WOKINGHAM
BOROUGH COUNCIL

Wokingham Borough

Five Year Housing Land Supply Statement

at 31 March 2021

Published 7th January 2022

Executive Summary

Introduction

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 in addition include a buffer (moved forward from later in the plan) period of:

a) 5% to ensure choice and competition in the market for land; or
b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply[2]

This Five Year Housing Land Supply Statement sets out the housing completions at 31 March 2021 and the supply of deliverable sites for the subsequent five year period 1 April 2021 to 31 March 2026.

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 66)

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 74.
[2] NPPF, paragraph 74.

> "*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 revised NPPF.

COVID-19 Pandemic

At the beginning of the COVID-19 pandemic in late March/April 2020, the majority of sites closed down for an average period of three months. In response, the council chose at that time to resurvey landowners/developers. Since then, experience within the borough is that sites have continued to remain operational and delivery has continued at the levels experienced prior to the pandemic. The assessment is thereby realistic, taking into account opinion on the impacts of the covid pandemic in the consideration of realistic prospect.

Monitoring Requirement

The government introduced a standard method for calculating Local Housing Need (LHN) and a Housing Delivery Test alongside the revised NPPF.

At 31 March 2021, LHN calculates as 768 homes per annum. Performance against the Housing Delivery Test requires the council to apply the standard additional buffer of 5%, having delivered 200% of the required homes over the preceding 3 years.

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. The strategy established by the Core Strategy is fully meeting the housing delivery requirements set out in the NPPF, and is therefore consistent with the NPPF.

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 2021

At 31 March 2021, the council can demonstrate a 5.10 year housing land supply against the LHN of 768 dwellings plus 5% buffer.

The existence of a five year supply is not reliant on developments granted contrary to the strategy established by the Core Strategy, for example housing built outside of development limits and allocations.

Housing land supply at 31 March 2021 (LHN 768, 5% buffer)	
Housing need at 768 homes per annum 01/04/2021 – 31/03/2026	3,840
Housing requirement plus 5% buffer for period 01/04/2021 – 31/03/2026	4,032
Annual rate for 5 year requirement plus 5% buffer	806
Total deliverable housing supply for period 01/04/2021 – 31/03/2026[3]	4,115
Total deliverable housing supply in years for period 01/04/2021 – 31/03/2026	5.10

Since the council can demonstrate a five year supply of deliverable sites at 31 March 2021, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, does not apply. Further, and notwithstanding the presumption in favour of sustainable development, the fact that the council can demonstrate a five year supply shows there is no compelling pressure by reason of unmet housing need which requires adopted planning policies to be overridden.

[3] See Table 4.2

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1 Introduction

1.1 The National Planning Policy Framework (NPPF), July 2021, 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.[4]

1.2 The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period of:

a) 5% to ensure choice and competition in the market for land; or
b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply[5]

1.3 This Five Year Housing Land Supply Statement sets out the housing completions at 31 March 2021 and the supply of deliverable sites for the subsequent five year period 1 April 2021 to 31 March 2026.

The meaning of deliverable

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

1.5 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 64)

1.6 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

[4] NPPF, paragraph 74.
[5] NPPF, paragraph 74.

deliverable unless there is specific evidence to the contrary. Without such evidence, a decision taker should not reach another conclusion.

1.7 For sites with outline planning permission, specific evidence is required. It should be noted however that the need for specific evidence falls under the umbrella of a "realistic prospect".

1.8 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.

1.9 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).

1.10 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

1.11 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.

1.12 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 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. Local Housing Need (LHN) is calculated using a standard method set out in national planning practice guidance.

2.3 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.

2.4 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 the housing delivery requirements set out in the NPPF, and is therefore broadly consistent with the NPPF.

2.5 The government introduced a standard method for calculating LHN alongside the NPPF. using the household growth, as advised by the 2014-based sub-national household projection, and applying an affordability adjustment. To limit increases there is a potential cap dependant on the status of relevant strategic policies for housing. A 35% uplift is then applied for those urban local authorities in the top 20 cites or urban centres. 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 National Planning Policy Framework expects strategic policy-making authorities to follow the standard method in this guidance for assessing local housing need.

"The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply."
(Paragraph 002; Reference ID 2a-002-20190220)

2.5 This is further confirmed by the later statement:

"*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-011-20190220)

2.6 At 31 March 2021, LHN for Wokingham Borough calculates as 768 dwellings per annum. The detailed calculation is set out in Appendix 1– Local Housing Need and the Housing Delivery Test Calculations.

Buffer

2.7 The NPPF requires that the supply of specific deliverable sites should in addition to LHN include a buffer (moved forward from later in the plan period) of :

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.[6]

2.8 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 requirement[7], over the previous three years.

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

2.10 The government published the latest outcome of the Housing Delivery Test for all local planning authorities in January 2021. The performance of Wokingham Borough was 200%. Wokingham Borough Council is required therefore to apply the 5% buffer to LHN for the purposes of calculating the five year housing land supply position. This builds on the 2018 and 2019 results of the Housing Delivery Test, where the performance of Wokingham Borough Council was 157% and 175% respectively. Together, these results provide very clear evidence of strong housing delivery.

Housing Delivery Test measurement[8]		
Year	Number of homes required	Number of homes completed
2017/18	586	1,528
2018/19	864	1,284
2019/20	736	1,555
Total	**2,186**	**4,367**

[6] See NPPF, paragraph 74.
[7] See NPPF, footnote 41, page 21.
[8] Figures take account of net changes in communal accommodation in addition to dwellings.

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 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.

a) Engagement

3.3 Analysis of the delivery of large sites is undertaken within a framework of engagement with the developer / landowner.

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 sites, with planning permission to ascertain whether development has commenced or been completed. Where the site is under construction[9] 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.

3.4 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

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

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. The council has also assessed historic build out rates relating to the scale of development and the number of dwellings.

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.

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.

b) 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 2020/21 as well as a range of 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 sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
10-49	33.48 (10 sites)	20.09 (60 sites)	12.88 (9 sites)
50-99	34.91 (11 sites)	22.02 (8 sites)	11.06 (12 sites)
100-249	36.41 (14 sites)	19.99 (5 sites)	13.87 (15 sites)
250+	34.87 (8 sites)	14.75 (5 sites)	11.31 (6 sites)
all	35.06	20.06	12.49

3.12 Research has been undertaken in order 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 More recent research on lead in times was published by Nathaniel Lichfield and Partners (NLP) (now Lichfields) in their paper entitled "Start to Finish: What factors affect the build-put rates of large scale housing sites"[10]. 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.

