need (at 1 April 2024)

Government guidance on calculating LHN is set out in the Planning Practice Guide: Housing and economic needs assessment. Please see the guidance³⁰ for further explanation.

Local Housing Need	
Housing stock at 2023	73,855
0.8% of existing housing stock for the borough	590.84
Median house price 2024	£495,000
Median workplace earnings 2024	£41,998
Median affordability ratio	11.79
5 year average median workplace-based affordability ratio	11.64
Adjustment factor	2.2616
Local Housing Need	1,336

³⁰ [Housing and economic needs assessment \(www.gov.uk\)](http://www.gov.uk)

A1.2 – Housing Delivery Test

The government published the first outcome of the Housing Delivery Test outcome for all local planning authorities in February 2019. The latest Housing Delivery Test results were published in December 2024. The performance of Wokingham Borough was 169%. The performance of Wokingham Borough has exceeded 100% in every set of published results.

Housing Delivery Test: 2023 measurement		
Year	Number of homes required	Number of homes completed
2020/21	525	1,206
2021/22	768	1,440
2022/23	781	865
Total	2,074	3,511

Appendix 2 – Completions

App No/Site Ref	Address	Net completions at 31/03/2024 ³¹
203535	Land at the junction of Finchampstead Road and Molly Millars Lane	-3
221887	Foxhaven/Whitewoods/Beech View, Remenham Church Lane, Remenham, Wokingham, RG9 3EX	-3
203604	424-426 Reading Road Winnersh RG41 5EP	-2
231264	The Old Bakery, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AA	-1
212165	Flat Rivermead Primary School Loddon Bridge Road Woodley Wokingham RG5 4BS	-1
231038	258 & 258A Reading Road, Winnersh, RG41 5AA	-1
201930	Springalls Farm House Trowes Lane Swallowfield RG7 1RN	-1
222021	35 Easthampstead Road, Wokingham, RG40 2EA	-1
220212	South Ridge, Dell Road, Finchampstead, RG40 3TG	-1
220792	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE	-1
232027	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX	-1
221865	The Garth, Wargrave Hill, Wargrave, Wokingham, RG10 8JH	-1
212360	High Trees Warren Lane Finchampstead Wokingham RG40 4HR	-1
183064	Kalevala Hollybush Ride Finchampstead Wokingham RG40 3QP	-1
223581	Willow Haven, Loddon Drive, Wargrave, Wokingham, RG10 8HD	-1
201715	Whistley Bridge Field, Whistley Mill Lane, Hurst, Wokingham, RG10 0RA	-1
230454	286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT	-1
221066	Birchen Holt, Wellingtonia Avenue, Finchampstead, Wokingham, RG45 6AF	-1
232502	Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH	-1
220704	63 Barkham Road, Wokingham, RG41 2RG	-1
223388	Shorne Lodge, Sandhurst Road, Finchampstead, Wokingham, RG40 3JE	-1
223781	Borough Marsh Cottage, Borough Marsh, Loddon Drive, Wargrave, RG10 8HN	-1
220565	Greenacres, Doles Lane, Barkham, Wokingham, RG41 4EB	-1
222744	215 Wokingham Road, Earley, Wokingham, RG6 7DU	-1

³¹Where net completions at 31/03/23 equal '0', a replacement dwelling has been completed in the same year as the demolition of the original dwelling.

App No/Site Ref	Address	Net completions at 31/03/2024 ³¹
211134	The Fairways Wokingham Family Golf Wokingham RG40 3HG	-1
203650	Bowsey Cottage Canhurst Lane Knowl Hill RG10 9XT	-1
211962	Sandhurst House Sandhurst Road Finchampstead RG40 3TH	-1
223051	42 King Street Lane, Winnersh, Berkshire, RG41 5AZ	-1
220477	Cartref Oaklands Lane Crowthorne RG45 6JX	-1
211773	Brackenwood Hollybush Ride Finchampstead Wokingham RG40 3QP	-1
200885	Coach House Matson Drive Remenham Wokingham RG9 3HB	-1
202133	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF	0
240129	Hogwood Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT	1
231276	178 Land At, Bearwood Road, Barkham, Wokingham, RG41 4SH (The Lodge)	1
240246	Poundgreen Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LH	1
233079	Stebbings, Broadcommon Road, Hurst, Wokingham, RG10 0RE	1
232580	The Old House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH	1
233062	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	1
231305	79 Elm Road, Earley, Wokingham, RG6 5TB	1
193184	Foxley Farm Foxley Lane Binfield Bracknell RG42 4EG	1
173736	26 Maiden Erlegh Drive Earley RG6 7HP	1
211585	Swallowbrook Julkes Lane Arborfield RG2 9JJ	1
180609	Thatchers Mead Thames Drive Charvil RG10 9TP	1
202868	Land Adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG29AL	1
220352	The Laurels Mill Lane Sindlesham Wokingham RG41 5DF	1
181295	Fleet Rise Annexe Fleet Hill Finchampstead RG40 4LE	1
222219	74 & 76 Bearwood Road, Barkham, Wokingham, RG41 4SY	1
181898	70 Valley Crescent Wokingham RG41 1NP	1
213520	99 & 99a Colemans Moor Road Woodley RG5 4DA	1
210954	Field Place Farm Templecombe Henley On Thames RG9 3HR	1
230643	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN	1
230642	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN	1

App No/Site Ref	Address	Net completions at 31/03/2024³¹
230649	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN	1
230846	Nashgrove House, 145 Nash Grove Lane, Wokingham, RG40 4HG	1
232220	Unit 2, Tintagel Farm, Sandhurst Road, Wokingham, RG40 3JE	1
230698	Vine Cottage, Orchard Road, Hurst, Wokingham, RG10 OSD	1
231275	Land At, 178 Bearwood Road, Barkham, Wokingham (The Lake House)	1
202264	The Coach House Five Horseshoes House Remenham Hill Remenham Henley-On-Thames RG9 3EP	1
222167	Renewal Centre, Church Road, Swallowfield, Wokingham, RG7 1TJ	1
210536	344 Barkham Road Barkham Wokingham RG41 4DE	1
223021	Land west of Twin Oaks, Longwater Lane, Finchampstead, RG40 4NX	1
193229	72a Reading Road Finchampstead RG40 4RA	1
151858	South Wokingham - Land At Waterloo Crossing Cottage Waterloo Road Wokingham RG40 2JU	1
230290	23 Denmark Street, Wokingham, RG40 2AY	2
201990	Karalinga Heath Ride Finchampstead Wokingham RG40 3QE	3
232724	The Stables, Pykes Farm, Forest Road, Binfield, Wokingham, RG40 5QR	3
212667	43 Crockhamwell Road Woodley RG5 3JZ	3
220314	1 Broad Street Walk, Wokingham, RG40 1BW	3
212914	Land At Stanbury House Basingstoke Road Spencers Wood RG7 1AJ	3
220581	1-5 Ashridge Court, Warren House Road, Wokingham, RG40 5QB	3
231949	Annexe, Meadow View, Davis Way, Hurst, Wokingham, RG10 0TR	4
202104	3-5 Easthampstead Road Wokingham RG40 2EH	4
201389	Riverwood barn New Mill Road Finchampstead RG40 4QT	4
220581	1-5 Ashridge Court, Warren House Road, Wokingham, RG40 5QB	4
170618	North Wokingham - Matthewsgreen Farm, Phase 3a	4
231574	The barn, Pykes Farm, Forest Road, Binfield, Wokingham, RG40 5QR	5
213380	Balcombe Nursery Basingstoke Road RG7 1PY	5
200313	44 Land at Falcon Avenue Shinfield RG2 8EL	5
203626	Honeysuckle Lodge and Pine Lodge Commonfield Lane Barkham Wokingham RG40 4PR	5
191949	North Wokingham - Matthewsgreen Farm, Phase 4 (4b)	5

App No/Site Ref	Address	Net completions at 31/03/2024 ³¹
232111	Walnut Tree Farm (6), Benham Lane, Riseley, Wokingham	6
210174	North Wokingham - Matthewsgreen Farm, Phase 3b, Wokingham, Berkshire, RG411JX	6
211530	Land at Shinfield West, North of Beke Avenue, Shinfield, Reading	6
203254	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2	6
220421	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N Biggs Lane Arborfield Garrison Arborfield	6
223435	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - (P7)	6
212322	Ascot House (+Basement) Finchampstead Road Wokingham RG40 2NW	7
220391	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel P (Rowcrofts)	11
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	12
203439	36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD	13
191541	Spitfire House Ruscombe Park Ruscombe RG10 9JT	16
161747	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel A-G	27
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - P3 (P14, P15)	29
202065	54 - 58 Reading Road, Wokingham RG41 1EH	34
181422	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)	40
201743	Interserve House, Ruscombe Park, Reading, RG10 9JU	41
182460	West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	47
211024	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V1S (V2E), north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham	49
172751,	North Wokingham - Matthewsgreen Farm, Phase 4 (4c)	52
181499	S of M4 - South of Cutbush Lane, Shinfield	58
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	83
213645	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	97
172450	S of M4 - Land to West of Shinfield (Phase 2)	129
	TOTAL	841

Appendix 3 – Strategic Development Locations

A3.1 – Arborfield Garrison Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	150162 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel O1	Barkham	113	0	0	113	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	161536 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel T	Barkham	127	0	0	127	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	172005 / (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel Q	Barkham	116	0	0	116	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	173734 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel K	Barkham	12	0	0	12	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181982 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel M	Barkham	37	0	0	37	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181658 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel C2	Barkham	104	0	0	104	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	191753, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel AA	Barkham	44	0	0	44	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	171333, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel U2	Barkham	79	0	0	79	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	190455, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel X	Barkham	70	0	0	70	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	192609, O/2014/2280, 170686	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel H, I and J	Arborfield	185	0	0	185	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	161747, O/2014/2280, 193190	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel A-G	Finchampstead	220	0	0	220	Complete	Completed 2023/24	27	0	0	0	0	0	0	0
SDL	203254, O/2014/2280, 182410, 0	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2 (V2S)	Barkham	114	0	0	114	Yes	Completed 2023/24	6	0	0	0	0	0	0	0
SDL	220822, 163547	RM	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	Barkham	140	128	42	12	Yes	Outline application (163547) was approved on 01/04/2021. Reserved Matters application (220822) for 140 units was approved on 11/08/22. Building works started on site in 2022 and the developer anticipates site completion by 2026. There are two developers onsite: Vistry and Linden Homes. Developers did not respond to requests for information. First completions were December 2023.	12	72	56	0	0	0	128	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	O/2014/228 0	OUT	Land At, Arborfield Garrison (Crest)	Arborfield / Barkham / Finchampstead	404	404	0	0	Yes	<p>Outline planning permission for 2,000 dwellings was granted on 01/04/2015. There are 7 developers known to have operated on this site - Crest Nicholson South, Crest Regeneration, Westbuild Homes, Millgate Homes, Redrow Homes, M&G Real Estate and Bewley Homes.</p> <p>Total number of dwellings with planning permission: - 2,000 approved at outline - 1,596 have been or are being delivered by Reserved Matters applications. - 404 residual units in the outline application with no Reserved Matters approval.</p> <p>Parcel O1 (113 units) – 150162 approved (26/11/15). Completed. Parcel T (127 units) – 161536 approved (14/09/16). Completed. Parcel Q (114 units) – 172005. Completed. Parcel AA (44 units) – 191753 approved (10/10/19). Completed. Parcel X (70 units) 190455 approved (13/06/19). Completed. Parcel H-J (185 units) – 192609 approved (12/7/17). Completed. Parcel U2 (79 units) – 171333 approved (09/08/17). Completed. Parcel K (12 units) – 173734 approved (11/4/18). Completed. Parcel M (37 units) – 181982 approved (19/11/18). Completed. Parcel C2 (104 units) – 181658 approved (12/11/18). Completed. Parcel A-G (220 units) – 161747 approved (23/11/16). Completed. Parcel U1 & V2 (South) (114 units) – 182410 Completed (09/01/19). Parcel V1 (South) (126 units) – 211024 approved. Under construction. Parcel V2N (73 units) – 220421 approved (16/09/22). Under construction. Parcel P (43 units) – 220391 approved (10/06/22). Under construction. Parcel O2 (135 units) – 230152 approved (31/10/23). Under construction.</p>	0	0	0	0	0	0	404	

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	220391, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel P	Barkham	43	32	7	11	Yes	Reserved Matters application for Parcel P received on 09/02/22, pursuant to Outline Planning Consent O/2014/2280. The Reserved Matters application was subsequently approved on 10/06/22. There is one developer on site – Taylor Wimpey. A block of flats and three dwellings completed (11 units) in 2023/24. The remaining 32 houses will complete over the following two years.	11	25	7	0	0	0	32	0
SDL	211024, O/2014/2280	RM	Land at Arborfield Garrison, Parcel V1S (V2E), north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham	Barkham	126	15	15	111	Yes	Reserved Matters application was approved on 11 August 2021. Construction has commenced. There have been 111 completions so far and the site is progressing quickly. There is 1 developer on the site – Bloor Homes. 111 dwellings completed between 2022-2024 The remaining 15 dwellings completed during the summer of 2024 and the site is now fully occupied.	49	15	0	0	0	0	15	0
SDL	220421, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N	Barkham	73	73	67	6	Yes	Reserved Matters application for 73 dwellings approved on 16/09/2022. The site forms a smaller parcel which is accessible through Parcel V2S (U1/V2) where construction is at an advanced stage, and west of V1S. There is one developer – Crest Nicholson. The developer responded to the council's request for information. The first dwellings completed in March 2024. Development is advancing rapidly with the site expected to complete in December 2024.	6	67	0	0	0	0	67	0
SDL	230152	RM	Arborfield Garrison & Adjoining Land Parcel O2	Barkham	135	135	38	0	Yes	Reserved Matters for Parcel O2 is for 135 dwellings. It was approved on 31/10/2023. Construction started in November 2024. Dwellings are expected to be delivered between 2024 and 2027. There is 1 developer on the site – Crest Nicholson. The developer responded to the council's request for information. Crest expects the site to be fully built out by March 2027. Due to the pace of construction to date and the scale of the site, it is likely the parcel will be completed within the 5-year period.	0	14	63	58	0	0	135	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
	O/2014/2179	OUT	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Outline		614	614	0	0	yes	<p>Outline planning permission was granted on 09/01/2017 for 1,500 dwellings. There is 1 developer operating on site - Legal and General Homes. The council has received a variation to the outline (181194). The site will deliver a wide range of products, including delivery via modular construction, retirement homes, affordable housing, flats and private housing as well as a SANG. Of the 1,500 dwellings approved in the outline application, 866 units have Reserved Matters applications. The remaining number of dwellings in the outline applications is 614. These include:</p> <p>Phase 1: P1 (181422) - 178 units. Complete Phase 2: P2, P3 (213645) - 135 units. Under Construction. Phase 2: P7 (203616) - 100 units Phase 2: P9 (221844) - 60 units Phase 2: P10 (231095) - 256 units Phase 3: P14, P15 (220175) - 157 units</p> <p>Alongside this, a Reserved Matters application for P7 (223435) was split off, slightly redesigned, and sold to Barratt Homes.</p> <p>The east-side of Phase 2 comprises of parcel P8 and P9. The council is in current discussions with the developers regarding P8, which is expected to consist of around 40 dwellings.</p> <p>Discussions between the council and developers are ongoing regarding two further Reserved Matters applications which together total over 400 dwellings.</p> <p>The Nine Mile Ride Extension – South (192997) opened in November 2022. The extension improved the site's accessibility and facilitates the delivery of units from the east along the new road as well as from the west. The site can now continue to deliver housing as the remaining infrastructure is put in place.</p> <p>The developer previously expressed that 2 phases are operational at any given time. Phase 3 has commenced now that Phase 1 has completed. Given the clear progress towards additional Reserve Matters applications by the developers, it is possible that several dwellings from the outline permission will be delivered within the five-year period. However, a cautious delivery approach has been taken to such future delivery.</p>	0	0	0	0	0	0	0	614

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029	
SDL	181422, O/2014/2179	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)	Finchampstead	178	0	0	178	Complete	Completed 2023/24	40	0	0	0	0	0	0	0	
SDL	203616, O/2014/2179, 213645	RM	Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY - Phase 2 (P2, P3)	Finchampstead	135	10	10	125	Yes	Reserved matters for Phase 2 in Hogwood Farm, is for 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the now completed Nine Mile Ride Extension in Hogwood Farm. This application was approved on 21/07/2021. The developer supplied projection and completion figures. Delivery of Phase 2 is split into two, with CALA Homes submitting a new Reserved Matters application on 22/11/21 (213645) for the west-side of the site, comprising 135 units across parcels P2 and P3. This Reserved Matters application was approved on 18/05/22 which separated parcel P7 from the other parcels to allow delivery by another developer. The site was fully built out and occupied as of June 2024.	97	10	0	0	0	0	0	10	0
SDL	223435, O/2014/2179	RM	Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY - Phase 2 (P7)	Finchampstead	100	100	40	6	Yes	Reserved Matters for Phase 2 in Hogwood Farm, is for 100 dwellings across parcel P7 with access via development parcel P1. This application was approved on 21/07/2021. CALA Homes submitted a new Reserved Matters application on 22/11/21 (213645) for the west-side of the site separated parcel P7 from the other parcels to allow delivery by another developer. Barrett Homes bought P7 and revised the layout but kept the same number of homes under Reserved Matters Approval 223435, which was approved on 19/4/2024. The developer responded to requests for projections and completion figures. They expect a delivery of 43 for 24/25 and a delivery of 57 homes in 25/26 of which 31 will be affordable in 25/26. Given the pace of construction at publication the council has applied a more cautious approach.	6	40	54	0	0	0	0	94	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	220175, O/2014/2179	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P14, P15)	Finchampsstead	157	128	63	29	Yes	The Reserved Matters application for Phases 14 and 15 was submitted on 08/02/2022 and approved on 15/07/22, as part of the restructuring of the phasing with the wider Hogwood Farm site, as set out across Phases 2 and 3. Re-consultation on revised plans received for development parcels P14 & P15 reduced the total number of dwellings from 161 down to 157. There is one developer – CALA Homes. The developer responded to our request for projections. They stated that works commenced, with first occupations in Autumn of 2023. They expect completion of the site by 2026. Given the fast pace of construction, delivery of all the 157 units within the five-year period remains realistic.	29	65	55	8	0	0	128	0
SDL	221844	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Parcel 9	Finchampsstead	60	60	0	0	Yes	The Reserved Matters application for Phase 9 was approved on 21 December 2023, as part of the restructuring of for Phases 2 and across the wider Hogwood Farm site. P9 is approved for 60 dwellings, of which 21 are affordable. There is one developer on site, Barrett Homes, who is a joint landowner with Legal & General and CALA. The developer responded to the request for projections. Site Construction began in December 2024, with full build out being achieved by Summer of 2027	0	0	32	28	0	0	60	0
SDL	231095	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Parcel 10	Finchampsstead	256	256	50	0	Yes	The Reserved Matters application for Parcel 10 was approved on 20 December 2023. P10 is the first part of Phase 4, indicating that the site is progressing as expected. Access to the site is via the Nine Mile Ride Extension, P10 is approved for 256 dwellings, of which 89 are affordable. There is one developer on site, CALA. Conditions were discharged in March 2024 and ground works commenced in 2024. First houses are scheduled to be delivered in 2025.	0	12	60	60	62	62	256	0
Arborfield Garrison SDL Totals:					3,642	1,955	347	1,699			283	320	327	154	62	62	925	1,018

A3.2 – South of the M4 Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	RM/2010/2576 (O/2007/2268)	RM	S of M4 - Land North of Grazeley Road, Three Mile Cross	Shinfield	272	0	0	272	Complete	Completed 2014/15	0	0	0	0	0	0	0	0
SDL	F/2014/2323	FUL	S of M4 - r/o 89-95 Clares Green Rd, Spencers Wood	Shinfield	9	0	0	9	Complete	Completed 2016/17	0	0	0	0	0	0	0	0
SDL	RM/2015/1019 (O/2013/0565)	RM	S of M4 - East of Basingstoke Rd, Spencer's Wood	Shinfield	100	0	0	100	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	152163	FUL	S of M4 - Land Adjacent to Rose Cottage Croft Road Spencer's Wood RG2 9EX	Shinfield	4	0	0	4	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	RM/2014/2561 (O/2013/0101)	FUL	S of M4 - North of Cutbush Lane, Shinfield	Shinfield	126	0	0	126	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	162332	FUL	S of M4 - Rose Cottage Croft Road Spencers Wood RG2 9EX	Shinfield	2	0	0	2	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	F/2013/0347 (O/2013/0346)	FUL	S of M4 - South of Croft Road	Shinfield	275	0	0	275	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	161255	FUL	S of M4 - Land North Of Hyde End Road Hyde End Road Shinfield RG2 9EP	Shinfield	32	0	0	32	Complete	Completed 2019/20	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	180757 (O/2010/1432)	RM	Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane	Shinfield	38	0	0	38	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	162829 (O/2013/0346)	RM	S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross	Shinfield	175	0	0	175	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181366 (O/2013/0346)	RM	S of M4 - Land at Church Lane (known as Land South of Church Lane)	Shinfield	86	0	0	86	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	180758, O/2010/1432	RM	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane	Shinfield	80	0	0	80	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	161189, O/2010/1432	RM	S of M4 - Land to West of Shinfield (Phase 1)	Shinfield	517	0	0	517	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	210641	FUL	S of M4 - Ryeish Green Bungalow, Hyde End Lane, Spencers Wood, RG7 1ER	Shinfield	4	0	0	4	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	201337, 171737	RM	Land at Parklands Basingstoke Road Three Mile Cross RG7 1AP	Shinfield	55	0	0	55	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	170010, O/2013/0346	RM	S of M4 - Land North of Croft Road	Shinfield	363	0	0	363	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	181499	FUL	S of M4 - South of Cutbush Lane, Shinfield	Shinfield	249	0	0	249	Complete	Completed 2023/24	58	0	0	0	0	0	0	0
SDL	211530	RM	Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading	Shinfield	25	0	0	25	Complete	Complete 23/24	6	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	222130	FUL	S of M4 - Magpie And Parrot, Arborfield Road Shinfield Wokingham RG2 9EA	Shinfield	1	1	0	0	Yes	<p>Full application 222130 for the proposed subdivision of a dwelling to form two semi-detached dwellings following demolition of one outbuilding. This follows the Full planning permission approved on 02/03/22 for a change of use of the on-site existing public house to form an enlarged 4 no. bedroom dwelling (214089).</p> <p>The site falls within the SDL boundary and is therefore included within the overall figures for the S of M4 SDL. At March 2024 development had not commenced.</p>	0	0	1	0	0	0	1	0
SDL	O/2010/1432	OUT	Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP	Shinfield	0	0	0	0	Yes	<p>Outline planning permission for 1,200 dwellings and further specialist housing (including sheltered housing) for elderly persons was granted on 03/06/2011.</p> <ul style="list-style-type: none"> 180758: Land West of Shinfield, Local Centre Site, Specialist Housing. Built by Anchor: 80 units. Completed 2022/23. Named The Chapters. 180757: Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane. Built by Castleoak: 68 bed care home and 38 dwellings after adjustment. Completed 2019/20. Named Parsons Grange Care Home. <p>Four developers have operated on the dwelling portion of the site: Vistry, Bloor Homes, Bovis Homes, and Linden.</p> <p>1,022 dwellings have planning permission under Reserved Matters. The remaining 178 will not be delivered as the Reserved Matters deadline has passed. 169 dwellings were left to complete as of 31 March 2024. The dwellings with Reserved Matters are:</p> <ul style="list-style-type: none"> 161189: Land West of Shinfield, Phase 1: 517 units. Complete 172450: Land West of Shinfield, Phase 2: 473 units. Under construction. 211530. Land at Shinfield West, North of Beke Avenue: 25 units. Complete 223333. Land East of Food Store: 7 units. Under construction. 	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	172450	RM	Land West of Shinfield (Phase 2), South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP	Shinfield	473	59	59	414	Yes	Reserved Matters was approved for 473 units on 14/12/2017. The development consists of 400 market dwellings, 73 affordable dwellings on site and a commuted sum for off-site affordable housing which was secured through a deed of variation. There are a range of products on site. There were three developers for this parcel: Vistry, Bloor and Linden. Bloor completed their last units in 2022/2023 and now only Vistry remains. There have been 414 completions to date. The final 59 dwellings are set to complete before 31 December 2025.	129	40	19	0	0	0	59	0
SDL	223333	RM	Land East of Food Store Land West of Shinfield, West of Hyde End Road and South of Church Lane Shinfield Wokingham RG7 1BJ	Shinfield	7	7	0	0	Yes	Reserved Matters was approved for 7 dwellings along with a food store, which will be a LIDL, was approved on 29 February 2024. The site has a phased delivery with the food store opening first followed by the construction of the dwellings. The food store opened in December 2024. It is expected that the dwellings will commence in early 2025.	0	0	7	0	0	0	7	0
South of the M4 SDL Totals:					2,893	67	59	2,826			193	40	27	0	0	0	67	0

A3.3 – North Wokingham Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	F/2013/2515	FUL	North Wokingham - Land adj. 65 Plough Lane, Wokingham	Wokingham	2	0	0	2	Complete	Completed	0	0	0	0	0	0	0	0
SDL	F/2007/2517	FUL	North Wokingham - Land at Plough Farm, Binfield Road	Wokingham	150	0	0	150	Complete	Completed	0	0	0	0	0	0	0	0
SDL	F/2012/2031	FUL	North Wokingham - Land at Plough Farm, Buttercup Close, Wokingham	Wokingha	30	0	0	30	Complete	Completed	0	0	0	0	0	0	0	0
SDL	O/2011/0699 & RM/2013/1164	RM	North Wokingham - East Kentwood Farm	Wokingha	274	0	0	274	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
SDL	162212 (O/2011/0699)	FUL	North Wokingham - East Kentwood Farm (Phase 1d)	Wokingha	10	0	0	10	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	150093 & 162423 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 1	Wokingha	99	0	0	99	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
SDL	160765 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 2a	Wokingha	82	0	0	82	Complete	Completed 2018/19	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	161839	FUL	North Wokingham - Bell Farm, Bell Foundry Lane Wokingham Berkshire RG40 5Q	Wokingham	127	0	0	127	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	162140 (O/2014/2242)	RM	North Wokingham - MatthewsGreen Farm, Phase 2b	Wokingham	73	0	0	73	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	191024, O/2014/2242	RM	North Wokingham - MatthewsGreen Farm, Local Centre	Wokingham	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	191949, O/2014/2242	RM	North Wokingham - MatthewsGreen Farm, Phase 4d	Wokingham	33	0	0	33	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	191026, 193058, O/2014/2242	RM	North Wokingham - Phase 1b MatthewsGreen Farm	Wokingham	4	0	0	4	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	170083, O/2013/2295	RM	North Wokingham - West Kentwood Farm	Wokingham	225	0	0	225	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	153247, O/2014/2435	RM	North Wokingham - Keephatch Beech, Wokingham	Wokingham	300	0	0	300	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	181888, O/2014/2242, 191949	RM	North Wokingham - MatthewsGreen Farm, Phase 5	Wokingham	89	0	0	89	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	O/2014/2242, 191949	RM	North Wokingham - MatthewsGreen Farm, Phase 4a	Wokingham	45	0	0	45	Complete	Completed 2022/23	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	210174, 181888	RM	North Wokingham - Matthewsgreen Farm, Phase 3b	Wokingham	19	0	0	25	Complete	Completed 23/24	6	0	0	0	0	0	0	0
SDL	170618, O/2014/2242	RM	North Wokingham - Matthewsgreen Farm, Phase 3a	Wokingham	74	0	0	74	Complete	Completed 23/24	4	0	0	0	0	0	0	0
SDL	O/2014/2242, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 4b	Wokingham	114	7	7	107	Yes	Phase 4b has 114 permitted units; 26 flats, which have completed, and 88 houses, of which 4 were still under construction as of 31 March 2024. There were 5 completions for 2023/2024. Out of the remaining 7 units, 5 completed over the summer of 2024 with the remaining 2 to complete last as they are located inside the compound.	5	5	2	0	0	0	7	0
SDL	O/2014/2242, 172751, 181888, 191232, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 4c	Wokingham	124	36	36	52	Yes	Phase 4c has 124 permitted units; 36 flats, which have completed, and 88 dwellings which are under construction as of 31 March 2024. 52 units were completed between 2023 and 2024. The remaining 36 are inside the current compound and are expected to complete by March 2026.	52	0	36	0	0	0	36	0
SDL	201515	FUL	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	Wokingham	153	20	20	133	Yes	Full application (201515) for the erection of 165 dwellings was approved on 25/07/21 for a reduced number of 153 dwellings. There is 1 developer operating on site – Barratt David Wilson Homes. The developer responded to the council's requests for information and provided completion and projection data, and expected the site to deliver rapidly.	83	20	0	0	0	0	20	0
SDL	220581, 170883, 220582	FUL	North Wokingham - Ashridge Farm Warren House Road Wokingham RG40 5QB	Wokingham	5	1	1	4	Yes	Full application for the conversion of 5 barns to 5 dwellings was approved on 31/08/2018 (170883). A second part-retrospective full, application was approved 16th September 2022 (220581) after demolition of the barns to rebuild the barns as 5 dwellings. The site falls within the SDL boundary and is therefore included within the overall figures for the North Wokingham SDL. The site was fully occupied by May 2024.	3	1	0	0	0	0	1	0
North Wokingham SDL Totals:					2,048	64	64	1,984			153	26	38	0	0	0	64	0

A3.4 – South Wokingham Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
SDL	RM/2013/0242 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 2) (formerly Buckhurst Farm)	Wokingham	160	0	0	160	Complete	Completed 2015/16	0	0	0	0	0	0	0	0
SDL	RM/2014/0586 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 3) (formerly Buckhurst Farm)	Wokingham	66	0	0	66	Complete	Completed 2016/17	0	0	0	0	0	0	0	0
SDL	RM/2014/0265 + 152378 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 5) (formerly Buckhurst Farm)	Wokingham	195	0	0	195	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	163264, O/2010/1712	RM	South Wokingham - Montague Park (Phase 6)	Wokingham	115	0	0	115	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	153263 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 7) (formerly Buckhurst Farm)	Wokingham	100	0	0	100	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	151858, 171017	FUL	South Wokingham - Land At Waterloo Crossing Cottage Waterloo Road Wokingham RG40 2JU	Wokingham	2	1	1	1	Yes	The site is a self-build project, comprised of 2 dwellings under separate applications (151858, 171017). One house is complete and the other is under construction as of March 2024. Given the scale of development, it is realistic that both dwellings will be delivered within the 5-year period.	1	1	0	0	0	0	1	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029	
SDL	190914, 190900, 191068, 192325	OUT /HYBRID	Land at South Wokingham SDL	Wokingham	1,820	1,820	0	0	Yes	<p>Four applications for the South of the Railway development have now been approved by the council, details of these are as follows;</p> <ul style="list-style-type: none"> I. A full application for a SANG south of St Anne's Manor (190900) – approved 24/05/2021. II. An outline application up to 215 dwellings (Phase 2A) on the parcel of land to the west of Big Wood (190914) approved July 2024. III. A hybrid application for a mixed-use development of up to 1,434 dwellings (Phase 2B) and associated infrastructure on the remaining consortium land (191068) – approved on 19 July 2024. IV. A hybrid planning application consisting of outline application with up to 171 dwellings, public open space and associated infrastructure and full application for a SANG (192325). The application was recommended for approval, subject to further Flood Risk and Biodiversity Net Gain Assessments, on 28/02/22. Since the conditional approval, both assessments have been updated and submitted. As of 31 March 2024, the Planning Committee resolved to conditionally approve subject to a S106 agreement which is being progressed, and planning permission was issued on 24 December 204. There is one developer – Charles Church. <p>Planning permission has been granted for the Eastern Gateway (highways infrastructure) and enabling works have started, including the completion of a new bridge over the Reading – Waterloo railway line. Planning permission (192928) for the construction of the South Wokingham Distributor Road (SWDR) between Finchampstead Road and Waterloo Road was permitted on 24th May 2021 which will allow for an enhanced delivery profile for the site, enabling construction to be undertaken on both the western and eastern sections. Planning applications across the site are progressing which could see some delivery within the 5-year period. However, a cautious approach has been taken to not include any delivery within the 5-year period.</p>	0	0	0	0	0	0	0	0	1,820
South Wokingham SDL Totals:					2,458	1,821	1	636	1		1	0	0	0	0	1	0	1,820	

Appendix 4 – Strategic Development Location Progress Maps

Please see attached document

Appendix 5 – Large Sites (Non-Allocations)