[10] Published February 2020: https://lichfields.uk/media/5779/start-to-finish_what-factors-affect-the-build-out-rates-of-large-scale-housing-sites.pdf

3.15 The paper looks at a range of periods including from first site identification through to completion. The comparable data is the period from receiving planning permission to the delivery of the first house. The NLP analysis showed the average period from planning permission to first completion on small sites (between 50 and 499 dwellings) was 18 months. For larger sites (500 dwellings and over) the rate was 28.5 months with the largest schemes averaging 31 months.

3.16 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.

3.17 The more recent 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. Notwithstanding the sample size, the NLP data suggests that lead in times in Wokingham Borough are broadly reflective of current housing markets.

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 suggests 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 It should be noted that large sites of 250 or more units have a very short lead in time within the borough; this can be assumed to be due to the data for this category being made up of Strategic Development Location (SDL) allocated sites 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.

The council's benchmark lead in times:

10-49 Dwellings
33 months from *outline* decision date to first house sale
20 months from *full* decision date to first house sale
12 months from *reserved matters* decision date to first house sale

50-99 Dwellings
35 months from *outline* decision date to first house sale
22 months from *full* decision date to first house sale
11 months from *reserved matters* decision date to first house sale

100-249 Dwellings
36 months from *outline* decision date to first house sale
20 months from *full* decision date to first house sale
14 months from *reserved matters* decision date to first house sale

250+ Dwellings
35 months from *outline* decision date to first house sale
19 months from *full* decision date to first house sale
11 months from *reserved matters* decision date to first house sale

All sites
35 months from *outline* decision date to first house sale
20 months from *full* decision date to first house sale
12 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 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 31/03/2021
10 - 99 *(20 sites)*	1	Average annual rate achieved from 1 April per builder	**24.0**
100 - 249 *(13 sites)*	1	Average annual rate achieved from 1 April per builder	**51.0**
250 + *(4 sites)*	1	Average annual rate achieved from 1 April per builder	**64.8**
250 + *(6 sites)*	2+	Average annual rate achieved from 1 April per builder	**43.0**

3.21 The profile of build out rates for larger sites has remained broadly consistent in recent years. At 31 March 2021, sites of 250+ were delivering at 64.8 dwellings where a single developer was involved (down from 69.2 dwellings). The delivery rate where there were two or more developers appears to have slowed slightly in the last year to 43 dwellings, down from 45.7 dwellings.

3.22 Research has been undertaken in order 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 rates.[11]. Details are provided in Table 3.5 below

[11] http://www.gla.ac.uk/media/media_302200_en.pdf

Table 3.5 DCLG's Factors affecting housing build-out rates (2008) table 4: imputed annual optimal sales rates

Table 4: Imputed Annual Optimal Sales Rates				
Optimal annual rate	All respondents	Volume developers[12]	Medium sized developers[13]	Smaller developers[14]
Greenfield housing	58.61	55.83	45.71	80.00
Brownfield apartments	67.18	81.33	54.14	68.75

3.24 More recent 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?" 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. The paper concluded that for developments between 500 and 999 dwellings that on average delivered at 68 dwellings per year. For developments between 100 and 499 dwellings the average was around 55 dwellings per year. The paper also noted that build out rates were higher for development sites 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.

3.25 Sir Oliver Letwin was appointed by the government to lead an independent review of build out. His analysis[15], 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:

"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."

3.26 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.

3.27 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;

[12] Annual output in excess of 2,000 dwellings
[13] Annual output between 501 and 2,000 dwellings
[14] Annual output between 250 and 500 dwellings
[15] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

- ◊ 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

3.28 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 substantially below the possible rate suggested by the DCLG, Lichfields and BFC.

3.29 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.

The council's benchmark of housing delivery assumes:

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

3.30 Small sites are defined as sites delivering 9 dwellings (net) or less.

3.31 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 1/4/2007 - 31/3/2021
Previously developed sites[16]	54.5
Non-residential greenfield sites[17]	4 .5
Residential greenfield sites[18]	33.0

3.32 The NPPF in paragraph 71 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.

3.33 Since 2017, the council has applied an allowance for small sites, for the current monitoring year 55 dwellings per year[19] 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 60 dwellings 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.

3.34 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 just over 35 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

3.35 The NPPF permitted consideration of housing supply from unidentified sites in the form of broad locations and windfall[20] is not restricted to the size of site.

[16] Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure
[17] Land which is or has not been occupied by a permanent non-residential structure (including agricultural or forestry buildings).
[18] Land which is undeveloped in the curtilage of a residential property (both within development limits and the countryside).
[19] Includes small sites that have planning permission at the base date of the assessment.
[20] National Planning Policy Framework, paragraph 71.

3.36 Analysis of past completions shows that on average, 51 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.

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

3.38 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 51 dwellings per year. Over the last five years, the average windfall delivery from large sites has been 116 dwellings per annum. 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**.

3.39 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 2.05 years. The headline figures are shown in Table 3.7 below.

Table 3.7 Large Windfall Site Delivery[21]

Monitoring Year	Site type	Number of sites	Average build out time (years)
2020/21	Large Windfall	2	1.5
2019/20	Large Windfall	4	3
2018/19	Large Windfall	4	2.5
2017/18	Large Windfall	5	1.2
Total	**Large Windfall**	**15**	**2.05**

3.40 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.

[21] See appendix 13 for full data set

Completions

3.41 Under the government standard method for calculating housing need 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[22]. As such, the number of completions is not relevant to the five year housing land supply position when calculated for the monitoring period 1 April to 31 March.

3.42 Completions data from 2006/07 to 2020/21 is set out below. The years 2015/16 to 2019/20 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 ratio of 1.8. More broadly the below table highlights the strong record of delivery, particularly in recent years.

Table 3.8 Housing completions

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	1,140
Total	11,053

Lapse rate

3.43 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 suggests delivery on an individual site is unlikely to occur, the site is excluded.

[22] See PPG: Housing and Economic needs assessment: Paragraph 002; Reference ID 2a-002-20190220Paragraph; 011 Reference ID: 2a-011-20190220

Improvements in methodology

3.44 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 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 / land owners in regards to 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 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 now date of planning permission granted has been used rather than validation date used previously. This data now provides a much greater level of accuracy regarding lead in times as the council can apply a specific rate to a site rather than a blanket approach.
- ◊ Build-out rates has 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.

3.45 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

3.46 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.

3.47 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.