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	O/2013/1221 + 161301	RM	Land West Of Beech Hill Road Spencers Wood RG7 1FG	Shinfield	120	0	0	120	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	171328	FUL	15-27 High Street, Wargrave, RG10 8BU	Wargrave	10	0	0	10	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	F/2014/1317	FUL	74-80 Peach Street Wokingham RG40 1XH	Wokingham	36	0	0	36	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	F/2014/2637	FUL	Land at Market Place, Peach St & Rose St, Wokingham	Wokingham	21	0	0	21	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	163058	FUL	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	Wokingham	43	0	0	43	Completed	Completed 2020/21	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	183380	FUL	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	Woodley	10	0	0	10	Completed	Completed 2020/21	0	0	0	0	0	0	0	0
Large sites (non-allocations)	142536	FUL	Former Bearwood Golf Course, Mole Rd, Sindlesham	Winnersh	18	0	0	18	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	200413, 180753	FUL	Trident House 2 King Street Lane Winnersh Berkshire RG11 5AS	Winnersh	12	0	0	12	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	181951	FUL	Land at Arnett Avenue and Barkham Ride, RG40 4EE	Finchampstead	46	0	0	46	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	180988	FUL	Pitts Works Colemansmoor Road Woodley RG5 4DA	Woodley	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	143292, 213160	FUL	Land West Of Park Lane Charvil Reading, RG10 9TS.	Charvil	25	0	0	25	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	182460	FUL	Silkmakers Court West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	Wokingham	49	0	0	47	Complete	Completed 23/24	47	0	0	0	0	0	0	0
Large sites (non-allocations)	202065	FUL	54 - 58 Reading Road, Wokingham RG41 1EH	Wokingham	31	0	0	34	Complete	Completed 23/24	34	0	0	0	0	0	0	0
Large sites (non-allocations)	200700	FUL	1 Barkham Road, Wokingham, RG41 2XR	Wokingham	14	14	0	0	Yes	<p>Full application for 14 flats, was granted planning permission on 13/06/2022.</p> <p>There is one developer – Cleanslate Ltd. The developer responded to the council's request for information.</p> <p>The developer has been waiting on a stopping up order from highways which is in progress. It is expected that works will begin once the stopping up order is granted.</p>	0	0	14	0	0	0	14	0
Large sites (non-allocations)	213457	FUL	Land Adjoining Liberty House, Strand Way, Lower Earley, RG6 4EA	Earley	18	18	0	0	Yes	<p>The full application was received on 18/10/2021 and granted full permission at committee on 07/06/2022.</p> <p>The site is comprised of 3 apartment buildings, each comprising 6 apartments (18 in total). The delivery of the three blocks can be achieved within the 5-year period.</p>	0	0	18	0	0	0	18	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	202133	FUL	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF	Finchampstead	71	249	37	-78	Yes	<p>Full planning permission was approved on 19/02/2021 Most of the Gorse Ride site is in the ownership of Wokingham Borough Council. 5 properties, remain in the ownership of 3rd party free holders – three in 2b and two in 2c. As of January 2025, WBC has purchased a further 3 properties and is in legal conveyancing for the final two properties (one in 2b and on in 2c with existing homeowners purchasing properties in Phase 2a).</p> <p>WBC has an active decanting programme of existing tenants from Gorse Ride to other alternative social housing properties in cases where they wish to move away from the regeneration area. Many residents currently living in Phase 2b will be moving into the new Phase 2a properties when completed in late 2025.</p> <p>The first batch of handovers occurred in Summer 2024.</p> <p>WBC estimates final completion of the site in 2029. Phase 2A is on site so it is realistic the site will build out in the five year period.</p>	0	31	19	18	52	29	149	0
Large sites (non-allocations)	190233	FUL	Lord Harris Court Mole Road Sindlesham RG41 5EA	Winnersh	36.1	60	0	25	Yes	<p>The full application was approved on 25/10/2019. The developer confirmed that Phase 1 comprising a 45 bed care home was completed in 2022/23. For Phase 1, the 45-bed care home is divided by 1.8, giving an increase in 25 dwellings.</p> <p>For Phase 2, no adjustment is needed as it consists of 60 assisted self-contained care flats which have their own front door and self-contained kitchens and bathroom. Phase 2 is expected to begin construction in 2024/25 and projected by the developer to be completed by 2026/27 - thus placing all 60 units within the 5-year period.</p>	0	0	0	60	0	0	60	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	200509, 092311, 192201	FUL	Land At Bridge House, Garden Cottage, 46, 50 & 58 High Street Twyford Reading RG109AQ	Twyford	120	120	0	0	Yes	<p>Application for extension of care provision at Bridge House Nursing Home (092311) was approved on 28/04/10.</p> <p>Another application (192201) reduced the number of extra care units from 137 to 131. The site was changed through a non-material amendment application, submitted on 25/02/20 (200509). The final number of apartments and cottages to be delivered on the site will be 120 self-contained units.</p> <p>The developer is Axis Construction Ltd Development for Phase 2 of the Bridge House Nursing Community Scheme. The developer plans to start with Phase 2 in 2025 with anticipated full completion in 2027/2028, placing it within the 5-year delivery timespan.</p>	0	0	0	79	41	0	120	0
Large sites (non-allocations)	221904, 212914, O/2014/2101, 143279	RM	Land at Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	Shinfield	56	53	0	3	Yes	<p>Outline application approved at appeal on 18/09/2018 for 57 new dwellings gross, 56 net. A Reserved Matters application (212914) was approved on 05/04/22.</p> <p>Development has commenced and is progressing quickly. There is one developer on site - Dandara Homes.</p> <p>First completions were in early 2024. Given the fast pace of development, the 57 units will realistically be delivered within the 5-year delivery timespan.</p>	3	43	10	0	0	0	53	0
Large sites (non-allocations)	200089, O/2015/1056, 172012	FUL	Carnival Pool, Wellington Rd, Wokingham	Wokingham	55	55	55	0	Yes	<p>Full planning permission was approved on 02/02/2018. A further application solely for the residential aspect of the development (200089) was approved on 19/03/2020. WBC is the sole landowner. Development commenced on 11/10/21, with the block of 55 flats (30x 1-bed units and 15x 2-bed units) under construction as of March 2024. The site is mostly built out.</p> <p>Wokingham Borough Council's Town Centre Regeneration Team provided delivery rates. Development progressed quickly; however, the contractor went into administration. A new contractor has been appointed with a completion anticipated in late summer 2025.</p>	0	0	55	0	0	0	55	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Large sites (non-allocations)	200951, 161529	RM	Sonning Golf Club Duffield Road Sonning RG4 6GJ	Sonning	13	13	0	0	Yes	An outline application (161529) for 13 dwellings was approved at appeal on 03/07/2018. A further Reserved Matters permission (200951) was approved on 16/12/2020. A new application for a dementia residential care home was refused at appeal 2/8/2024. There is one developer on site – Hallmark Homes. The developer did not respond to the council's request for forecasted completions rates. However, various applications have been submitted to discharge conditions (222425, 222426, 222427) under the original application. Foundation has been poured on dwelling number 13 meaning planning application 200951 has been implemented.	0	0	6	7	0	0	13	0
Large sites (non-allocations)	210554, 192852	RM	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	Wokingham	38	38	38	0	Yes	Outline planning permission was granted in 2020. Reserved Matters (210554) approved on 07/06/2021. There is 1 developer operating on site – Radian Housing. As of March 2024, all units were under construction. The building was completed and occupied in September 2024.	0	38	0	0	0	0	38	0
Large sites (non-allocations)	202845, 162498, 181130	RM	Land To The West Of Trowes Lane, Swallowfield	Swallowfield	20	20	0	0	Yes	An outline application for 20 dwellings was allowed at appeal on 07/02/2018. Reserved Matters (202845) for 20 dwellings was approved on 29/06/21. There is one developer on site - Cove Construction Ltd. The developer responded to the councils request for forecasted completion rates in 2024, and stated work had commenced and that they would complete in 2025. Given that the site has already commenced, it is realistic for the development to deliver within the 5-year period.	0	12	8	0	0	0	20	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029	
Large sites (non-allocations)	220663, 201833, 213022	RM	Land South of Old Bath Road, Sonning RG4 6GQ	Sonning	54	57	0	0	Yes	Outline application was approved on 29/07/21 for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3), following demolition of existing 3 dwellings. Reserved Matters application (213022) pursuant to outline planning permission was granted permission on 07/01/22. Application 220663 was approved in May 2023. Given the Reserved Matters planning application for the site, there could be delivery within the 5-year period.	0	-3	19	19	19	0	54	0	
Large sites (non-allocations)	203439	FUL	36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD	Winnersh	23	1	1	22	Yes	The scheme is being carried out in phases, with only one phase left to complete. The site includes 13 plots: 12 plots with 2 units and one single plot. The site is owned by Wokingham Borough Council (Housing Services), with the units intended for emergency housing. The 12 double plots have been completed, handed over, and are occupied. The remaining plot is under construction and is expected to complete by December 2024.	13	1	0	0	0	0	1	0	
Large sites (non-allocations)	203544	FUL	Land To The West Of St Annes Drive, And South Of London Road, Wokingham, RG40 1PB	Wokingham Town	54	54	0	0	Yes	Full application (203544) for 54 dwellings, including 19 affordable homes, was allowed at appeal on 20 December 2022. The site has been sold several times and is now owned by Antler Homes. The developer responded to the council's 2024 requests for information and advised in there would likely be 20 completions in 2025/26 and 34 in 26/27. . The site is expected to be fully built out by October 2026.	0	0	20	34	0	0	0	54	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029	
Large sites (non-allocations)	222456	FUL	The Mount Nursing Home, School Hill, Wargrave, Wokingham, RG10 8DY	Wargrave	15	36	0	0	Yes	Full application (203544) for a 65-bed care home to replace the current home. Using the communal accommodation adjustment, the demolished care home equals 20.55 units. The new home, with 65 beds equates to 36.11 units, with a net gain of 15.56 units. Construction commenced in the autumn of 2024. The developer advised the site is expected to be fully built out by Jan 2026.	0	-21	36	0	0	0	0	15	0
Large sites (non-allocations)	230743	FUL	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX	Woodley	14	14	0	0	Yes	Full application (230743) for 14 dwellings for a new first, second and third floor was approved at committee on 10/1/2024. As of 31 of March 2024 work had not started. Work is anticipated to commence in mid-25, with delivery in the 2026/2027.	0	0	0	14	0	0	0	14	0
Large sites (non-allocations)	201002	OUT	Land west of Kingfisher Grove, Three Mile Cross	Shinfield	49	49	0	0	Yes	An outline application for the proposed erection of 49 affordable housing, with new publicly accessible open space and access, (Access to be considered) was allowed at appeal on 31st January 2024. A Reserved Matters application (242665) was received on 24 th of October 2024.	0	0	0	0	0	0	0	49	
Large sites (non-allocations)	211777	OUT	Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA	Wokingham	169	169	0	0	Yes	An outline application for up to 130 residential units and a 70-bed care home was determined by committee in December 2022. A Reserved Matters application (223778) was received in January 2023 with a target determination of February 2025	0	0	0	0	0	0	0	169	
Large sites (non-allocations)	223458	Outline	Sonning Golf Club, Duffield Road, Reading, RG4 6GJ	Sonning	50	50	0	0	Yes	An outline application for 50 dwellings and public open space was approved at committee on 23 of November 2023. Work has not commenced on the site. The development was submitted by Sonning Golf Club and includes plans to reconfigure the car park as well as some of the putting green and club house. Delivery has been counted in the post 5 year period.	0	0	0	0	0	0	0	50	
Large Sites (Non-Allocations) Totals:					1,201	1,021	131	407			97	101	205	231	112	29	678	268	

Appendix 6 – Managing Development Delivery Sites

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (r/nseel)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
MDD Allocations	161845	FUL	134-146 London Road Twyford RG10 9HJ	Ruscombe	31	0	0	31	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	F/2014/1561	FUL	Junction of Hatch Ride/Old Wokingham Road, Crowthorne (Pinewood) RG40 3DU	Wokingham Without	116	0	0	116	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	161953 (O/2012/1863)	RM	The Courtyard, Sandford Farm, Perimeter Rd, Woodley	Woodley	27	0	0	27	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	172704	FUL	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN	Twyford	5	0	0	5	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
MDD Allocations	182788 / 150595 (O/2012/1863)	RM	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	Woodley	21	0	0	21	Complete	Completed 2020/22	0	0	0	0	0	0	0	0
MDD Allocations	152359, O/2006/8687	RM	Hatch Farm Dairies, Winnersh	Winnersh	433	0	0	433	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	152651, 110458	FUL	Sandford Farm, Woodley RG5 4TE	Woodley	471	0	0	471	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
MDD Allocations	201721, 130750	FUL	Sandford Farm, Perimeter Rd, Woodley, Phase 6	Woodley	73	0	0	73	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	162219, SA104	FUL	Valley Nurseries Whistley Green Hurst RG10 0DX	St Nicholas Hurst	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocation	191750, WK151, O/173034, 190331	RM	North of The Shires, Barkham Hill, RG41 4SZ	Barkham	4	0	0	4	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	140791	RM	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	Shinfield	125	0	0	125	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
MDD Allocations	153125	FUL	Elms Field & The Paddocks, Elms Rd, Wokingham	Wokingham	126	0	0	126	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
MDD Allocations	211889	Outline	Land At And To The Rear Of 240 Nine Mile Ride	Finchampstead	30	32	0	0	Yes	<p>An outline application for 32 dwellings was allowed at appeal on 13th December 2022. Work has not commenced on the site. Elivia Homes- through King Acre Estates- did not respond to the council's request for information.</p> <p>A Reserved Matters application (232298) was submitted in autumn 2023, although it was refused. A new RM application is expected soon.</p> <p>Although development is likely within the next 5 years, a cautious approach has been taken.</p>	0	0	-2	32	0	0	30	0
Managing Development Delivery (MDD) Totals:					1,528	82	0	1,448			0	0	-2	32	0	0	30	0

Appendix 7 – Prior Approvals

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029
Prior Approvals (large)	180184	POD	81-109 Crockhamwell Road, Woodley, RG5 3JP	Woodley	8	0	0	8	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Prior Approvals (large)	172772 + 182688	POD	Baileys House Central Walk Wokingham RG40 1AZ	Wokingham	12	0	0	12	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Prior Approvals (large)	173728 + 190270/191181	POD	Charles House Toutley Road Wokingham RG411QN	Wokingham	18	0	0	18	Completed	Completed 2020/21	0	0	0	0	0	0	0	0
Prior Approvals (large)	200025, 172050, 180799, 200428, 201406	POD	12 Oaklands Business Centre, Oaklands Park Wokingham RG412FD	Wokingham	25	0	0	25	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Prior Approvals (large)	191907, 172091, 182732, 191204	POD	Ilex House (Ground and First Floor) Fishponds Road Wokingham Berkshire RG41 2GY	Wokingham	57	0	0	57	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Prior Approvals (large)	210304, 201743, 221527, 221121	POD	Interserve House, Ruscombe Park, Reading, RG10 9JU	Ruscombe	41	0	0	41	Complete	Completed 23/24	41	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2024	Total completions at 31/03/2024	Available	Site Comments	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	5-year total	Post March 2029	
Prior Approvals (large)	191541, 210534	POD	Spitfire House Ruscombe Park Ruscombe RG10 9JT	Ruscombe	16	0	0	16	Complete	Completed 23/24	16	0	0	0	0	0	0	0	
Prior Approvals (large)	212322, 211148, 203094	POD	Ascot House Finchampstead Road Wokingham RG40 2NW	Wokingham	24	0	0	24	Complete	Completed 23/24	7	0	0	0	0	0	0	0	
Prior Approvals (large)	210769, 211508	POD + FULL	Rosa Building Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	45	45	33	0	Yes	Prior approval application (210769) for 33 flats was approved on 29/04/2021. Construction commenced in May 2022. Full application for a roof extension (211508) to create 11 apartments was approved in January 2024. There is one developer on the site Mountley Group.	0	34	11	0	0	0	45	0	
Prior Approvals (large)	211977, 192830, 214184	POD	43-47 Peach Street Wokingham RG40 1XJ	Wokingham	24	24	0	0	Yes	Prior approval for an office conversion to 29 flats (192830) was approved on 11/12/2019. The number of units was reduced to 27 in a subsequent prior approval (211977), which was approved on 13/07/21. A further full application (214184) which proposed 24 flats and link between No 47 and the main building was approved on 24 May 2023. The site was not under construction in March 2024. The developer previously provided delivery rates and stated they expect works commence in 2024. A cautious build out rate has been applied, but it can still be assumed that the dwellings will be delivered within the 5-year period.	0	0	0	0	24	0	24	0	0
Prior Approvals (large)	212526	POD	Market House 19-21 Market Place Wokingham	Wokingham	17	17	0	0	Yes	The prior approval application was approved on 14/09/21 to convert first and second floor office space into 17 apartments. A full application (230881) to create a mixed used development of 60 dwellings plus commercial floorspace was approved on the 16 th of December 2024.	0	0	0	17	0	0	17	0	
Prior Approvals Totals:					284	86	33	198			64	34	11	17	24	0	86	0	

Appendix 8 – Time to Implement Permissions (Lead – In Times)

Appendix 8A – Overall Averages

Site Size	Decision date (O) to first house sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
10-49	44.1 (15 sites)	21.6 (67 sites)	13.9 (13 sites)
50-99	46.7 (15 sites)	22 (8 sites)	13.3 (16 sites)
100-249	48 (23 sites)	24.8 (7 sites)	17.5 (24 sites)
250+	45.7 (11 sites)	14.7 (5 sites)	18.4 (9 sites)
All	46.4	21.5	15.8