3.48 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.

3.49 The allowance for small sites and large site windfalls are 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 2021

4.1 This section sets out the deliverable housing land supply position, for the period 1 April 2021 – 31 March 2026.

Housing land supply at 31 March 2021 (LHN 768, 5% buffer)	
Housing need at 768 homes per annum 01/04/2021 – 31/03/2026	3,840
Housing requirement plus 5% buffer for period 01/04/2021 – 31/03/2026	4,032
Annual rate for 5 year requirement plus 5% buffer	806
Total deliverable housing supply for period 01/04/2021 – 31/03/2026[23]	4,115
Total deliverable housing supply in years for period 01/04/2021– 31/03/2026	5.10

Conclusions regarding the five year supply of housing land

4.2 The latest LHN figure for Wokingham Borough stands at 768 additional homes per annum from 1 April 2021, using the government's standard method. Performance against the Housing Delivery Test requires the 5% buffer to be applied. This takes the annual requirement to 806 dwellings, and the five year requirement to 4,032 dwellings (figure rounded).

4.3 At 31 March 2021, the council can demonstrate a deliverable supply of 4,115 dwellings over the next five years. This equates to a deliverable housing land supply of 5.10 years against a LHN of 768 homes per annum plus the 5% buffer.

4.4 Recent housing delivery in Wokingham Borough has been high, which has resulted in the bank of sites with planning permission reducing at a faster rate than may ordinarily be expected. For example, in the five years from 2016/17 to 2020/21 a total of 6,474 dwellings were completed, resulting in an average of 1,295 dwellings per annum. The current deliverable supply of housing should therefore be viewed in the context of this recent housing growth, which as shown by the Housing Delivery Test results, has significantly exceeded housing requirements.

4.5 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.

4.6 Since the council can demonstrate a five year supply of deliverable sites at 31 March 2021, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, does not apply. Further, and notwithstanding the presumption in favour of

[23] See Table 4.2

sustainable development, the fact that the council can demonstrate a five year supply shows there is no compelling pressure by reason of unmet housing need which requires adopted planning policies to be overridden.

Table 4.2 Five year supply at 31 March 2021

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2021-2026
Large sites not started / under construction with full planning permission	1,099	931	507	331	98	2,966
Large sites with not started / under construction with outline planning permission	0	30	49	155	100	334
Large sites with resolution to grant full planning permission	0	48	72	53	0	173
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	10	10	0	0	20
Large site prior approval not started / under construction with planning permission	46	78	86	69	0	279
Small sites not started / under construction with full planning permission	55	55	8	0	0	118
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	4	0	0	0	4
Small Windfall Sites	0	0	47	55	55	157
Large Windfall Sites	0	0	0	32	32	64
Total	1,200	1,156	779	695	285	4,115

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

a) Local Housing Need (at 1 April 2021)

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

2014-based household projections	
Projected households 2021	66,965
Projected households 2031	72,304
Projected increase in households 2020-2030	5,339
Annual projected increase in households 2020-2030	533.9

Median house price 2020	420,000
Median workplace earnings 2020	38,156
Ratio	11.01

Adjustment factor	1.438125449375

Local Housing Need	767.8149

b) Housing Delivery Test

The government published the first outcome of the Housing Delivery Test outcome for all local planning authorities in February 2019. The performance of Wokingham Borough was 157%. The latest Housing Delivery Test results were published in January 2021. The performance of Wokingham Borough was 200%. Wokingham Borough Council is required therefore to apply the 5% buffer to LHN for the purposes of calculating the five year housing land supply position.

Housing Delivery Test measurement[24]		
Year	Number of homes required	Number of homes completed
2017/18	586	1,528
2018/19	864	1,284
2019/20	736	1,555
Total	2,186	4,367

[24] Figures take account of net changes in communal accommodation in addition to dwellings.

Appendix 2 - Completions

App No/Site Ref	Address	Completions at 31/03/2021
181276	24 Bramshill Close Arborfield Wokingham RG2 9NF	1
F/2014/0473	Meakins Transport The Garage Back Lane Spencers Wood Reading RG7 1JB	2
MB/2014/2194 / 141498	Mays Hill Lodge Beech Hill Road Spencers Wood Reading RG7 1HX	2
161012 / 152130	Lambda Cottage Wick Hill, Lane Finchampstead, RG40 3SR	1
171300	370 Barkham Road Barkham Wokingham RG41 4DL	1
181644 (153308)	186 Finchampstead Road Wokingham RG40 3EY	1
180716	111 Old Bath Road Charvil Wokingham RG10 9QN	1
180609 / 160160	Thatchers Mead Thames Drive Charvil RG10 9TP	-1
162015	Fairlawn Thames Street Sonning RG4 6UR	1
173162 + 192628	Land adjacent to 405 Wokingham Road Earley RG6 7EL	1
173736 / 172406	26 Maiden Erlegh Drive Earley RG6 7HP	-1
190618	Liberty Of Earley House Strand Way Earley RG6 4EA	6
162633	Land Adjacent To 16 Barkham Ride 18 Barkham Ride Finchampstead Wokingham	1
182465	30 Barkham Ride Finchampstead RG40 4EU	2
162328	Land adjacent to 9, Middlefields Ruscombe Reading RG10 9DG	2
172749	148 Nine Mile Ride Finchampstead RG40 4JA	1
193012	2 The Ridgeway, Woodley, Wokingham, RG5 3QD	-1
193264	Firdale Mill Lane Sindlesham RG41 5DF	1
192571	29 Duncan Road Woodley RG5 4HR	1
171445	Flat, Ballimore Basingstoke Road Spencers Wood Wokingham RG7 1AA	-1
200443	60 Headley Road, Woodley, RG5 4JE	1
180614 (161508)	Littlefields Croft Road Shinfield RG2 9EX	2
181834 / 171537	The Mead Croft Road Spencers Wood Wokingham RG2 9EY	3
191205	35 West Drive Sonning Wokingham RG4 6GE	-1
180857 / 172637	The Atrium Thames Street Sonning Wokingham RG4 6UR	-1
201680	Coppers Ruscombe Lane Ruscombe Wokingham RG10 9JN	-1
191963 / 183370	Mistletoe Cottage The Devils Highway Riseley RG7 1XR	-1
172168	Yew Tree Farm Beech Hill Road Shinfield RG7 1HR	1
201708	49 Bearwood Road Barkham Wokingham RG41 4SX	-1
190783	57 Wargrave Road Twyford Wokingham RG10 9PD	-1
163224	Kingsbridge House Wargrave Road Twyford RG10 9NY	8
193333	46 Victoria Road Wargrave Wokingham RG10 8AE	-1
191570 + 191554 + 191536	8 Victoria Road Wargrave RG10 8AB	-1
182224	418 Reading Road Winnersh Wokingham RG41 5EP	1
171467	Land between 24 & 25 Gorrick Square	1
171228	2 Crescent Road Wokingham RG40 2DB	1
192248	7 Simons Lane Wokingham RG41 3HG	-1
182011 / 161832	Matthews Green House Southlands Road Wokingham RG40 2HS	1
191674	24-26 Barkham Road Wokingham RG41 2XP	1
171374	Hollybush, Lower Wokingham Road, Crowthorne, RG45 6BX	2
170319	The Day Centre South Lake Crescent Woodley AK65:AM84Wokingham RG5 3QW	1
181309	16 Nightingale Road Woodley Wokingham RG5 3LS	1
181600	8 Armstrong Way, Woodley, RG5 4NW	1
192193	184 Loddon Bridge Road Woodley RG5 4AA	-1
180549	269 Headley Road East, Woodley, RG5 4SE	1
202252	229-229a Hyde End Road Spencers Wood RG7 1BU	4
201930	Springalls Farm House Trowes Lane Swallowfield	1
202866	The Barn, Paddock Farm 9 Nine Mile Ride Finchampstead RG40 4QB	1