Appendix 8B – Detailed Breakdown

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
212322	Ascot House (+Basement) Finchampstead Road Wokingham RG40 2NW	17		25/08/2021		09/12/2022	15.7	15.7	
210554	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	38	23/06/2020		07/06/2021	19/08/2024	50.6		39.0
220421	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N Biggs Lane Arborfield Garrison Arborfield	73	02/04/2015		16/09/2022	28/03/2024	109.4		18.6
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	140	31/03/2021		11/08/2022	18/12/2023	33.1		16.5
211530	Land at Shinfield West North of Beke Avenue Shinfield Reading	24	08/11/2012		14/10/2021	28/10/2022	119.4		12.6

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
202065	54 - 58 Reading Road, Wokingham RG41 1EH	34		10/11/2021		25/10/2024		23.4	
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P14, P15)	158	09/01/2017		15/07/2022	25/09/2024	80		14
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	153		25/06/2021		22/08/2022		14	
203616	Hogwood Farm Sheerlands Road Finchampstead Wokingham RG40 4QY (P2, P3, P7)	135	09/01/2017		21/07/2021	15/07/2022	66		12
201337, 171737	Parklands Basingstoke Road Three Mile Cross RG7 1AP	55	14/02/2018		15/12/2020	17/09/2021	43.1		9.1
180988	Pitts Works Colemansmoor Road Woodley RG5 4DA	16		26/04/2019		25/06/2021		26.0	
203254, 182410, 190737, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2	114	02/04/2015		09/01/2019	07/05/2021	73.2		27.9
153125	Elms Field & The Paddocks, Elms Rd, Wokingham	126		30/03/2016		26/03/2021		59.9	
191024, O/2014/2242	North Wokingham - MatthewsGreen Farm, Local Centre	16	02/04/2015		01/12/2020	18/12/2020	68.5		0.6
210174, 170618, O/2014/2242	North Wokingham - Phase 3b Matthews Green Farm, Toutley Road, Wokingham, Berkshire, RG411JX	19	02/04/2015		25/01/2022	18/12/2020	68.5		13.2
181422, O/2014/2179	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)	178	09/01/2017		16/11/2018	30/10/2020	45.7		23.5
180758, O/2010/1432	S of M4 - Land to West of Shinfield, Local Centre Site (Specialist Housing Site)	80	03/06/2011		20/06/2018	25/03/2020	105.7		21.2
191949, 172751, 181888, 191232, O/2014/2242	North Wokingham - MatthewsGreen Farm, Phase 4 & 5	122	02/04/2015		11/12/2018	12/03/2020	59.3		15.0
163264, O/2010/1712	South Wokingham - Montague Park (Phase 6)	115	18/12/2012		27/04/2017	28/02/2020	86.3		34.0
192609, 170686, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel H, I and J	185	02/04/2015		25/07/2017	21/02/2020	58.6		30.9
171333, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel U2	79	02/04/2015		09/08/2017	21/02/2020	58.6		30.4
140791, O/2011/0204	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	125	08/01/2013		30/06/2017	13/02/2020	85.2		31.4

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
161747, 193190, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel A-G	220	02/04/2015		23/11/2016	31/01/2020	58.0		38.3
153247, O/2014/2435	North Wokingham - Keephatch Beech, Wokingham	300	27/03/2015		25/07/2016	24/01/2020	57.9		42.0
172450, O/2010/1432	S of M4 - Land to West of Shinfield (Phase 2)	473	03/06/2011		14/12/2017	23/01/2020	103.7		25.3
F/2014/2637	Land at Market Place, Peach St & Rose St, Wokingham	26		05/03/2015		19/12/2019		58.3	
181982 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel M	37	02/04/2015		19/11/2018	18/12/2019	57.4		13.1
163058	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43		18/05/2017		11/12/2019		31.2	
F/2013/0761	Sandford Farm, Perimeter Rd, Woodley, Phase 6	73		13/10/2014		06/12/2019		62.7	
181366 (O/2013/0346)	S of M4 - Land at Church Lane (known as Land South of Church Lane)	86	22/07/2014		12/09/2018	04/12/2019	65.4		14.9
171328	15-27 High Street, Wargrave, RG10 8BU	10		10/08/2017		14/11/2019		27.5	
161845	134-146 London Road Twyford RG10 9HJ	31		15/08/2017		31/10/2019		26.9	
182788 / 150595 (O/2012/1863)	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	21	31/03/2015		19/12/2018	28/10/2019	55.7		10.4
173734 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel K	12	02/04/2015		11/04/2018	05/09/2019	53.9		17.1
172772/181038 + 182688	Baileys House Central Walk Wokingham RG40 1AZ	12		09/03/2018		03/05/2019		14	
161689	Cyber House 2 Molly Millars Lane Wokingham Berkshire RG41 2PX	65		16/08/2016		25/04/2019		32.7	
F/2013/0517	Sutton Court, Culver Lane, Earley	20		21/06/2013		08/10/2018			
170083 (O/2013/2295)	North Wokingham - West Kentwood Farm	225	27/10/2014		23/10/2017	04/10/2018	47.9		11.5
161255	S of M4 - Land North Of Hyde End Road Hyde End Road Shinfield RG2 9EP	32		15/08/2017		28/09/2018		13.6	
170010 (O/2013/0346)	S of M4 - Land North of Croft Road	363	22/07/2014		26/07/2017	27/07/2018	48.9		12.2
F/2014/1317	74-80 Peach Street Wokingham RG40 1XH	36		30/01/2015		06/07/2018		41.8	
170618 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 3	74	02/04/2015		17/07/2017	29/06/2018	39.5		11.6
161301 (O/2013/1221)	Land West Of Beech Hill Road Spencers Wood RG7 1FG	120	08/07/2015		16/11/2016	25/06/2018	36.1		19.5

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
152192	7-9 Wiltshire Road, RG40 1TP	31		24/12/2015		25/06/2018		30.5	
F/2014/2353	58 Hurst Road Twyford Reading RG10 0AN	11		02/04/2015		08/06/2018		38.8	
161536 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel T	129	02/04/2015		14/09/2016	30/04/2018	37.5		19.8
162829 (O/2013/0346)	S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross	175	22/07/2014		10/03/2017	26/04/2018	45.8		13.7
160732	Land r/o 328 - 348 Barkham Rd, Barkham Hill, RG41 4DE	10		04/07/2017		22/03/2018		8.7	
170686 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel H, I, J	179	02/04/2015		25/07/2017	26/10/2017	31.3		3.1
162212	North Wokingham - East Kentwood Farm (Phase 1D)	10		17/07/2017		12/08/2017		0.9	
161747 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel A-G	223	02/04/2015		23/11/2016	04/08/2017	28.5		8.5
161189 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 1)	517	03/06/2011		28/07/2016	26/05/2017	72.8		10.1
150162 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel O1	113	02/04/2015		26/11/2015	26/04/2017	25.2		17.2
RM/2014/2561 (O/2013/0101)	S of M4 - North of Cutbush Lane, Shinfield	126	24/12/2013		24/06/2015	28/02/2017	38.7		20.5
150093 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 1	100	02/04/2015		30/10/2015	03/02/2017	22.4		15.4
F/2014/0704	Land rear of 40 Arbor Lane, Winnersh	28		30/03/2015		12/01/2017		21.8	
152359 (O/2006/8687)	Hatch Farm Dairies, Winnersh	126	16/11/2011		28/10/2016	23/12/2016	62.1		1.9
RM/2015/1090 (O/2013/1212)	Land off Mohawk Way, Woodley	16	22/07/2014		06/08/2015	28/07/2016	24.6		11.9
F/2013/2204	Warren Close, Finchampstead	24		30/07/2014		22/07/2016		24.1	
F/2013/1483	Land r/o 328 - 348 Barkham Rd, Barkham Hill	24		13/10/2014		02/06/2016		19.9	
F/2013/0347 (O/2013/0346)	S of M4 - South of Croft Road	276	22/07/2014	22/07/2014		27/05/2016	22.5	22.5	
F/2014/0875	Bulmershe Campus, Woodley (Phase 2)	34		17/10/2014		27/05/2016		19.6	
OFF/2014/1034	44 Finchampstead Rd, Wokingham	21		07/07/2014		16/12/2015		17.6	
F/2013/0347 (O/2013/0346)	S of M4 (WDLP) - South of Croft Road	276	22/07/2014	22/07/2014		11/12/2015	16.9	16.9	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2014/0912 (O/2013/0692)	Folly Court, Blagrove Lane, Wokingham	100	10/12/2013	26/09/2014		14/08/2015	20.4	10.7	
OFF/2014/1663	Trinity Court, Emmview Cl, Wokingham	24		12/09/2014		29/05/2015		8.6	
RM/2013/2411 (O/2012/0155)	Bulmershe Campus, Woodley (Phase 1)	257	17/02/2014		03/04/2014	27/02/2015	12.5		11
RM/2014/0265 & 152378 (O/2010/1712)	South Wokingham - Montague Park (Phase 5)	195	18/12/2012		20/08/2014	20/02/2015	26.5		6.1
F/2013/1136	Linpac, Headley Road East, Woodley	93		27/02/2014		28/01/2015		11.2	
F/2012/2031	Land east of Buttercup Close Wokingham	30		14/11/2013		26/11/2014		12.6	
RM/2013/1232 (O/2011/2628)	Sibly Hall, Redhatch Drive, Earley	89	15/02/2012		30/12/2013	31/10/2014	33		10.2
RM/2013/1164 (O/2011/0699)	Kentwood Farm (phase 1), Warrenhouse Rd, Wokingham	274	02/07/2012		14/10/2013	28/10/2014	28.3		12.6
OFF/2013/1626	Mulberry House Osborne Road Wokingham, RG40 1TL	12		11/09/2013		17/10/2014		13.4	
RM/2013/0242 (O/2010/1712)	Buckhurst Farm, Wokingham	650	18/12/2012		05/11/2013	25/06/2014	18.5		7.7
F/2011/1629	Sandford Farm, Perimeter Rd, Woodley	468	24/05/2012			23/05/2014		24.3	
F/2009/0392	Lily Court, Banbury Close, Wokingham.	13		27/10/2009		15/11/2013		49.3	
F/2010/1132	Swift House, Market Place, Wokingham.	12		28/09/2010		26/07/2013		34.4	
RM/2011/2155 (O/2009/0932)	Addington School, London Bridge Road, Woodley	51	13/04/2010		17/01/2012	30/04/2013	37.1		15.6
F/2011/2047	155 Victoria Road, Wargrave.	11		08/12/2011		25/01/2013		13.8	
RM/2010/2576 (O/2007/2268)	Land north of Grazeley Road, Three Mile Cross, Shinfield	272	25/02/2008		21/10/2011	20/12/2012	58.7		14.2
RM/2010/1734 (O/2007/0273)	Land at Wokingham Cricket Club, Wellington Road, Wokingham	124	11/12/2007		03/11/2010	17/12/2012	61.1		25.8
F/2006/9351	19 - 21 Denmark Street, Wokingham	11		04/06/2010		03/08/2012		26.4	
RM/2011/0835 (O/2007/2483)	Wokingham Resource & Opportunity Centre, 56-58 Woosehill Lane, Wokingham	21	20/12/2007		30/06/2011	15/06/2012	54.6		11.7
F/2007/2441	Land at the junction of Ashville Way and Molly Millars Lane, Wokingham	230		24/11/2009		27/01/2012		26.5	
F/2007/0629	Land adjoining Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham	42		03/07/2008		24/11/2011		41.3	
F/2008/2256	54 Headley Road, Woodley.	10		13/01/2009		28/04/2011		27.8	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2007/2517	Land to the North of Binfield Road and north east of Plough Lane, Wokingham	150		17/03/2008		28/01/2011		34.9	
F/2009/0097	6 Headley Road, Woodley	13		20/04/2009		10/12/2010		20	
F/2009/0985	Land rear of 122 - 130 London Road, Ruscombe.	14		29/07/2009		24/05/2010		10	
F/2006/9520	40 and 42 Rectory Road, Wokingham	11		16/08/2007		05/02/2010		30.1	
RM/2008/0773 (O/2007/2156)	72 and 74 Arbor Lane, Winnersh	10	29/10/2007		01/07/2008	11/11/2009	24.8		16.6
F/2007/1160	Tiergarten, Greensleeves, Sherwood, Lyndhurst, Tallis and Wayside, Old Forest Road, Winnersh	28		22/02/2008		30/10/2009		20.5	
F/2005/6448	61 - 67 Kiln Ride, Finchampstead	11		12/10/2007		30/10/2009		25	
F/2007/0849	Questech Ltd, Eastheath Avenue, Wokingham	14		10/10/2007		31/07/2009		22	
F/2002/7562	23 Murdoch Road, Wokingham	10		15/09/2003		11/06/2009		69.9	
F/2006/6835	Land rear of 18 - 26 Chestnut Avenue, Wokingham	21		24/10/2006		05/06/2009		31.8	
F/2007/2007	Land to the rear of Ilex, The Firs, Dunboyne, Elmhurst, Hillside House and Westdene, Basingstoke Road, Spencers Wood.	20		29/10/2007		30/01/2009		15.3	
F/2007/1061	Land rear of 54-70 Oatlands Road and 64 Oatlands Road, Shinfield	22		30/07/2007		17/12/2008		16.9	
F/2007/1620	Land at The Gables and Longcroft, Halls Lane, Shinfield	12		18/09/2007		31/10/2008		13.6	
F/2005/4699	Land to the rear of 86 - 94 Wargrave Road, Twyford	12		16/05/2006		15/08/2008		27.4	
F/2005/6421	Land to the rear of 86 - 94 Wargrave Road, Twyford	29		12/07/2006		15/08/2008		25.5	
F/2006/8913	Land at 38, 50, 56 and 58 Colemans Moor Lane, Woodley	13		09/05/2007		17/07/2008		14.5	
F/2006/8545	30 - 36 Reading Road, Wokingham	38		27/11/2006		06/06/2008		18.6	
F/2005/6151	Ardwell House, Ardwell Close, Crowthorne	15		31/05/2006		02/05/2008		23.4	
F/2005/6498	Land at the Mitfords, Basingstoke Road, Three Mile Cross	15		12/10/2006		31/01/2008		15.9	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2005/4340	Land rear of Tennis Courts at St. Crispins Secondary School, London Road and 65 Seaford Road, Wokingham	25		02/02/2006		16/11/2007		21.7	
RM/2005/6569 (O/2003/8796)	Sindlesham School, Mole Road, Sindlesham	36	16/11/2005		11/07/2006	09/07/2007	20		12.1
F/2005/6595	Berkshire Masonic Lodge, Mole Road, Sindlesham	11		30/06/2006		29/06/2007		12.1	
RM/2006/6761 (O/2004/2166)	397 - 399 Reading Road and 2 Robinhood Lane, Winnersh	12	10/06/2005		11/04/2006	24/05/2007	23.8		13.6
F/2005/4149	Land to the rear of 387-393 Wokingham Road, 38 & 40 Henley Wood Road and 34-36 Henley Wood Road, Earley	12		03/01/2006		20/04/2007		15.7	
RM/2006/7451 (O/2005/3709)	116/118 Nightingale Road (former southlake school), Woodley	63	17/08/2005		10/07/2006	07/03/2007	18.9		8
RM/2005/5890 (O/2003/8534)	Former Applied Research Station, Shinfield Road, Shinfield	75	20/05/2004		19/12/2005	21/12/2006	31.5		12.2
F/2004/3674	Training College, Meteorological Office, Shinfield Park, Shinfield Road, Shinfield	310		30/06/2005		31/03/2006		9.1	
RM/2004/3319 (O/2002/4221)	Land at Poperinghe Barracks, Wokingham Lane, Arborfield	76	12/03/2002		23/06/2005	24/02/2006	48.2		8.2
F/2004/0991	Land between Basingstoke Road and Beech Hill Road, Spencers Wood	121		15/07/2004		30/12/2005		17.8	
RM/2005/3851 (O/2003/8535)	Land at the Manor, Church Lane, Shinfield	78	24/02/2004		03/05/2005	25/11/2005	21.3		6.9
RM/2004/1022 (O/2003/8525)	Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield	164	01/10/2003		19/07/2004	25/11/2005	26.2		16.5
F/2003/0709	Land at Marsh Farm, Lower Earley	149		06/05/2004		04/03/2005		10.1	
F/2002/8228	Land at Garden Cottage and 16 Warren Road, Woodley	55		15/10/2003		19/11/2004		13.4	
F/2003/9445	North Court, The Ridges, Finchampstead	12		06/08/2003		30/06/2004		11	
F/2001/5387	415-445 Wokingham Road, Earley	44		09/09/2002		24/12/2003		15.7	
RM/2003/8401 (O/2001/4747)	207-219 Reading Road, Wokingham	24	05/11/2002		24/04/2003	11/12/2003	13.4	7.7	
99/70802/O+ RM/2002/6040	Land at Hollow Lane, Shinfield	59	16/05/2000		30/07/2002	25/03/2003	34.8		7.9
RM/2001/5187 (O/2001/1891)	Church Farm and Cattle breeding centre (phase 1), Shinfield	67	20/12/2000		20/02/2002	20/12/2002	24.3		10.1
F/2001/4748	102 Grazeley Road, Three Mile Cross	40		02/05/2002		29/11/2002		7	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2001/3303	Bonhomie Court, Broadcommon Road, Hurst	22		03/10/2001		19/09/2002		11.7	
99/69540/O+ RM/2001/3129	Land west of Mole Road, Sindlesham, Winnersh	30	13/12/2000		23/05/2001	01/03/2002	14.8		9.4
F/2001/3321	Land rear of 20-34 Grazeley Road, Three Mile Cross, Shinfield	29		23/07/2001		01/03/2002		7.4	
F/2000/1994	Land at Baird Road, Arborfield	300		25/10/2001		21/11/2001		0.9	
F/1997/65995	Wokingham Town Football Club, Finchampstead Road, Wokingham	74		13/07/1999		14/07/2000		12.2	
F/1998/68357	Former AC Barnes Site, Oxford Road, Wokingham	63		24/06/1999		01/03/2000		8.4	
F/1997/66557	Land adj Bearwood Path, Reading Road, Winnersh	36		17/06/1999		04/02/2000		7.7	
F/1998/67047	Twyford Mill, 55, 57 & 59 High Street, Twyford	78		02/07/1998		03/12/1999		17.3	
F/1998/67237	Home Farm, Bearwood Road, Sindlesham	24		03/09/1998		03/11/1999		14.2	
F/1997/65380	Shell UK Oil Dept, Wokingham Road, Earley	37		13/03/1998		29/10/1999		19.8	
RM/1998/67669	Land adj Binfield Road/Keephatch House III, Wokingham	52			18/11/1998	25/10/1999			11.4
F/1998/68190	The Manor, Church Lane, Shinfield	20		28/10/1998		30/06/1999		8.2	
F/1998/67673	Vale View East Park Farm Drive Charvil	25		04/02/1999	04/02/1999	28/05/1999		3.8	
F/1998/66982	Charvil Farm, New Bath Road, Charvil	21		29/09/1998		28/05/1999		8	
RM/1997/65417	Land off Rushey Way, Earley	104			21/07/1997	28/05/1999			22.5
F/1996/64429	Land at Former Whitehall Brick and Tile Works, Arborfield	63		29/04/1997		30/10/1998		18.3	
32929 + RM/1996/63710	Oak Tree Farm, Hatch Ride, Crowthorne	64	04/04/1996		12/06/1997	25/09/1998	30.1		15.7
F/1996/64686	Land rear of 44-70 Grazeley Road, Three Mile Cross	31		24/09/1997		30/06/1998		9.3	
RM/1997/66387	Marsh Farm, off Gipsy Lane, Earley	150	08/12/1997		08/12/1997	05/06/1998			6
F/1997/65843	Land rear of 113 Nashgrove Lane, Finchampstead	11		09/04/1998		22/05/1998		1.4	
F/1996/63497	Land rear of 85-105 Nashgrove Lane, Finchampstead	37		27/03/1997		19/12/1997		8.9	

Appendix 9 – Build-out Rates on Housing Sites in Wokingham Borough

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
O/2010/1432, 180758	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane	80	1	Anchor	80														80									
				Average annual rate achieved from 1 April per builder															80									
O/2013/0346 & F/2013/0347	S of M4 (WDLP) - South of Croft Road	276	2	David Wilson Homes (DWH) (78 dwellings)	78														12	30	36	0						
				Taylor Wimpey (198 dwellings)	198														13	67	105	13						
				All	276														25	97	141	13						
				Average annual rate achieved from 1 April per builder	35														12.5	48.5	70.5	6.5						
161189 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 1)	517	3	Bloor Homes (172 dwellings)	172														27	55	45	45	0	0	0			
				Bovis Homes (172 dwellings)	172														0	61	25	39	24	17	6			
				Linden Homes (173 dwellings)	173														0	53	9	0	37	66	8			
				All	517														27	169	79	84	61	83	14			
				Annual rate achieved from 1 April per builder	25														9	56.3	26.3	28	20.3	27.6	4.7			

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
172450 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 2)	473	3	Bloor Homes (187 dwellings)	237															8	40	65	24	50	50	121		
				Bovis Homes (125 dwellings)	20	0	0	20	0	0	0																	
				Linden Homes (161 dwellings)	95	17	49	29	0	0	0																	
				All	352	25	89	114	24	50	50																	
				Annual rate achieved from 1 April per builder	20	8.3	29.7	38	8	16.7	16.7																	
152359 (O/2006/8687)	Hatch Farm, Winnersh	433	2	Bovis Homes (217 homes)	217							12	60	45	64	28	8											
				Persimmon Homes (216 homes)	216	18	64	14	44	10	66																	
				All	433	30	124	59	108	38	74																	
				Annual rate achieved from 1 April per builder	34.9	15	62	29.5	54	19	37																	
RM/2010/2576	Grazeley Rd, Three Mile Cross	272	2	Bellway Homes	64	0	0	62	2																			
				Bovis Homes	208	47	37	110	14																			
				All	272	47	37	172	16																			
				Average annual rate achieved from 1 April per builder (Bellway or Bovis)	34	23.5	18.5	86	8																			

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
161536 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel T	127	1	Crest Nicholson Regeneration	127														63	64								
				Average annual rate achieved from 1 April per builder	63.5	63	64																					
170686 + 192609 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel H-J	185	1	Redrow Homes	185														4	25	64	50	42					
				Average annual rate achieved from 1 April per builder	37	4	25	64	50	42																		
RM/2013/024 2, RM/2014/058 6, RM/2014/026 5, 152378, 153263, 163264	Montague Park, Wokingham	636	2	Barratt	261														2	44	57	99	58	1	0	0	0	
				David Wilson Homes (DWH)	375	4	60	63	36	60	70	28	0	54														
				All	636	6	104	120	135	118	71	28	0	54														
				Average annual rate achieved from 1 April per builder	35	3	52	60	67.5	59	35.5	14	0	27														
F/2014/0875	UoR Bulmershe Campus, Woodlands Ave (Phase 2)	257	2	Cala Homes	176														19	66	91	0						
				Bewley Homes	81	0	31	40	10																			
				All	257	19	97	131	10																			
				Average annual rate achieved from 1 April per builder	32	9.5	48.5	65.5	5																			

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																																
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21	1/10/21 - 31/3/22	1/4/22 - 30/9/22	1/10/22 - 31/3/23	1/4/23 - 30/9/23	1/10/23 - 31/3/24	After 31/3/2024				
F/2011/1629	Sandford Farm, Woodley	471	1	Taylor Wimpey	471											68	44	24	120	92	78	25	20															
				Average annual rate achieved from 1 April per builder	59														68	44	24	120	92	78	25	20												
RM/2010/1734	Wokingham Cricket Club, Wokingham	124	1	Taylor Wimpey	124																																	
				Average annual rate achieved from 1 April per builder	41																																	
RM/2013/1164	Kentwood Farm, Wokingham	274	1	Crest Nicholson	274																																	
				Average annual rate achieved from 1 April per builder	69																																	
F/2007/2441	Molly Millars Lane, Wokingham	230 (flats)	1	Cala Homes	230																																	
				Average annual rate achieved from 1 April per builder	58																																	
RM/2013/1232	UoR - Sibly Hall, Redhatch Drive, Earley	89	1	Persimmon Homes	89																																	
				Average annual rate achieved from 1 April per builder	30																																	
O/2013/0692 + F/2014/0912	Folly Court, Blagrove Lane, Wokingham	100	1	Bewley Homes	100																																	
				Average annual rate achieved from 1 April per builder	50																																	

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
F/2013/1483	Land r/o 328 - 348 Barkham Rd, Barkham Hill	24	1	Cala Homes	24														24									
				Average annual rate achieved from 1 April per builder	24														24									
F/2014/1561	Junction of Hatch Ride/Old Wokingham Road, Crowthorne (Pinewood) RG40 3DU	116	1	Bewley Homes	116				46	40	30																	
				Average annual rate achieved from 1 April per builder	39				46	40	30																	
F/2013/0761	Sandford Farm, Perimeter Rd, Woodley, Phase 6	73	1	Taylor Wimpey	73							10	29	34														
				Average annual rate achieved from 1 April per builder	24							10	29	34														
183380	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10	1	Wokingham Housing LTD	10								10															
				Average annual rate achieved from 1 April per builder	10								10															
170010 (O/2013/0346)	S of M4 - Land North of Croft Road	363	2	David Wilson Homes (98 dwellings)	98					30	40	28	0	0														
				Taylor Wimpey (265 dwellings)	265					45	47	48	89	36														
				All	363					75	87	76	89	36														
				Average annual rate achieved from 1 April per builder	36.3					37.5	43.5	38	44.5	18														

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
181366	S of M4 - Land at Church Lane (known as Land South of Church Lane)	86	1	Taylor Wimpey	86														25	37	24							
				Average annual rate achieved from 1 April per builder	27														25	37	24							
17083 (O/2013/2295)	North Wokingham - West Kentwood Farm	225	1	Crest Nicholson	225														44	41	41	67	32					
				Average annual rate achieved from 1 April per builder	45														44	41	41	67	32					
172751 + 181888 + 191232 + 191949 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 4	283	1	Bovis Homes	243														52	68	41	2	80					
				Average annual rate achieved from 1 April per builder	49														52	68	41	2	80					
170618 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 3a	74	1	Linden Homes	69														15	0	0	39	11	4				
				Average annual rate achieved from 1 April per builder	12														15	0	0	39	11	4				
153247 (O/2014/2435)	North Wokingham - Keepatch Beech, Wokingham	300	1	Bellway Homes	282														61	88	53	81	17					
				Average annual rate achieved from 1 April per builder	71														61	88	53	81	17					
161839	North Wokingham - Bell Farm, Bell Foundry Lane, Wokingham, Berkshire	127	1	Berkeley Homes	127														-1	18	35	72	3					
				Average annual rate achieved from 1 April per builder	25														-1	18	35	72	3					

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
181982 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel M	37	1	Millgate Homes	37														8	29								
				Average annual rate achieved from 1 April per builder	19	8	29																					
173734 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel K	12	1	Westbuild Homes	12														9	3								
				Average annual rate achieved from 1 April per builder	6	9	3																					
181422 (O/2014/2179)	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1	178	1	Legal and General Homes	138														16	29	80	13	38	2				
				Average annual rate achieved from 1 April per builder	35	16	29	80	13	38																		
163058	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43	1	Bellway Homes	43														32	11								
				Average annual rate achieved from 1 April per builder	22	32	11																					

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																																
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21	1/10/21 - 31/3/22	1/4/22 - 30/9/22	1/10/22 - 31/3/23	1/4/23 - 30/9/23	1/10/23 - 31/3/24	After 31/3/2024				
153125	Elms Field & The Paddocks, Elms Rd, Wokingham	126	2	Wokingham Housing LTD	36																						36											
				David Wilson Homes (DWH)	90																									9	48	33						
				All	93																									45	48	33						
				Average annual rate achieved from 1 April per builder	21																									23	24	16.5						
182788 / 150595 (O/2012/1863)	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	21	1	Antler Homes	21																														17	4		
				Average annual rate achieved from 1 April per builder	11																																	17
173728 + 190270/19118 1	Charles House Toutley Road Wokingham RG411QN	18	1	Charles House Toutley Ltd.	18																															18		
				Average annual rate achieved from 1 April per builder	18																																	
201337	Parklands Basingstoke Road Three Mile Cross RG7 1AP	55	1	Taylor Wimpey	55																																12	43
				Average annual rate achieved from 1 April per builder	27.543																																	

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
191024	North Wokingham - MatthewsGreen Farm, Local Centre	16	1	Bovis Homes	16														16									
				Average annual rate achieved from 1 April per builder	16														16									
191949	North Wokingham - MatthewsGreen Farm, Phase 4d	33	1	Bovis Homes	33														33									
				Average annual rate achieved from 1 April per builder	33														33									
181888	North Wokingham - MatthewsGreen Farm, Phase 5	89	1	Bovis Homes	19														19	70								
				Average annual rate achieved from 1 April per builder	19														19	70								
181499	S of M4 - South of Cutbush Lane, Shinfield	249	2	Bellway Homes	45														45	86	47							
				Bloor Homes	26														26	34	11							
				All	71														71	120	58							
				Average annual rate achieved from 1 April per builder	36														36	60	29							
200025	12 Oaklands Business Centre, Oaklands Park Wokingham RG412FD	25	1	Barker Homes	25														25									
				Average annual rate achieved from 1 April per builder	25														25									

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
191753	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel AA	44	1	Millgate Homes	44														44									
				Average annual rate achieved from 1 April per builder	44														44									
203254	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2	114	1	Crest Regeneration	108														89	19	6							
				Average annual rate achieved from 1 April per builder	54														89	19	6							
181951	Land at Arnett Avenue and Barkham Ride, RG40 4EE	15	1	Wokingham Housing LTD	15														-31	0	0	46						
				Average annual rate achieved from 1 April per builder	4														-31	0	0	46						
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	153	1	Barratt David Wilson	133																	50	83	20				
				Average annual rate achieved from 1 April per builder	133																	50	83					
211024	Land at Arborfield Garrison, Parcel V1S (V2E), north of Nuffield Road/ Lakeside Bus Route, Arborfield, Wokingham	126	1	Bloor Homes	111																	62	49	15				
				Average annual rate achieved from 1 April per builder	55.5																	62	49					

App No/Site Ref	Address	No. of dwellings	No. of developers	Developer/s	No. of houses completed	Dwellings completed in period																						
						1/4/10 - 30/9/10	1/10/10 - 31/3/11	1/4/11 - 30/9/11	1/10/11 - 31/3/12	1/4/12 - 30/9/12	1/10/12 - 31/3/13	1/4/13 - 30/9/13	1/10/13 - 31/3/14	1/4/14 - 30/9/14	1/10/14 - 31/3/15	1/4/15 - 30/9/15	1/10/15 - 31/3/16	1/4/16 - 30/9/16	1/10/16 - 31/3/17	1/4/17 - 30/9/17	1/10/17 - 31/3/18	1/4/18 - 30/9/18	1/10/18 - 31/3/19	1/4/19 - 30/9/19	1/10/19 - 31/3/20	1/4/20 - 30/9/20	1/10/20 - 31/3/21	1/4/21 - 30/9/21
213645	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	135	1	Cala Homes	125														36	97	2							
				Average annual rate achieved from 1 April per builder	66.5	36	97																					
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	157	1	Cala Homes	29														29		128							
				Average annual rate achieved from 1 April per builder	29	29																						
220391	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel P (Rowcrofts)	43	1	Taylor Wimpey	11														11		32							
				Average annual rate achieved from 1 April per builder	11	11																						
220421	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N Biggs Lane Arborfield Garrison	73	1	Crest Nicholson	6														6		67							
				Average annual rate achieved from 1 April per builder	6	6																						
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	140	2	Vistry	12														12		128							
				Linden	0	0																						
				Average annual rate achieved from 1 April per builder	12	12																						

Appendix 10 – Emails from Developers / Agents

A10.1 – Arborfield Garrison Strategic Development Location

161747, O/2014/2280: Land At, Arborfield Garrison Biggs Lane Arborfield – Parcel A-G

Wokingham Borough Council: Place and Growth
Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	161747, 193190
1.2	Site Address.	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel A-G

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	X = 161747, 193190 Approved
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	x
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	No
3.6	Other, please specify.	N/A

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use - under construction
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	n/a
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	n/a

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	n/a
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	n/a
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	n/a

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	Approved
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	Approved
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	n/a
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	n/a

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Not as far as we are aware
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes

8. Delivery		
8.1	When do you estimate you will start works on site?	Under construction
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Development completed, only 2 plots held back as sales complex
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	N/A
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Final two held back as sales complex, expected to be sold in mid-2024
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Completed

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: David Digby	Signature:

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Classified as General

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses	14	2				16
Market ownership: Flats/apartments	7					7
Affordable housing: Houses						
Affordable housing: Flats/apartments	4					4
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:	25	2				27

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2022 to 31 March 2023
218 of 220 completed by 31 March 2024 including all affordable housing

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Classified as General

203254, O/2014/2280, 182410: Land At, Arborfield Garrison Biggs Lane Arborfield – Parcel U1/V2 (V2S)

Wokingham Borough Council: Place and Growth

Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	203254, 182410, 190737
1.2	Site Address.	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2 (V2S)

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	X – 203254, 182410, 190737 Approved
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	No
3.6	Other, please specify.	N/A

Page 1 of 4

Classified as General

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use - under construction
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	n/a
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	n/a

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	n/a
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	n/a
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	n/a

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	Approved
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	Approved
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	n/a
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	n/a

Page 2 of 4

Classified as General

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Not as far as we are aware
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes

8. Delivery		
8.1	When do you estimate you will start works on site?	Under Construction
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Development completed, only 2 plots held back as sales complex
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	N/A
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Final two held back as sales complex, expected to be sold in mid-2024
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Completed

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: David Digby	Signature:

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses	4	2				6
Market ownership: Flats/apartments						
Affordable housing: Houses						
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:	4	2				6

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2022 to 31 March 2023
112 of 114 completed by 31 March 2024 including all affordable housing

181422, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)

From: Laura Bheenick <LBheenick@cala.co.uk>

Sent: 07 May 2024 14:58

To: Molly Golden <Molly.Golden@wokingham.gov.uk>

Subject: RE: Progress Update for Hogwood Farm Phase 1, 2 and 3.