App No/Site Ref	Address	Completions at 31/03/2021
203260	Riverwood Bungalow New Mill Road Finchampstead RG40 4QT	1
200469	Fairlands, Church Road, Farley Hill, RG7 1TU	1
200215	Hennerton House, Hennerton, Wargrave, Wokingham, RG10 8PD	1
211342	Two Oaks, Oaklands Lane, Crowthorne, Wokingham, RG45 6JU	-1
210880	Lakeside Retreat, New Mill Road, Finchampstead, RG40 4QT	1
201418	Broadacre Place Broadcommon Road Hurst RG10 0RE	1
210240	Gardeners Green Farm, Heathlands Road, Wokingham, RG40 3AW	1
183380	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10
F/2011/1629 + 152651	Sandford Farm, Woodley RG5 4TE	25
F/2013/0761	Sandford Farm, Perimeter Rd, Woodley, Phase 6	29
172450 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 2)	114
161189 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 1)	61
170010 (O/2013/0346)	S of M4 - Land North of Croft Road	76
162829 (O/2013/0346)	S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross	60
181366 (O/2013/0346)	S of M4 - Land at Church Lane (known as Land South of Church Lane)	37
170083 (O/2013/2295)	North Wokingham - West Kentwood Farm	41
172751 + 181888 + 191232 + 191949 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 4	68
153247 (O/2014/2435)	North Wokingham - Keephatch Beech, Wokingham	53
161839	North Wokingham - Bell Farm, Bell Foundry Lane, Wokingham, Berkshire	3
172704	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN	5
190455 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel X	36
171333 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel U2	21
172005 / 190150 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel Q	76
181982 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel M	29
173734 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel K	3
170686 + 192609 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel H, I and J	50
181658 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel C2	104
RM/2014/2062 (O/2011/0204)	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	46
181422 (O/2014/2179)	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1	29
163058	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	11
152359 (O/2006/8687)	Hatch Farm Dairies, Winnersh	38
153125	Elms Field & The Paddocks, Elms Rd, Wokingham	45
182788 / 150595 (O/2012/1863)	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	4
173728 + 190270/191181	Charles House Toutley Road Wokingham RG411QN	18
Total		**1,140**

Appendix 3 – Strategic Development Locations

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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	O/2014/2179	Outline	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY Outline	Finchampstead	1087 [25]	1087	0	0	Yes	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) and two reserved matters applications for 178 dwellings (181422) and 235 dwellings (203616). The developer did not respond to the Council's request for data in 2021 however they provided the following details surrounding their projected completions and the implications of COVID19 in June 2020. The developer expected a four month delay to construction due to the effects of COVID19 and provided delivery rates for the outline and reserved matters application for phase 1, the rates are as follows; 51, 65, 55, 70, 70. Reserved Matters planning permission was granted in February 2020 for the Nine Mile Ride Extension - South. Main construction works began in May 2021, and the road is expected to be fully built out by the second quarter of 2022, increasing accessibility of the site and facilitating the delivery of units from the east along the new road as well as from the west. This will allow the site to continue to deliver housing as the remainder of the infrastructure is put in place. The site will deliver a wide range of products, including delivery via modular construction, retirement homes, affordable housing, flats and private housing. The Council received application 210114 on 15th January 2021, which included information to comply with various planning conditions. The developer has previously expressed to the Council that they would have 2 phases delivering units on the site at any given time, and as such it is expected that phase 3 will brought forwards to start delivering homes after phase 1 has completed. Given the clear progress towards applications for reserved matter by a housing developer, it is realistic to assume that a number of dwellings from the outline permission will be delivered within the five year period. Subsequently an additional reserve matters application (213645) was received by the council on 04/11/21 and validated on 22/11/21. The Reserved Matters comprise amongst other aspects, details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads.	0	0	0	0	50	23	73	1014

[25] Residual figure (any reserved matters applications have been removed from the overall outline figure)

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	181422 (O/2014/2179)	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY Phase 1	Finchampstead	**178**	**133**	**100**	**45**	Yes	Reserved matters was approved on 16/11/2018. There is 1 developer operating on site - Legal and General Homes. There have been 45 completions to date with a further 100 dwellings under construction. The development will consist of 116 market dwellings and 62 affordable dwellings, the development will see a range of products of offer, including apartments, coach houses and family houses. The developer responded to the council's request for delivery rates. Having previously noted a four month delay to construction due to COVID19, with construction restarting in May 2020, the site was reported as being fully operational in the latter half of 2020. The updated delivery rates from the developer are as follows; 66, 32. The council believes it is realistic for the development to deliver the remaining dwellings within the wider five year period given the majority are under construction, however the council has applied a slightly more cautious rate given the number of dwellings completed in 2019/20 (16 dwellings) & 2020/21.	29	50	50	33	0	0	**133**	0
Strategic Development Locations	203616 (O/2014/2179)	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY Phase 2	Finchampstead	**235**	**235**	**0**	**0**	Yes	Reserved matters was validated by the council on 18/01/21 and was approved on 21/07/2021. There is 1 developer operating on site - Cala Homes, who are a subsidiary of Legal and General The development comprises 235 dwellings. The developer expects construction to start in October 2021 with first occupation in summer 2022. The developer's response to the council's request for delivery rates included its proposed 5 year housing completions for Phase 2 beginning in 2022/23 with 30, 50, 50 ,50 55. The council considers these projections to be realistic based on the raw average buildout rate data for a site of this size which is 52.1.	0	0	30	50	50	50	**180**	55

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	0/2014/2280	Outline	Land At, Arborfield Garrison (Crest)	Arborfield/Barkham/Finchampstead	532 [26]	532	0	0	Yes	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. Total number of dwellings with planning permission: 2,000 approved at outline (minus 250 dwellings taking account of the film studio application) 1,218 being delivered by reserved matters applications 532 residual difference between outline and current reserved matters applications. Reserved matters applications for parcels P and S and the District Centre are due to be submitted in 2022 following discussions with the developer. Application will include a district centre alongside a number of residential dwellings. Whilst progression is being made towards further reserve matters applications, there is currently insufficient confidence as to the timing of these and subsequent delivery. As such no decisions are projected to be completed within the five year period. However it could be realistic for dwellings to be delivered within this period should applications be progressed. Temporary permission for part of the area as a film studio (162881) was granted on 2nd February 2017, and the figure remaining to be delivered from the total has been previously adjusted by 250 dwellings. Recently, however, applications relating to a permanent film studio associated with the Cine Valley section of the Thames Valley Science Park have been approved. Key operators have moved from this site to the new film studios at TVSP, and it is reasonable to expect the 250 units could be delivered within the 5 year period should applications be progressed.	0	0	0	0	0	0	0	532
Strategic Development Locations	150162 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel O1	Barkham	113	0	0	113	Complete	Completed 2018/19								
Strategic Development Locations	161536 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel T	Barkham	127	0	0	127	Complete	Completed 2019/20								

[26] Residual figure (any reserved matters applications have been removed from the overall outline figure)

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	172005 / 190150 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel Q	Barkham	**116**	**0**	**0**	**116**	Complete	Completed March 21	76	0	0	0	0	0	**0**	0
Strategic Development Locations	171333 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel U2	Barkham	**79**	**28**	**28**	**51**	Yes	Reserved matters were approved on 09/08/2017. There is 1 developer operating on site - Crest Regeneration. There have been 51 completions to date and the remaining 28 dwellings are under construction. The developer provided a blanket response for the site as a whole. The site is currently under construction with a large number of dwellings nearing completion. The remainder of site was under construction at March 2021, and all dwellings will be delivered within the 5 year period. The development consists of a range of products including apartments, small and medium affordable and market dwellings.	21	28	0	0	0	0	**28**	0
Strategic Development Locations	161747 + 193190 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel A-G	Finchampstead	**220**	**101**	**14**	**119**	Yes	Reserved matters were approved on 23/11/2016. A further reserved matters were approved on 29/04/2019, this reduced the overall total of dwellings by 3 to 220. There is 1 developer operating on site - Crest Nicholson South. There have been 119 completions on the site to present, with a further 14 dwellings under construction. The developer provided a blanket response for the site as a whole. The site currently has 14 dwellings under construction which will see the completion of parcels D and E. The remaining 101 dwellings are in the north of the development in parcels A and B. These are fully serviced and materials have been delivered on site, however as foundations have not been dug to date, the council has applied a more cautious delivery rate across the site, with the 14 dwellings currently under construction being delivered in the current year and the remaining 87 dwellings across the next three years. The delivery rate applied to the remaining dwellings is in line with the historic rate achieved on the site which has seen 57, 25 and 37 dwellings delivered per year over the past three monitoring years. The development consists of a range of products including flats, small, medium and large dwellings.	0	14	30	30	27	0	**101**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	170686 + 192609 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel H, I and J	Arborfield	**185**	**42**	**42**	**143**	Yes	Reserved matters (170686) were approved on 25/07/2017 for 179 dwellings with a further reserved matters (192609) approved on 22/01/2020 for an additional 6 units on site. There is 1 developer on site - Redrow Homes. There have been 143 completions on the site at present, with the final 42 dwellings currently under construction. The developer has not provided updated projected completions for the site. Given the remaining dwellings are all under construction, it is realistic that all of the dwellings will be completed within the 5 year period. The development consists of a range of products including flats, small, medium and large dwellings.	50	30	12	0	0	0	**42**	0
Strategic Development Locations	173734 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel K	Arborfield	**12**	**0**	**0**	**12**	Completed	Completed March 21	3	0	0	0	0	0	**0**	0
Strategic Development Locations	181982 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel M	Barkham	**37**	**0**	**0**	**37**	Completed	Completed March 21	29	0	0	0	0	0	**0**	0
Strategic Development Locations	181658 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel C2	Barkham	**104**	**0**	**0**	**104**	Complete	Completed March 21	104	0	0	0	0	0	**0**	0
Strategic Development Locations	182410 / 190737 / 203254(0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel U1/V2	Barkham	**114**	**114**	**114**	**0**	Yes	Reserved matters were approved on 09/01/2019 and a further application for 1 dwelling was approved 29/04/2019. Subsequently reserve matters application 203254 was approved 15/03/2021 which has replanned part of parcel V2S raising the overall number of units by 3. There is 1 developer operating on site - Crest Regeneration. There have been 0 completions to date however the whole site (114 units) is under construction. The developer provided a blanket response for the site as a whole. The whole site is currently under construction. The council can expect all dwellings to be completed within the five year period.	0	50	40	24	0	0	**114**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	191753 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel AA	Barkham	**44**	**44**	**44**	**0**	Yes	Reserved matters were approved on 10/10/2019. There is 1 developer operating on site – Millgate Homes. There have been 0 completions to date and as of 31st March 2021 all 44 dwellings were under construction. The developer provided projected completions for the site in June 2020 projecting 5 completions in 2020/21 and 39 completions in 2021/22. The developer has noted that they expected a slower build out programme due to the effects of COVID19 on working hours. No dwellings were ultimately completed in 20/21, the council has maintained the developer's predicted completions for 21/22. The build out rates provided align with the completion of Millgate Homes' other parcel, parcel M, within the overall site. As Parcel M is now complete the developer can focus on Parcel AA, and as. a result, it is expected that all dwellings will be delivered within the 5 year period.	0	39	5	0	0	0	**44**	0
Strategic Development Locations	190455 (0/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel X	Barkham	**70**	**34**	**34**	**36**	Yes	Reserved matters were approved on 13/06/2019. There is 1 developer operating on site – Bewley Homes. There have been 36 completions to date and 34 remaining dwellings are under construction. The developer did not provide projected delivery rates when requested by the council. As the remaining 34 dwellings are currently under construction (all of which are beyond foundations, as of March 21), the council has applied a build out rate that is suitable for the development based on physical progress and historic completions on the site. It can still be expected that all dwellings will complete within the 5 year period. The development will provide both market and affordable housing, including a range of apartments and 2, 3 and 4 bed dwellings.	36	34	0	0	0	0	**34**	0
Strategic Development Locations	163547	Outline	Reading FC Training Ground Park Lane Finchampstead RG404PT	Barkham	**140**	**140**	**0**	**0**	Yes	Outline application received a resolution to grant on 9th December 2020 at the Planning Committee (subject to S106 agreement) and the application was formally approved on 01/04/2021. A reserved matters application is expected to be submitted in due course, given the club's new replacement facilities. The council has not included any dwellings within the five year supply, however it could be feasible for dwellings to be delivered within the period given that outline permission has been approved and that the site is a proposed allocation in the Local Plan Update which is currently being progressed by the council. Whilst progression is being made towards further reserve matters applications, there is currently insufficient confidence as to the timing of these and subsequent delivery. As such no completions are projected within the five year period. However, it could be realistic for dwellings to be delivered within this period should applications be progressed.	0	0	0	0	0	0	**0**	140