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Hi Molly

Apologies in coming back to you.

Phase 1 is built out and all occupied.

Phase 2 and P14 & P15 forms attached.

Kind regards

Laura

Laura Bheenick
Senior Planning Manager

M:07825 386888

Please note my new mobile number

CALA Homes (Thames) Ltd.
CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX

21364540, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield Wokingham RG40 4QY – Phase 2 (P2, P3)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	213645
1.2	Site Address.	P2 & P3 Hogwood Farm, Finchampstead

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	x
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X apart from the occupied plots
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

Page 1 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	We are currently constructing the dwellings
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 2 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

223435, O/2014/2179: Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY - Phase 2 (P7)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	223435 Phase 2 (P7)
1.2	Site Address.	Phase 2 (P7): Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	N/A
2.2	Reserved Matters permission.	X – 223435
2.3	Outline permission.	X – 181194
2.4	Hybrid permission.	N/A
2.5	Resolution to grant permission.	N/A
2.6	Allocated in the development plan.	N/A
2.7	Draft allocation in the development plan.	N/A
2.8	Prior Approval.	N/A
2.9	Grant of Permission in Principle.	N/A
2.10	Identified on the Brownfield Register.	N/A

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	N/A
3.2	You or your client(s) are part landowner(s).	X – Joined with L&G/Cala Homes
3.3	You or your client(s) have an option on the land.	N/A
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	N/A
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	N/A
3.6	Other, please specify.	N/A

Page 1 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Part Occupied / Part Construction Site
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	N/A

N

8. Delivery		
8.1	When do you estimate you will start works on site?	Work has started
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	We have occupations and continuing to occupy
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	n/a
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No – traditional build
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A – built by Cala
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	December 2024
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Laura Bheenick	Signature:

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5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2023/24 to 2028/29
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing: Houses						
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
All	10					10
Total:						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2023 to 31 March 2024
97

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4. Existing use / Tenancy (Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Part Occupied / Part Construction Site
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions) (Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

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5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2024/25 to 2028/29
Market ownership: Houses	39	26	0	0	0	65
Market ownership: Flats/apartments	0	0	0	0	0	0
Affordable housing: Houses	4	9	0	0	0	13
Affordable housing: Flats/apartments	0	22	0	0	0	22
Private Rent: Houses	0	0	0	0	0	0
Private Rent: Flats/apartments	0	0	0	0	0	0
Self-Build	0	0	0	0	0	0
Other (please specify)	0	0	0	0	0	0
Total:	43	57	0	0	0	100

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2023 to 31 March 2024.

Housing completions 1 April 2023 to 31 March 2024
Unknown

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220421: Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N (Crest)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



Wokingham Borough Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 10.1 and please explain in question 10.2 how disclosure would be detrimental to your organisation. The council cannot guarantee non-disclosure of this information but will apply any relevant exemption where one is clearly engaged.

1. Site Details		
1.1	Application / Site Reference.	RM: 230152 Outline: O/2014/2280
1.2	Site Address.	Arborfield Garrison & Adjoining Land Arborfield Reading RG2 9NW Parcel o2

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	230152
2.3	Outline permission.	O/2014/2280
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	Yes
3.2	You or your client(s) are part landowner(s).	N/A
3.3	You or your client(s) have an option on the land.	N/A
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	N/A
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	N/A
3.6	Other, please specify.	

Page 1 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

4. Existing use / Tenancy (Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use, construction activities only
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	N/A
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions) (Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 2 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2023/24 to 2028/29
Market ownership: Houses	12	44	43			
Market ownership: Flats/apartments		9				
Affordable housing: Houses	2	25				
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:	14	78	43			

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)	
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.
	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.
	Yes

8. Delivery	
8.1	When do you estimate you will start works on site?
	Started November 2024
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.
	Foundation Stage
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?
	March 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?
	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.
	Being built by Crest Nicholson
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?
	October 2026
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)	
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.
	N/A
9.2	Please explain how disclosure of this information would be detrimental to your organisation.

Declaration

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2023 to 31 March 2024
0

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230152: Land At, Arborfield Garrison & Adjoining Land Parcel O2 (Crest)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	RM: 230152 Outline: O/2014/2280
1.2	Site Address.	Arborfield Garrison & Adjoining Land Arborfield Reading RG2 9NW Parcel o2

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	230152
2.3	Outline permission.	O/2014/2280
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	Yes
3.2	You or your client(s) are part landowner(s).	N/A
3.3	You or your client(s) have an option on the land.	N/A
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	N/A
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	N/A
3.6	Other, please specify.	

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4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use, construction activities only
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	N/A
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

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7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes
8. Delivery		
8.1	When do you estimate you will start works on site?	Started November 2024
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Foundation Stage
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	March 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	Being built by Crest Nicholson
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	October 2026
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	
9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	N/A
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2023/24 to 2028/29
Market ownership: Houses	12	44	43			
Market ownership: Flats/apartments		9				
Affordable housing: Houses	2	25				
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:	14	78	43			

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2023 to 31 March 2024
0

203616, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P2, P3)

Wokingham Borough Council: Place and Growth

Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	213645
1.2	Site Address.	P2 & P3 Hogwood Farm, Finchampstead

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	x
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X apart from the occupied plots
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	We are currently constructing the dwellings
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

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ivate: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't sent via secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	N/A

8. Delivery		
8.1	When do you estimate you will start works on site?	Work has started
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	We have occupations and continuing to occupy
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	n/a
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No – traditional build
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A – built by Cala
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	December 2024
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Laura Bheenick	Signature:

Page 3 of 4

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223435, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P7)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	223435 Phase 2 (P7)
1.2	Site Address.	Phase 2 (P7): Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	N/A
2.2	Reserved Matters permission.	X – 223435
2.3	Outline permission.	X – 181194
2.4	Hybrid permission.	N/A
2.5	Resolution to grant permission.	N/A
2.6	Allocated in the development plan.	N/A
2.7	Draft allocation in the development plan.	N/A
2.8	Prior Approval.	N/A
2.9	Grant of Permission in Principle.	N/A
2.10	Identified on the Brownfield Register.	N/A

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	N/A
3.2	You or your client(s) are part landowner(s).	X – Joined with L&G/Cala Homes
3.3	You or your client(s) have an option on the land.	N/A
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	N/A
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	N/A
3.6	Other, please specify.	N/A

Page 1 of 4

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4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Part Occupied / Part Construction Site
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 2 of 4

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7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Affordable Housing Offers. Discussing with RPs.
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	TBC depending on Affordable Housing Offers.

8. Delivery		
8.1	When do you estimate you will start works on site?	Already commenced.
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Part built. Please see housing trajectory.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	N/A
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	No
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Summer 2026
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	-

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Seán Havis	Signature: Seán Havis

Page 3 of 4

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5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2024/25 to 2028/29
Market ownership: Houses	39	26	0	0	0	65
Market ownership: Flats/apartments	0	0	0	0	0	0
Affordable housing: Houses	4	9	0	0	0	13
Affordable housing: Flats/apartments	0	22	0	0	0	22
Private Rent: Houses	0	0	0	0	0	0
Private Rent: Flats/apartments	0	0	0	0	0	0
Self-Build	0	0	0	0	0	0
Other (please specify)	0	0	0	0	0	0
Total:	43	57	0	0	0	100

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2023 to 31 March 2024.

Housing completions 1 April 2023 to 31 March 2024
Unknown

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220175, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P14, P15)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



Wokingham Borough Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 10.1 and please explain in question 10.2 how disclosure would be detrimental to your organisation. The council cannot guarantee non-disclosure of this information but will apply any relevant exemption where one is clearly engaged.

1. Site Details		
1.1	Application / Site Reference.	220175
1.2	Site Address.	P14 & P15 Hogwood Farm, Finchampstead

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	x
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X apart from the occupied plots
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

Page 1 of 4

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: sent via secure methods.

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	We are currently constructing the dwellings
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 2 of 4

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be sent via secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	N/A

N

8. Delivery		
8.1	When do you estimate you will start works on site?	Work has started
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	We have occupations and are continuing to occupy
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	n/a
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No – traditional build
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A – built by Cala
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	May 26
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Laura Bheenick	Signature:

Page 3 of 4

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5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2023/24 to 2028/29
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing: Houses	x	x	x			
Affordable housing: Flats/apartments	x	x	x			
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
All	68	54	10			132
Total:						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2023 to 31 March 2024
25

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221844, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY – Phase 2 (P9)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	221844 Phase 2 (P9)
1.2	Site Address.	Phase 2 (P9): Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	N/A
2.2	Reserved Matters permission.	X – 221844
2.3	Outline permission.	X – 181194
2.4	Hybrid permission.	N/A
2.5	Resolution to grant permission.	N/A
2.6	Allocated in the development plan.	N/A
2.7	Draft allocation in the development plan.	N/A
2.8	Prior Approval.	N/A
2.9	Grant of Permission in Principle.	N/A
2.10	Identified on the Brownfield Register.	N/A

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	N/A
3.2	You or your client(s) are part landowner(s).	X – Joined with L&G/Cala Homes
3.3	You or your client(s) have an option on the land.	N/A
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	N/A
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	N/A
3.6	Other, please specify.	N/A

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Vacant
4.2	Is the current use linked to you or your client?	Yes
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Affordable Housing Offers. Discussing with RPs.
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	TBC depending on Affordable Housing Offers.

8. Delivery		
8.1	When do you estimate you will start works on site?	Spring 2025
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	N/A
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Autumn 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	No
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Summer 2027
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	-

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Seán Havis	Signature: Seán Havis

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2024/25 to 2028/29
Market ownership: Houses	0	19	13	0	0	32
Market ownership: Flats/apartments	0	7	0	0	0	7
Affordable housing: Houses	0	4	4	0	0	8
Affordable housing: Flats/apartments	0	0	13	0	0	13
Private Rent: Houses	0	0	0	0	0	0
Private Rent: Flats/apartments	0	0	0	0	0	0
Self-Build	0	0	0	0	0	0
Other (please specify)	0	0	0	0	0	0
Total:	0	30	30	0	0	

Housing Completions Table


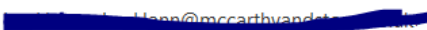

Please indicate how many housing completions occurred in the period 1 April 2023 to 31 March 2024.

Housing completions 1 April 2023 to 31 March 2024
N/A

A10.2 – Large Sites (Non-Allocations)

202065: 54 - 58 Reading Road, Wokingham RG41 1EH

RE: 2024 Progress on 202065: 54 - 58 Reading Road, Wokingham

 
To  Molly Golden

Housing Completions Emails

Private

 You replied to this message on 28/03/2024 09:21.

Hi Molly

I understand that first occupations took place in November 2023.

Regards

IAN


Principal Planning Associate



The Planning Bureau Limited

Bournemouth • Coventry • **Hatfield** • Manchester • Ringwood • York

Prospect Place, 85 Great North Road, Hatfield, AL9 5DA

m: 07580 388223

e: Ian.Hann@theplanningbureau.ltd.uk

  Reply  Reply All  Forward  

Thu 28/03/2024 09:21

202133: Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	202133 / 222001
1.2	Site Address.	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 4JF

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	X
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	
3.2	You or your client(s) are part landowner(s).	X
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

Page 1 of 4

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4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use (part); vacant (part). WBC have an active decanting programme of existing tenants from the Gorse Ride estate to other alternative social housing properties. All of the existing tenants in the Phase 2A and some in phase 2B have now been decanted.
4.2	Is the current use linked to you or your client?	The majority is social housing, owned and managed by WBC.
4.3	Is the site subject to a tenancy or tenancies?	Yes, the majority of remaining residents are tenants of WBC.
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	WBC have an active decanting programme of existing tenants from the Gorse Ride estate to other alternative social housing properties
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	WBC have an active decanting programme of existing tenants from the Gorse Ride estate to other alternative social housing properties

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	Discharge of conditions is ongoing
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	

Page 2 of 4

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7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	One of the biggest risks to development is achieving vacant possession of each phase of the site. WBC has an active decanting programme of existing tenants from each phase, and negotiations are underway to acquire the small number of properties in 3rd party ownership. In addition, the construction industry is facing challenges with the supply and cost of materials and labour which increase the overall cost of the scheme.
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes

8. Delivery		
8.1	When do you estimate you will start works on site?	Works started September 2022
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Currently working on Phase 2A on site, we are currently approximately 33% of the way through the build phase on site. Phase 2A is programmed to complete in June 2025, Phase 2B will then follow this and 2C will commence on completion of 2B
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	June 2024 – plots 1-16
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A – all affordable housing will be delivered directly by WBC.
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Q4 2027
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No. All in public domain.
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2024/25 to 2028/29
Market ownership: Houses	4		6	16	12	
Market ownership: Flats/apartments			26			
Affordable housing: Houses	33 -6	51 -40	26 -54	18		
Affordable housing: Flats/apartments		8	14	18	17	
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:	31	19	18	52	29	71

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2023 to 31 March 2024
0

Page 4 of 4

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200509, 092311, 192201: Land At Bridge House, Garden Cottage, 46, 50 & 58 High Street Twyford Reading RG109AQ

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	192201/222893
1.2	Site Address.	Bridge House Nursing Home, High Street, Twyford, Wokingham, Berkshire, RG10 9AQ

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	X
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
Please place an 'X' in the row which best describes you or your client's legal interest in the site		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

Page 1 of 6

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4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	The site comprises a Nursing Home and the completed Phase 1 of the current Approval. The remainder of the site is vacant awaiting redevelopment.
4.2	Is the current use linked to you or your client?	Yes, we are the freehold owners.
4.3	Is the site subject to a tenancy or tenancies?	No there are no leases on the development site.
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 3 of 6

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7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes

8. Delivery		
8.1	When do you estimate you will start works on site?	Phase 1 has been completed. Phase 2 is likely to commence in 2025.
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Phase 1 has been completed. Phase 2 is likely to commence in 2025. These works are like to be complete in 2028
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	The first housing was completed in 2016.
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	We anticipate traditional concrete frame at lower levels and timber wall and floor frame above with a brick external skin.
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	2028
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Done

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses	0	0	0	5	21	26
Market ownership: Flats/apartments	0	0	0	74	20	94
Affordable housing: Houses	0	0	0			
Affordable housing: Flats/apartments	0	0	0			
Private Rent: Houses	0	0	0			
Private Rent: Flats/apartments	0	0	0			
Self-Build	0	0	0			
Other (please specify)	0	0	0			
Total:	0	0	0	79	41	120

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2022 to 31 March 2023
0

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200089, O/2015/1056,172012: Carnival Pool, Wellington Rd, Wokingham

**Wokingham Borough Council: Place and Growth
Housing Land Supply Questionnaire 2024**



Wokingham Borough Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 10.1 and please explain in question 10.2 how disclosure would be detrimental to your organisation. The council cannot guarantee non-disclosure of this information but will apply any relevant exemption where one is clearly engaged.

1. Site Details		
1.1	Application / Site Reference.	200089
1.2	Site Address.	Carnival Place, Wokingham

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	X
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	No
4.2	Is the current use linked to you or your client?	N/A
4.3	Is the site subject to a tenancy or tenancies?	No
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	N/A
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

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: sent via secure methods. ie sent via secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	No
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	N/A

8. Delivery		
8.1	When do you estimate you will start works on site?	Already started
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	External envelope of building completed
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Late Summer 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	Yes. Modular panels manufactured off site.
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Late Summer 2025
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: David Smith (Wokingham Borough Council – Development Team)	Signature: <i>David Smith</i>

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses						
Market ownership: Flats/apartments			55			55
Affordable housing: Houses						
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:			55			55

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2022 to 31 March 2023
None

202845: Land To The West Of Trowes Lane Swallowfield

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	202845
1.2	Site Address.	Land to the West of Trowes Lane, Swallowfield Berkshire

2. Planning Status Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	X
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership (Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

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e sent via secure methods.

4. Existing use / Tenancy (Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	n/a
4.2	Is the current use linked to you or your client?	n/a
4.3	Is the site subject to a tenancy or tenancies?	n/a
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	n/a
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	n/a

5. Progress towards delivery (Outline permissions) (Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	n/a
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	n/a
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	n/a

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	n/a
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	n/a
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	n/a
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	n/a

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e sent via secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	n/a
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	n/a

8. Delivery		
8.1	When do you estimate you will start works on site?	Work has commenced on site
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Ground workers constructing estate roads and foundation works being undertaken.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Early 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	n/a
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	Cove is building the affordable housing.
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	Late 2025
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	n/a

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses		2	10			12
Market ownership: Flats/apartments						
Affordable housing: Houses		4	4			8
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:		20				20

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2021 to 31 March 2022.