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	211024	RM	Land at Arborfield Garrison, Parcel V1S, north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham	Barkham	126	126	0	0	Yes	Reserved matters application was validated on 26/03/2021 for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 dated 02/04/2015. The progression of the reserved matters application provided clear evidence that dwellings were capable of being delivered within the 5 year period. The application was approved on 11/08/2021 confirming this conclusion. There is 1 developer on the site – Bloor Homes The developer, responded to a request for further information for the Council in Autumn 2021, and provided 4, 58, 64 as their projected buildout rate, however the Council has elected to take a more conservative approach based on historic delivery profiles. The council has applied a build out rate based the raw average buildout rate for a site of this size.	0	4	50	50	22	0	126	0
Totals					3519	2616	276	903			348	249	217	187	149	73	875	1741

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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	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
Strategic Development Locations	F/2014/2323	Full	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
Strategic Development Locations	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
Strategic Development Locations	152163	Full	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
Strategic Development Locations	RM/2014/2561 (O/2013/0101)	RM	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
Strategic Development Locations	162332	Full	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
Strategic Development Locations	F/2013/0347 (O/2013/0346)	Full	S of M4 - South of Croft Road	Shinfield	275	0	0	275	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
Strategic Development Locations	181366 (O/2013/0346)	RM	S of M4 - Land at Church Lane (known as Land South of Church Lane)	Shinfield	86	24	24	62	Yes	An outline planning application (O/2013/0346) from Taylor Wimpey (Southern) and David Wilson Homes for the delivery of around 900 dwellings was approved on 22/07/14. Reserved matters for 86 dwellings was approved on 12/09/2018. There is 1 developer operating on site - Taylor Wimpey (Southern). There have been 62 completions on site and the remaining 24 dwellings are under construction. The site is being built out by Taylor Wimpey Southern, which is a separate company to the other Taylor Wimpey sites in the area. The developer responded in March 2021, informing the council that all remaining dwellings had their roofs fitted. The council has been informed that the final units are expected to be occupied by September 2021 and have applied a final buildout rate accordingly.	37	24	0	0	0	0	24	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	162829 (0/2013/0346)	RM	S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross	Shinfield	175	0	0	175	Complete	Completed 20/21	60	0	0	0	0	0	0	0
Strategic Development Locations	170010 (0/2013/0346)	RM	S of M4 - Land North of Croft Road	Shinfield	363	125	96	238	Yes	Reserved matters were approved on 26/07/2017 as part of the outline 0/2013/0346. Previously 2 developers operated on this site - Taylor Wimpey (West London) (265 dwellings) and David Wilson Homes (98 dwellings). There are currently 238 completions, of which Taylor Wimpey have completed 140 and David Wilson Homes have completed all 98 dwellings on their section of the site. Given the construction status of the site, with David Wilson Homes having completed their remaining dwellings, it is expected that the remaining buildout rate with a single developer will be reduced from those levels previously observed on the site. The developer did not provide projected delivery rates when requested by the council. The dwellings that are under construction by Taylor Wimpey mainly consist of terraced and semi-detached housing, rather than flats as seen on the other Taylor Wimpey sites in the area. The council expects the site to complete within the five year period given that a range of different products are being delivered across the wider area by Taylor Wimpey. The development when completed will consist of a range of dwelling types, including apartments, small and large dwellings.	76	50	50	25	0	0	125	0
Strategic Development Locations	161255	Full	S of M4 - Land North Of Hyde End Road Hyde End Road Shinfield RG2 9EP	Shinfield	32	0	0	32	Complete	Completed 2019/20								

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	O/2010/1432	Outline	S of M4 - Land to West of Shinfield	Shinfield	137 [27]	137	0	0	Yes	Outline planning permission was approved on 08/11/2012 Summary of outline application: Total number of dwellings with planning permission: 1,275 approved at outline 1,070 being delivered by reserved matters applications 68 units removed from outline figure due to a care home being approved under planning permission 180757. 137 residual difference between outline and current reserved matters applications. The land benefits from outline planning permission with reserved matters permissions granted on three parcels. This record reflects the remaining area. There have been 3 developers operating on site - Bloor Homes, Bovis Homes and Linden Homes. The council contacted each developer individually in regards to the site, each developer responded with specific build out rates for each of the approved phases. A Screening Opinion application for an Environmental Impact Assessment (210672) was received and validated on 12/02/21 for 35 dwellings. The Council received a Reserve Matters application (211530) which was validated on 04/05/21 and approved on 14/10/2021 for 25 units. Knowledge of prior discussions provided clarity and confidence as to the timing of these units and their expected delivery justifying their inclusion within the five year period, given the size of the permission and the location within an SDL.	0	0	0	0	25	0	25	112