Housing completions 1 April 2022 to 31 March 2023
None.

203439: 36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD

**Wokingham Borough Council: Place and Growth
Housing Land Supply Questionnaire 2024**



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1. Site Details		
1.1	Application / Site Reference.	Grovelands Park
1.2	Site Address.	36 and 39-48 Grovelands Park, Winnersh, Wokingham, RG41 5LD

2. Planning Status Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	X
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership (Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

4. Existing use / Tenancy (Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	The approved scheme is being carried out in phases. The site includes 12 plots. Eleven plots with 22 units have been completed, handed over, and most of them are occupied by homeless families. There is one remaining plot that is under construction.

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4.2	Is the current use linked to you or your client?	The site is owned by Wokingham Borough Council (Housing Services) and the units are intended for emergency housing.
4.3	Is the site subject to a tenancy or tenancies?	The site is owned by Wokingham Borough Council (Housing Services) and the units are intended for emergency housing.
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	Except for Unit 36, all other units shall be occupied by a particular tenant (family or individual) for a maximum period of 12 months unless otherwise agreed in writing by the Local Planning Authority.
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	All units that were on the site have been removed/demolished after the previous occupants had received vacancy notice.

5. Progress towards delivery (Outline permissions) (Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	All pre-commencement conditions have been discharged.
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/ preventing development? Please explain what they are and how/when they will be overcome.	No
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	Yes. Wokingham homelessness and extreme housing need are fast-growing issues. Councils have to provide temporary emergency accommodation for households (those with children or who are vulnerable), while applications are investigated but also while the household waits for permanent accommodation once their application has been accepted. Due to high demand and lack of alternative resources, the Housing Needs Team have needed to rely on expensive nightly

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		paid (B&B) accommodation, out of Borough, as temporary accommodation. B&B is expensive, generally with shared facilities, and is always outside of Wokingham Borough area, usually in Slough and Reading. The mobile home units in Groveland's perform an essential role in the provision of temporary emergency housing for the Council.
--	--	---

8. Delivery		
8.1	When do you estimate you will start works on site?	Site works are currently in progress.
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	All eleven plots with 22 units have been completed, handed over, and most of them are occupied by homeless families. There is one remaining plot that is currently under construction.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	The new units are pre-fabricated. The modules are manufactured off-site contributing to a greener and sustainable construction. The construction process is faster reducing on-site noise and traffic deliveries. The work will take in a factory check prior to installation into the final location on site. This strategy eliminates any weather implications while all necessary tests ensuring the quality of the final units can be carried out. Materials are all of a standard type and size and readily available reducing waste.
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	The majority of the development has been completed. The remaining unit and plot are estimated to be completed within 2024.
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2023/24	2024/25	2025/26	2026/27	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing: Houses						
Affordable housing: Flats/apartments						
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)	22 units for emergency housing of the Wokingham Borough Council	1 unit for emergency housing of the Wokingham Borough Council				
Total:	22	1				

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2023 to 31 March 2024.

Housing completions 1 April 2023 to 31 March 2024
22 units have been completed between 1 st April 2023 and 31 st March 2024.

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203544: Land To The West Of St Annes Drive, And South Of London Road, Wokingham, RG40 1PB

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2024



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1. Site Details		
1.1	Application / Site Reference.	203544
1.2	Site Address.	Land to the West of St Annes Drive & South of London Road, Wokingham

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	X
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
(Please place an 'X' in the row which best describes you or your client's legal interest in the site)		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	

Page 1 of 4

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4. Existing use / Tenancy		
(Please answer 'yes' or 'no' and provide information where requested)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	N/A
4.2	Is the current use linked to you or your client?	N/A
4.3	Is the site subject to a tenancy or tenancies?	N/A
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	N/A
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	N/A

5. Progress towards delivery (Outline permissions)		
(Please provide information where requested)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	N/A
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	N/A
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	N/A

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	N/A
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	Pre-commencement conditions discharged 10 th December 2024
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	N/A
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	N/A

Page 2 of 4

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require secure methods.

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	N/A
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	We currently have no housing association in place to purchase the 19 affordable housing units. There is a significant risk that we may have to stop works on site if a housing association cannot be found.

8. Delivery		
8.1	When do you estimate you will start works on site?	Works started Thursday 2 nd January 2025
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	Works only just commenced – construction access, haul road and site compound setup underway
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	October 2025
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	No
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	N/A – Affordable Housing is due to be delivered by Antler Homes
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	October 2026
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Done

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	N/A

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: Joe Halstead	Signature: <i>JH</i>

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2024/25 to 2028/29
Market ownership: Houses		20	15			35
Market ownership: Flats/apartments						
Affordable housing: Houses			10			10
Affordable housing: Flats/apartments			9			9
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build						
Other (please specify)						
Total:		20	34			54

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2023 to 31 March 2024.

Housing completions 1 April 2023 to 31 March 2024
0

211777: Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire 2023



Wokingham Borough Council is subject to the Freedom of Information Act 2000, Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal, please identify it as such in Question 9.1 and explain in question 9.2 how disclosure would be detrimental to your organisation. The council cannot guarantee non-disclosure of this information but will apply any relevant exemption where one is clearly engaged.

1. Site Details		
1.1	Application / Site Reference.	211777
1.2	Site Address.	Toutley East, Land adjacent to Toutley Depot / West of Twyford Road, Wokingham, RG41 1XA

2. Planning Status		
Please place an 'X' in the row which best describes the site's planning status and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details.		
2.1	Full permission.	
2.2	Reserved Matters permission.	
2.3	Outline permission.	X
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	

3. Ownership		
Please place an 'X' in the appropriate row and answer any supplementary question		
3.1	You or your client(s) are the sole landowner(s).	X
3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	
4. Existing use / Tenancy		
Please answer 'yes' or 'no' and provide information where requested		

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Vacant
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	Subject to grazing licence
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	Rolling – breakable.
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	

5. Progress towards delivery (Outline permissions)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	First RM application for site infrastructure was submitted to LPA December 2022 and is pending determination.
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	Site assessment work for facilitating infrastructure completed. Programme for further site assessment work not yet determined.
5.3	If the site has outline permission, but you have or intend to apply for full permission rather than for Reserved Matters, please explain why.	Not yet determined. With inflationary changes to the market the business case for the care home element of the project no longer offers the same value for money as it did when the outline application was first submitted (May 2021). The Council will therefore need to decide whether to progress with that element. In the circumstances that the care home element is substituted out for additional residential, a new planning application will be required.

6. Progress towards delivery (Other planning status)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	
6.3	If the site is allocated in the development plan, when do you plan on applying for permission? Will you be seeking outline or full permission?	
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	

7. Achievability (Please answer 'yes' or 'no' and provide information where requested)		
7.1	Are there current barriers delaying/preventing development? Please explain what they are and how/when they will be overcome.	Market changes are presenting viability challenges. The Council is also yet to determine its preferred delivery model for the residential – either delivery via Joint Venture or disposal of the site to the market to deliver. Market testing is intended over the coming months before a final decision is made.

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	With inflationary challenges in the market the business case for the care home element of the project no longer offers the same value for money as it did when the outline application was first submitted (May 2021). The Council will therefore need to decide whether to progress with that element. In the circumstances that the care home element is substituted out for additional residential, a new planning application across the site will be required.
-----	---	---

8. Delivery		
8.1	When do you estimate you will start works on site?	Dependent upon the Council's choice of residential delivery model (which will likely be decided before the end of the year) and thereafter how long it will take to secure planning permission at the site. Earliest start would be 24/25.
8.2	If you have already started work on site, what stage is construction at? Please refer to the delivery of dwellings and supporting infrastructure.	
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	25/26 for first completions
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details. Do you expect this to accelerate delivery of the housing?	Not determined yet
8.5	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	Tbc
8.6	When do you estimate you will complete the full development of the site, that is when will all the housing have been built?	27/28
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Estimates at this time

9. Commercially Sensitive Information (Please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name: David Smith Development Team – Wokingham Borough Council	

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

5 Year Housing Trajectory Table

Please complete the Housing Trajectory Table with details of projected housing completions by year. All years are based on 1 April to 31 March.

	2024/25	2025/26	2026/27	2027/28	2028/29	Total: 2023/24 to 2027/28
Market ownership: Houses			9	10	10	29
Market ownership: Flats/apartments			14	14	14	42
Affordable housing: Houses			10	10	10	30
Affordable housing: Flats/apartments			8		8	16
Private Rent: Houses						
Private Rent: Flats/apartments						
Self-Build				13		13
Other (please specify)						
Total:			41	47	42	130

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2022 to 31 March 2023.

Housing completions 1 April 2023 to 31 March 2024
None



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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.


A10.3 – Prior Approvals

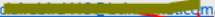
191541, 210534: Spitfire House Ruscombe Park Ruscombe RG10 9JT

RE: Housing Completions- Spitfire House

 To  Molly Golden

Housing Completions Emails

 You replied to this message on 01/06/2023 10:35.

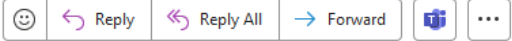
You don't often get email from . [Learn why this is important](#)

Hi Molly

Yes all the units are now fully complete and ready to be occupied.

I believe the Building Inspector has everything he needs to sign them off.

Claire



Thu 01/06/2023 10:30

Appendix 11 – Build-out Rates for Strategic Sites in Wokingham Borough

Period for completions	Strategic type site of 1,000+ dwellings (net)						
	Lower Earley, Earley	Woosehill, Wokingham	Woodley Airfield, Woodley	South of M4 SDL	North Wokingham SDL	South Wokingham SDL	Arborfield Garrison SDL
1/7/77 – 30/6/78	0	103	0	0	0	0	0
1/7/78 – 30/6/79	30	92	0	0	0	0	0
1/7/79 – 30/6/80	165	143	0	0	0	0	0
1/7/80 – 30/6/81	434	295	44	0	0	0	0
1/7/81 – 31/3/82	351	241	95	0	0	0	0
1/4/82 – 31/3/83	715	307	137	0	0	0	0
1/4/83 – 31/3/84	1316	428	141	0	0	0	0
1/4/84 – 31/3/85	1328	263	170	0	0	0	0
1/4/85 – 31/3/86	744	169	106	0	0	0	0
1/4/86 – 31/3/87	504	103	127	0	0	0	0
1/4/87 – 31/3/88	182	108	123	0	0	0	0
1/4/88 – 31/3/89	175	91	174	0	0	0	0
1/4/89 – 31/3/90	34	2	54	0	0	0	0
1/4/90 – 31/3/91	57	0	113	0	0	0	0
1/4/91 – 31/3/92	71	0	115	0	0	0	0
1/4/92 – 31/3/93	40	36	90	0	0	0	0
1/4/93 – 31/3/94	27	0	67	0	0	0	0
1/4/94 – 31/3/95	43	20	32	0	0	0	0
1/4/95 – 31/3/96	122	0	0	0	0	0	0
1/4/96 – 31/3/97	12	0	0	0	0	0	0
1/4/97 – 31/3/98	40	0	0	0	0	0	0

Period for completions	Strategic type site of 1,000+ dwellings (net)						
	Lower Earley, Earley	Woosehill, Wokingham	Woodley Airfield, Woodley	South of M4 SDL	North Wokingham SDL	South Wokingham SDL	Arborfield Garrison SDL
1/4/98 – 31/3/99	121	0	0	0	0	0	0
1/4/99 – 31/3/00	66	0	0	0	0	0	0
1/4/00 – 31/3/01	27	0	0	0	0	0	0
1/4/04 – 31/3/05	10	0	0	0	0	0	0
1/4/05 – 31/3/06	83	0	0	0	0	0	0
1/4/06 – 31/3/07	56	0	0	0	0	0	0
1/4/10 – 31/3/11	0	0	0	0	28	0	0
1/4/11 – 31/3/12	0	0	0	0	99	0	0
1/4/12 – 31/3/13	0	0	0	37	23	0	0
1/4/13 – 31/3/14	0	0	0	175	0	6	0
1/4/14 – 31/3/15	0	0	0	56	95	104	0
1/4/15 – 31/3/16	0	0	0	29	112	120	0
1/4/16 – 31/3/17	0	0	0	166	66	135	57
1/4/17 – 31/3/18	0	0	0	419	154	118	114
1/4/18 – 31/3/19	0	0	0	344	232	71	116
1/4/19 – 31/3/20	0	0	0	361	273	28	268
1/4/20 – 31/3/21	0	0	0	348	165	0	348
1/4/21 – 31/3/22	0	0	0	291	296	54	336
1/4/22 – 31/3/23	0	0	0	366	200	1	185
1/4/23 – 31/3/24	0	0	0	193	153	1	283
Total	6,753	2,401	1,588	2,785	1,896	638	1,707

Appendix 12 – Trends from Small Site Completions

A12.1 – Summary of Completions (Net) on Small Sites

Year	All Small Site Completions (net)	Net Completions on Small Previously Developed (PDL) Sites	Net Completions on Small Non-Residential Greenfield Sites	Net Completions on Small Residential Greenfield Sites
2007/08	168	104	9	55
2008/09	103	49	0	54
2009/10	112	39	0	73
2010/11	97	27	1	69
2011/12	81	50	2	29
2012/13	69	42	4	23
2013/14	78	32	1	45
2014/15	145	82	16	47
2015/16	87	68	1	18
2016/17	87	61	8	18
2017/18	59	52	0	7
2018/19	46	36	6	4
2019/20	115	86	14	15
2020/21	48	42	1	5
2021/22	83	55	10	18
2022/23	68.7	60.7	1	7
2023/24	50	26	2	22
Total	1,497	912	76	509
Annual average	88	54	4	30

A12.2 – Location of Completions (Net) on Small PDL Sites

Parish	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	Total per Parish
Arborfield & Newland	0	1	0	1	1	0	1	0	0	0	0	1	0	1	1	0	1	8
Barkham	1	0	0	1	0	0	2	2	0	1	0	0	1	0	3	7	3	21
Charvil	-1	4	-2	2	1	0	1	0	-1	2	0	0	5	-1	5	0	1	16
Earley	7	14	16	1	6	3	2	26	6	0	2	-1	16	6	0	1	1	106
Finchampstead	7	-6	7	7	1	1	2	8	-2	9	-3	1	-4	7	1	20	-3	53
Remenham	1	0	0	-7	0	0	0	-2	3	3	0	2	1	0	3	1	-3	2
Ruscombe	-1	3	-2	3	3	0	-1	1	0	0	-1	1	0	1	2	0	0	9
Shinfield	4	4	0	0	2	2	-1	11	11	6	15	10	8	10	5	1	1	89
Sonning	3	-6	0	4	1	0	2	4	3	0	-1	-3	9	-1	3	0	-1	17
St. Nicholas Hurst	0	3	0	-3	0	2	3	2	-1	-3	1	-5	18	1	1	3	14	36
Swallowfield	1	0	0	0	1	3	-3	2	5	-3	0	15	-1	2	3	0	5	30
Twyford	4	9	2	5	3	2	0	0	0	2	2	2	5	7	4	0	0	47
Wargrave	1	0	1	4	4	4	0	-1	2	4	0	1	3	-1	4	3	-3	26
Winnersh	17	13	9	-1	10	0	7	-3	1	14	0	6	3	2	-1	8	-4	81
Wokingham	48	10	3	7	15	20	13	33	36	12	28	1	11	3	9	6	9	264
Wokingham Without	1	0	-2	1	0	-2	2	1	1	0	4	-1	-2	2	1	3	2	11
Woodley	11	0	7	2	2	7	2	-2	4	14	5	6	13	3	11	7.7	3	95.7
Total:	104	49	39	27	50	42	32	82	68	61	52	36	86	42	55	60.7	26	911.7

A12.3 – Summary of Progress on Small Sites with Permission at 31 March 2024

Small sites (outside of Core Strategy or MDD allocation)	Total not started / under construction (with planning permission) at 31 March 2024
Greenfield Sites (Table A12.4)	46
Previously Developed Land (PDL) Sites (Table A12.5)	134
Total:	180

A12.4 – Net Dwellings on Small Greenfield Sites³²

App No/Site Ref	Address	Net Number of Dwellings Remaining ³³
240255	2 Longfield Road, Twyford, Wokingham, RG10 9AR	1
232380	64 Emmbrook Road, Wokingham, RG41 1HG	1
231168	Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH	1
213587	Strowdes, Upper Culham Lane, Remenham, Berkshire, RG10 8NU	1
231885	The Haulage Yard, Land adjacent to Bramble Cottage, Hyde End Road, Berkshire, RG7 1BU	1
232783	Walnut Tree Farm (+6), Benham Lane, Riseley, Wokingham, RG7 1RY	6
212112	128 Reading Road, Wokingham, RG41 1HA	1
222972	25 Henley Wood Road, Earley, Wokingham, RG6 7EE	2
211823	106 Ellis Road Crowthorne Wokingham RG45 6PH	1
213947	12 Coningham Road Shinfield RG2 8QP	1
202773	Heathlands Farm The New Farm House Honey Hill RG40 3BG	0
230113	Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA	1
211134	The Fairways Wokingham Family Golf Wokingham RG40 3HG	0
183501	Oak View House Baird Road Arborfield READING RG2 9XZ	1
230367	15 Yeosfield, Riseley, Wokingham, RG7 1SG	1
220035	Last Resot, Backsideans, Wargrave, Wokingham, RG10 8JP	1
212274	23a Nine Mile Ride, Finchampstead, Wokingham, RG40 4QD	2
213873	18 Station Road Twyford RG10 9NT (2BED)	1
220550	55 South Lake Crescent, Woodley, Wokingham, RG5 3QN	1
221876	7 Maple Grove Woodley Reading RG5 4JQ	1
222556	304 London Road, Wokingham, Wokingham, RG40 1RD	1
222710	89 Church Road, Earley, Wokingham, RG6 1HG	1
232400	Tennis Courts, Land off Silver Fox Crescent, Woodley, Wokingham	1
211532	Land at Junction of Sawpit Road and School Road, Hurst	4
192867	Land Adjoining 61A St Pauls Gate Wokingham RG41 2YR	1
211937	31 Barkham Ride Barkham RG40 4EX	8
203626	Honeysuckle Lodge and Pine Lodge Commonfield Lane Barkham Wokingham RG40 4PR	5
TOTAL		46

³² Sites with addresses in *italics* were under construction at 31 March 2024.