[27] Residual figure

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	161189 (O/2010/1432)	RM	S of M4 - Land to West of Shinfield (Phase 1)	Shinfield	**517**	**97**	**97**	**420**	Yes	Reserved matters for the erection of 517 dwellings was approved on 21/07/2016 as part of O/2010/1432. There are 3 developers operating on site - Bloor Homes, Bovis Homes and Linden Homes (Bovis and Linden are now operating under the same group, Vistry). There have been 420 completions on the site to date consisting of 172 dwellings by Bloor Homes, 165 dwellings by Bovis Homes and 83 dwellings by Linden Homes. The remaining 97 dwellings are all under construction of which 47 are by Bovis and the remaining 50 are by Linden Homes. The council contacted each developer individually regarding projected completions for the site. Bloor Homes have now fully built out their units on site so no response was required. Linden and Bovis provided a response for all sites that they are associated with in 20/21 and representatives of these organisations undertook a confirmation meeting with officers. Delivery rates for Bovis did not separate the values into individual parcels for Shinfield A1-A4 but projected that all units would be delivered in the next two years. Linden Homes have stated that they will deliver 25 units over the current year on phase 1, all of Linden Homes units are currently under construction with various stages of build complete. The delivery rates are therefore achievable as both Linden and Bovis Homes are currently operating separately to deliver their own products. Given that all of the units on site are currently under construction and with a large number nearing completion from Bovis Homes, a combined rate of 60dpa has been applied, reflecting the previous year's completion rate. It is realistic that all units will be delivered within the five year period. The site will deliver a range of market and affordable products, including flats and houses.	61	60	37	0	0	0	**97**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	172450 (O/2010/1432)	RM	S of M4 - Land to West of Shinfield (Phase 2)	Shinfield	**473**	**245**	**179**	**228**	Yes	Reserved matters for the erection of 473 dwellings was approved on 14/12/2017 as part of outline O/2010/1432. There are 3 developers operating on site - Bloor Homes, Bovis Homes and Linden Homes. There are currently 228 completions which comprises 86 completions by Bloor Homes, 43 by Bovis and 99 completions by Linden Homes The developers did not provide detailed responses to the council's request for information in 2021. Bloor Homes responded to the council's request for information in June 2020 and they expected 60 dwellings to be completed across their phase over the next 12 months. No response was received in 2021, however, Bloor Homes have now completed their dwellings in Phase 1 of Shinfield West and can focus their attention on Phase 2. Linden Homes responded to the council's request for additional information in October 2021 and they expected the following delivery rates over the next two years; for phase 2, 20/21 25 units completing this parcel. C4 not started in 20/21, 2 units delivered in 21/22 and 29 units delivered in 22/23. A response was received from Bovis homes for parcels A1 – A4 in 2021 however it did not differentiate the parcels of the 4 only A4 falls within Phase 2, parcel A4 which contains 125 units in total. The combined completions across these parcels and their projected buildout was 20/21, 44 units delivered with a further 37 projected in 21/22 and 50 units projected to be delivered in 22/23. The site now also benefits from the completion of the majority of its infrastructure which has allowed the servicing of all parcels that are currently under construction. The site will deliver a range of market and affordable products, including flats and houses. Based on the current and previously received projections from the 3 developers and taking into account historic completion rates for this site the council has identified a completion rate of 70 units a year as being reasonably achievable especially considering Bloor are no longer undertaking work within the Phase 1 application area.	114	70	70	70	35	0	**245**	0
Strategic Development Locations	180757	RM	Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane RG2 9EH	Shinfield	**38**	**0**	**0**	**38**	0	Completed 19/20								

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	180758 (O/2010/1432)	RM	S of M4 - Land to West of Shinfield, Local Centre Site (Specialist Housing Site)	Shinfield	**80**	**80**	**80**	**0**	Yes	Reserved matters were approved on 20/06/2018 for 80 extra care dwellings. The units are self-contained and as such do not require an adjustment from being communal accommodation. There is 1 developer operating on site - Anchor. The site is currently under construction with the build progressing quickly. The planning agent for the development provided delivery rates on behalf of Anchor, they expect the site to complete within the 5 year period.	0	80	0	0	0	0	**80**	0
Strategic Development Locations	181499	Full	S of M4 - South of Cutbush Lane, Shinfield	Shinfield	**249**	**249**	**30**	**0**	Yes	A full application for the site was allowed at appeal on 10/03/2020. There are 2 developers associated with the development - Bellway Homes and Bloor Homes. Bellway will be delivering 178 dwellings and Bloor will deliver the remaining 71. Work has commenced on the site with the initial groundworks completed by late August 2021. The council did not receive a response in March 2021 to requests for updated projection figures on this site, as such a more conservative approach to build out rates has been applied to the site than the suggested rate received in mid 2020. In October 2020 Bellway Homes projected 50 completions in 2021/22 and 199 in 2022/23. Bellway Homes also noted that a portion of the site has been sold to Bloor Homes who will be building out their portion of the site at the same time as Bellway.	0	27	74	84	64	0	**249**	0
Totals					**2938**	**957**	**506**	**1981**			348	311	231	179	124	0	845	112