³³ Where net remaining dwellings equal '0', the same number of demolitions as replacement dwellings are expected on the site.

A12.5 – Net Dwellings on Small PDL Sites³⁴

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
210492	320 Nine Mile Ride Finchampstead RG40 3NN	0
211924	The Old Bakehouse 26 High Street Twyford RG10 9AG	1
211997	2 Grovelands Road Spencers Wood Wokingham RG7 1DP	0
212678	Summer Place Loddon Drive Wargrave RG10 8HH	0
232230	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE	0
223108	Templecombe, Wargrave Road, Remenham, Wokingham, RG9 3HU	0
223614	247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR	1
231222	31 Wiltshire Road, Wokingham, RG40 1TS	1
232567	Kingsbridge Farm, Lambs Lane, Swallowfield, Wokingham, RG7 1JE	1
231327	105 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG	0
223084	59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND	3
231903	7 West Drive, Sonning, Wokingham, RG4 6GE	0
231857	Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE	0
230057	Fire Station, Victoria Road, Wargrave, Wokingham, RG10 8BP	5
232886	Hurst Grove, The Stables, Sandford Lane, Hurst, Wokingham, RG10 0SQ	1
231459	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ	1
232033	The White Cottage, Western Avenue, Woodley, Wokingham, RG5 3BN	1
223742	176 Bearwood Road, Barkham, Wokingham, RG41 4SH	0
223577	18-32 London Road, Twyford, RG10 9ER	2
231648	20 Pitts Lane, Earley, Wokingham, RG6 1BT	1
231537	260 Shinfield Road, Shinfield, Wokingham, RG2 8HG	1
240055	31A Sturges Road, Wokingham, RG40 2HG	0
231682	4 Old Bath Road, Charvil, Wokingham, RG10 9QR	1
230556	49 West Drive, Sonning, Wokingham, RG4 6GE	0

³⁴ Sites with addresses in *italics* were under construction at 31 March 2024.

³⁵ Where net remaining dwellings equal '0', the same number of demolitions as replacement dwellings are expected on the site.

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
223566	59 Crockhamwell Road, Woodley, Wokingham, RG5 3JP	9
231674	65 Ellis Road, Crowthorne, Wokingham, RG45 6PP	0
232361	84 Easthampstead Road, Wokingham, RG40 2HL	0
233183	86 - 88 Headley Road, Woodley, Berkshire, RG5 3QQ	1
232970	Five Horseshoes House (+1) White Hill, Remenham Hill, Wokingham, RG9 3EP	0
213116	Five Horseshoes (+3) White Hill Remenham Hill RG9 3EP	3
230693	Gardeners Green, Heathlands Road, Wokingham, RG40 3AW	0
213610	Hatchgate And Kentons, Kentons Lane, Upper Culham, RG10 8NU	-3
240337	Hutts Farm Cottage (Anx), Blagrove Lane, Wokingham, RG41 4AX	1
230887	Land At Heathlands, Heathlands Road, Wokingham, Berkshire	1
223592	Land At Rear Of, 6 Johnson Drive, Finchampstead, RG40 3NW	5
240207	Lockwaters, Wargrave Road, Remenham, Wokingham, RG9 3HX	0
232856	L'Ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY	1
223032	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB	0
231406	12 - 14 Rose Street, Wokingham, Berkshire	2
221676	Hutts Farm Cottage (ob), Blagrove Lane, Wokingham, RG41 4AX	1
223539	Hatch Farm, Mill Lane, Sindlesham, Wokingham, Berkshire, RG41 5DY	6
221683	The Hope And Anchor, Station Road, Wokingham, RG40 2AD	1
222280	182 Reading Road, Woodley, Wokingham, RG5 3AA	1
221740	24 Murdoch Road, Wokingham, Wokingham, RG40 2DF	1
223196	24-26, Barkham Road, Wokingham, Wokingham, RG41 2XP	1
220344	25 Chestnut Avenue, Wokingham, RG41 3HW	0
212826	29 Denton Road, Wokingham, RG40 2DX	1
222974	35 & 35A Robin Hood Lane, Winnersh, Wokingham, RG41 5ND	1
221557	62 Reading Road, Woodley, Wokingham, RG5 3DB	1
222150	63 High Street, Wargrave, Wokingham, RG10 8BU	1
223007	7 The Ridgeway, Woodley, Wokingham, RG5 3QD	1
220650	8 Culver Lane Earley Wokingham RG6 1DS	0
221221	barn Farm, Wokingham Road, Hurst, Wokingham, RG10 ORX	0

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
221699	Bearwood Hall (formerly The Manse), The Gate Sindlesham, 1 Bearwood Road, Sindlesham, Wokingham, RG41 5BB	1
221685	Diesel House, Honey Hill, Crowthorne, Wokingham, RG40 3BL	2
222535	Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU	1
221890	Land at Bucks Copse, 74-76 Rear Of Barkham Road, Wokingham, RG41 2RD	2
223258	Lea Farm, Lodge Road, Hurst, Wokingham, RG10 OSS	1
220934	Loddon Vale House Hurricane Way Woodley RG5 4UX	2
222044	Old Gamekeepers Cottage, Milkingbarn Lane, Arborfield, Wokingham, RG2 9HT	0
222603	Riverwood Bungalow, New Mill Road, Finchampstead, RG40 4QT	0
220801	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT	0
223783	Bluebell Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR	0
222538	Four Acres, Dunt Lane, Hurst, Wokingham, RG10 OTA	0
223427	Petro, Crazies Hill, Wargrave, Wokingham, RG10 8LT	0
222868	Units 1, 2 and 3, 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP	5
212509	160 Reading Road Wokingham RG41 1LH	0
212372	60 & 62 Millbank Crescent Woodley Reading RG5 4ER	1
212982	98 Highgate Road Woodley Wokingham RG5 3QR	1
192928	Land south of Wokingham East of Finchampstead Road and west of Waterloo Road Wokingham	-2
230292	Land to the rear of Little Covert Farm, Dunt Lane, Hurst, Wokingham, RG10 OTA	0
201644	Spice Lounge 45 High Street Wargrave RG10 8BU	6
221887	Foxhaven/Whitewoods/Beech View, Remenham Church Lane, Remenham, Wokingham, RG9 3EX	-2
203604	424-426 Reading Road Winnersh RG41 5EP	4
220212	South Ridge, Dell Road, Finchampstead, RG40 3TG	0
220792	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE	0
232027	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX	0
221865	The Garth, Wargrave Hill, Wargrave, Wokingham, RG10 8JH	0
212360	High Trees Warren Lane Finchampstead Wokingham RG40 4HR	0
183064	Kalevala Hollybush Ride Finchampstead Wokingham RG40 3QP	0
223581	Willow Haven, Loddon Drive, Wargrave, Wokingham, RG10 8HD	0
201715	Whistley Bridge Field, Whistley Mill Lane, Hurst, Wokingham, RG10 ORA	0

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
230454	286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT	0
221066	Birchen Holt, Wellingtonia Avenue, Finchampstead, Wokingham, RG45 6AF	0
232502	Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH	0
220704	63 Barkham Road, Wokingham, RG41 2RG	0
223388	Shorne Lodge, Sandhurst Road, Finchampstead, Wokingham, RG40 3JE	0
223781	Borough Marsh Cottage, Borough Marsh, Loddon Drive, Wargrave, RG10 8HN	0
220565	Greenacres, Doles Lane, Barkham, Wokingham, RG41 4EB	0
222744	215 Wokingham Road, Earley, Wokingham, RG6 7DU	0
203650	Bowsey Cottage Canhurst Lane Knowl Hill RG10 9XT	0
211962	Sandhurst House Sandhurst Road Finchampstead RG40 3TH	0
223051	42 King Street Lane, Winnersh, Berkshire, RG41 5AZ	0
220477	Cartref Oaklands Lane Crowthorne RG45 6JX	0
211773	Brackenwood Hollybush Ride Finchampstead Wokingham RG40 3QP	0
200885	Coach House Matson Drive Remenham Wokingham RG9 3HB	0
232812	8 Sussex Lane, Spencers Wood, Reading, RG7 1BY	0
191705	Meadow Sweet, Station Road, Wargrave, Wokingham, RG10 8HD	0
222059	Thamesfield (4), Wargrave Road, Remenham, Wokingham, RG9 2LX	5
222058	Thamesfield (2), Wargrave Road, Remenham, Wokingham, RG9 2LX	2
173735	Beechbrook, The Holt, Hare Hatch, Wokingham, RG10 9TG	1
200757	11 South Drive Sonning RG4 6GB	0
230317	Greenfinches, The Village, Finchampstead, Wokingham, RG40 4JR	1
223713	St Nicholas barn, Dunt Lane, Wokingham, RG10 0TA	1
220587	19 Belmont Road Crowthorne RG45 6SA	1
203508	260 Hyde End Road Spencers Wood Wokingham RG7 1DL	1
221015	18 Station Road (Former Police Station) Twyford RG10 9NT	1
212486	The New Mill Restaurant New Mill Lane Eversley RG27 0RA	1
230947	5a Market Place, Wokingham, RG40 1AL	2
230661	3-3a School Green, Shinfield, Wokingham, RG2 9EE	1
230252	Old Grain Store, Swallowfield Road, Arborfield, RG2 9LA	1
222614	50 Brook Street, Twyford, Wokingham, RG10 9NX	1

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
214021	Foxfield Wick Hill Lane Finchampstead RG40 3PY	0
231251	23 Erleigh Court Gardens, Earley, Wokingham, RG6 1EJ	1
222828	Campania, Oaklands Ln, Crowthorne, RG45 6JU	1
230283	Oak Apples, Oaklands Lane, Crowthorne, Wokingham, RG45 6JX	5
232680	Thames Bridge House, Henley Bridge, Henley On Thames, RG9 2LN	3
210251	Creekside Willow Lane Wargrave RG10 8LH	0
230226	12 Arundel Road, Woodley, Wokingham, RG5 4JL	1
222834	6 Old Bath Road, Charvil, Wokingham, RG10 9QR	1
203337	5-6 Foxsteep Cottages Crazies Hill Wargrave RG10 8NB	1
182335	105 Colemans Moor Road Woodley RG5 4DA	5
212110	422 Finchampstead Road, Finchampstead, RG40 3RB	3
181113	Campania, Oaklands Ln Crowthorne RG45 6JU	-1
222484	Old Grain Store, Swallowfield Road, Arborfield, RG2 9LA	3
232695	1-5 Broad Street, Wokingham, RG40 1AX	9
220581	1-5 Ashridge Court, Warren House Road, Wokingham, RG40 5QB	5
Total:		134

Appendix 13 – Large Sites Data

A13.1 – Trends from Large Site (Non-Allocations & Prior Approvals) Completions

Year from 1 April to 31 March	Completions (Net)
1998/99	18
1999/00	23
2000/01	101
2001/02	14
2002/03	32
2003/04	31
2004/05	21
2005/06	38
2006/07	48
2007/08	12
2008/09	80
2009/10	10
2010/11	4
2011/12	30
2012/13	59
2013/14	32
2014/15	-83
2015/16	45
2016/17	87
2017/18	134
2018/19	187
2019/20	195
2020/21	48
2021/22	79
2022/23	34
2023/24	161
Total	1,440
Annual Average (Total ÷ 26)	55

A13.2 – Large Windfall Site Completion Data (2017/18 – 2023/24)

Monitoring Year	Site Category	Application Reference	Application Type	Site Address	Dwellings Permitted (Net)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Years to Completion ³⁶
2023/24	Large Windfall	182460	Full	Silkmakers Court West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	49									2	47	2
2023/24	Large Windfall	202065	Full	54 - 58 Reading Road, Wokingham RG41 1EH	31								-3		34	3
2021/22	Large Windfall	143292	Full	Land West Of Park Lane Charvil Reading, RG10 9TS	25								25			1
2021/22	Large Windfall	181951	Full	Land at Arnett Avenue and Barkham Ride, RG40 4EE	15					-31	0	0	46			4
2021/22	Large Windfall	200413	Full	Trident House 2 King Street Lane Winnersh Berkshire RG11 5AS	12								12			1
2021/22	Large Windfall	142536	Full	Former Bearwood Golf Course, Mole Rd, Sindlesham	18								18			1
2021/22	Large Windfall	180988	Full	Pitts Works Colemansmoor Road Woodley RG5 4DA	16						-1	0	17			3
2020/21	Large Windfall	183380	Full	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10							10				1
2020/21	Large Windfall	163058	Full	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43						32	11				2
2019/20	Large Windfall	161301 (O/2013/1221)	Reserved Matters	Land West Of Beech Hill Road Spencers Wood RG7 1FG	120				1	69	50					3
2019/20	Large Windfall	F/2014/2637	Full	Land at Market Place, Peach St & Rose St, Wokingham	21			-5	0	0	26					4
2019/20	Large Windfall	F/2014/1317	Full	74-80 Peach Street Wokingham RG40 1XH	36			-3	0	27	12					4
2019/20	Large Windfall	171328	Full	15-27 High Street, Wargrave, RG10 8BU	10						10					1
2018/19	Large Windfall	171648	Full	7-9 Shute End Wokingham RG40 1BH	10					10						1

³⁶ The years taken to complete the site from the first recorded completion.

Monitoring Year	Site Category	Application Reference	Application Type	Site Address	Dwellings Permitted (Net)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Years to Completion ³⁶
2018/19	Large Windfall	152192	Full	7-9 Wiltshire Road, RG40 1TP	31			-2	0	33						3
2018/19	Large Windfall	OFF/2013/2477 / 153258	Full	Marlborough House, Basingstoke Rd, Spencers Wood. RG7 1AE	15					15						1
2018/19	Large Windfall	F/2013/0517	Full	Sutton Court, Culver Lane, Earley	-70	-90	0	0	0	20						5
2017/18	Large Windfall	F/2014/0940	Full	Willow Tree Works, Swallowfield St, Swallowfield RG7 1QX	38			6	32							2
2017/18	Large Windfall	161445	Full	Stratfield & Apsley Houses, Riseley Business Park Basingstoke Road Riseley RG7 1QF	11				11							1
2017/18	Large Windfall	170020	Full	Kronos House Finchampstead Road Wokingham RG40 2NP	31				31							1
2017/18	Large Windfall	DEM/2013/1656 + F/2014/1612	Full	Eustace Crescent (now Phoenix Ave), Wokingham RG40 1PS	68				8							1
2017/18	Large Windfall	DEM/2014/0588 + F/2014/1611	Full	Former Fosters Home for the Elderly, Fosters Lane, Woodley RG5 4HH	34				34							1

Appendix 14 – Housing Supply at 31 March 2024

Site Categories	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2013- 2029
Completions	488	454	675	967	1,528	1,284	1,555	1,206	1,440	865	841						13,624
1 Large sites not started / under construction with full planning permission												480	585	404	213	91	1,773
2 Large sites not started / under construction with outline planning permission												0	-2	32	0	0	30
3 Large sites with resolution to grant full planning permission																	
4 Large sites with resolution to grant outline planning permission																	
5 Other large sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)																	
6 Large site prior approval not started / under construction with planning permission												62	24	0	0	0	86
7 Small sites not started / under construction with full planning permission												74	129	0	0	0	203
8 Small sites not started / under construction with outline planning permission																	
9 Small sites with resolution to grant outline planning permission																	
10 Other small sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)																	
Small Windfall Sites														55	55	55	165
Large Windfall Sites															32	32	64
Total	488	454	675	967	1,528	1,284	1,555	1,206	1,440	865	841	616	736	491	300	178	2,321