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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	F/2013/2515	Full	North Wokingham - Land adj. 65 Plough Lane, Wokingham	Wokingham	2	0	0	2	Complete	Complete	0	0	0	0	0	0	0	0
Strategic Development Locations	F/2007/2517	Full	North Wokingham - Land at Plough Farm, Binfield Road	Wokingham	150	0	0	150	Complete	Complete	0	0	0	0	0	0	0	0
Strategic Development Locations	F/2012/2031	Full	North Wokingham - Land at Plough Farm, Buttercup Close, Wokingham	Wokingham	30	0	0	30	Complete	Complete	0	0	0	0	0	0	0	0
Strategic Development Locations	0/2011/0699 & RM/2013/1164	RM	North Wokingham - East Kentwood Farm	Wokingham	274	0	0	274	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
Strategic Development Locations	162212 (0/2011/0699)	Full	North Wokingham - East Kentwood Farm (Phase 1D)	Wokingham	10	0	0	10	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
Strategic Development Locations	150093 & 162423 (0/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 1	Wokingham	99	0	0	99	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
Strategic Development Locations	160765 (0/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 2a	Wokingham	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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	170083 (O/2013/2295)	RM	North Wokingham - West Kentwood Farm	Wokingham	225	99	99	126	Yes	An outline planning application (O/2013/2295) for the erection of up to 225 dwellings on this site was approved on 17/10/14. Reserved matters (170083) were approved on 23/10/2017. There is 1 developer operating on site - Crest Nicholson. There have been 126 completions to date and the final 99 dwellings are under construction. The developer did not provide projected delivery rates when requested by the council. However, given that all remaining dwellings are under construction, it is reasonable to assume that all remaining units will be completed within the 5 year period. The council has assumed a build out rate that reflects historic build out rates for a site this size with a single developer.	41	50	49	0	0	0	99	0
Strategic Development Locations	153247 (O/2014/2435)	RM	North Wokingham - Keephatch Beech, Wokingham	Wokingham	300	98	96	202	Yes	Outline permission for the erection of up to 300 dwellings, a SANG was granted on 27/3/15. Reserved matters (153247) for 300 dwellings was approved on 25/07/2016. There is 1 developer operating on site - Bellway Homes. There have been 202 completions on site to date at an average rate of circa 67 dwellings per annum and a further 96 dwellings are under construction. The developer responded to the council's request for projected completions in March 2021 but noted that they were unable to provide projected completion rates for the site due to impacts of COVID19, only that they planned to complete the site by Autumn 2022. The council has applied a more cautious approach to completions. The development consists of a range of products including flats and houses, both market and affordable.	53	35	40	23	0	0	98	0
Strategic Development Locations	161839	Full	North Wokingham - Bell Farm, Bell Foundry Lane Wokingham Berkshire RG40 5Q	Wokingham	127	0	0	127	Complete	Completed 2020/21	3	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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	O/2014/2242	Outline	North Wokingham - Matthewsgreen Farm	Wokingham	**0**	**1**	**0**	**0**	Yes	Summary of outline application Total number of dwellings with planning permission: 760 approved at outline, 773 dwellings have been granted reserve matters, however it is now understood that 772 dwellings will be delivered in total. There are 3 developers operating on site - Bovis Homes, Linden Homes and Thames Valley Housing. The council contacted the developers to seek an updated position regarding delivery rates for the site. As Linden and Bovis Homes are now operating under the same group (Vistry), a response covering all sites was provided. Individual projections are provided adjacent to the relevant sites below.	0	0	0	0	0	0	**0**	0
Strategic Development Locations	162140 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 2b	Wokingham	**73**	**0**	**0**	**73**	Yes	Completed 2019/20	0	0	0	0	0	0	**0**	0
Strategic Development Locations	191026 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 1b	Wokingham	**4**	**4**	**0**	**0**	Yes	Reserved matters (191026) was approved on 11/07/2019 for 4 dwellings as part of O/2014/2242. There is 1 developer operating on site – Bovis Homes. The site was not under construction when visited in March 2021, the site is a small area adjacent to phase 1. The council understands from the planning officer that the site will be built out alongside phases 4, 4d and 5.	0	0	4	0	0	0	**4**	0
Strategic Development Locations	170618 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 3	Wokingham	**74**	**59**	**59**	**15**	Yes	Reserved matters (170618) was approved on 17/07/2017 for 74 dwellings as part of O/2014/2242. There is 1 developer operating on site - Linden Homes (now operating under Bovis Homes). There have been 15 completions on site and the remaining 59 dwellings are under construction. Previously the site saw a slowdown in construction for six months, with construction resuming in June 2020 and the developer provided projected build out rates for the site in July 2020. They expect 15 completions in 2020/21 however this did not materialise. Following delays caused by Covid-19 the entire site is now fully under construction, Given the remaining dwellings are all under construction, it is realistic that all of the dwellings will be completed within the 5 year period. The previous rates have been maintained but pushed back by a year.	0	15	31	13	0	0	**59**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	172751 + 181888 + 191232 + 191949 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 4	Wokingham	283	163	71	120	Yes	Reserved matters was approved on 15/08/2018 for 243 dwellings. A further application (181888) was approved on 11/12/2018 for a re-plan of part of Phase 4 which permitted a further 5 units within Phase 4. A further application (191232) was approved on 23/07/2019 for an additional 9 dwellings within the phase. Furthermore, application 191949 for an additional 26 units for this phase was approved on 1st December 2020. There is 1 developer operating on site - Bovis Homes. There have been 120 completions on site and a further 71 dwellings are under construction. The developer did not provide specific projected delivery rates when requested by the council. The council has assumed a build out rate that reflects previous delivery on site.	68	55	55	53	0	0	163	0
Strategic Development Locations	191949 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 4d	Wokingham	33	33	33	0	Yes	Reserved matters for 33 additional units on Phase 4 was approved on 1st December 2020. The application is for purely apartments, 26 of which are affordable dwellings. There is 1 developer operating on site – Bovis Homes. There have been 0 completions on site and 33 apartments are under construction. The Council noted that at March 21 the apartments were nearing completion, with only minor outstanding works.	0	33	0	0	0	0	33	0
Strategic Development Locations	181888 & 191949 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 5	Wokingham	89	89	25	0	Yes	Reserved matters (181888) for the erection of 8 dwellings was approved on 11th December 2018. Reserved matters (191949) for 81 dwellings was approved on 1st December 2020. There is 1 developer operating on site – Bovis Homes. The developer provided a blanket response for all sites across the Matthewsgreen development for the next two years. The council understands that the commercial units that currently makeup part of the phase 4 site are not due to be vacated until late 2021, the planning officer associated with the application noted that a portion of houses are under construction, past foundations but no roofs. The dwellings comprising the wider site have been included in the five year supply as there is sufficient specific evidence for delivery to be viewed as realistic in the 5 year period.	0	25	50	14	0	0	89	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	191024 (O/2014/2242)	RM	North Wokingham – Matthewsgreen Farm, Local Centre	Wokingham	**16**	**16**	**16**	**0**	Yes	Reserved matters (191024) was approved on 1st December 2020 for 16 dwellings and 3 retail units as part of O/2014/2242. There is 1 developer operating on site – Bovis Homes. The site is currently under construction, the local centre includes three retails units alongside 16 apartments. Given that the site is under construction and only a small number of units are being delivered, it can be expected that all dwellings will be delivered within the 5 year period.	0	16	0	0	0	0	**16**	0
Strategic Development Locations	210174	RM	North Wokingham - Phase 3b Matthews Green Farm, Toutley Road, Wokingham, Berkshire, RG411JX	Wokingham	**19**	**19**	**0**	**0**		Reserved Matters application pursuant to Outline planning permission O/2010/2242 for the erection of 20 dwellings, validated on 12/02/2021. Based on negotiation, the number is expected to be reduced to 19 dwellings, a covering letter for Phase 3b received from the developer and dated 26/06/21 states that Plot 152 (comprising a single dwelling) has been removed from the plan. The progression of the reserved matters application and communication with representatives of the developer provided clear evidence that dwellings were capable of being delivered within the 5 year period.	0	0	0	19	0	0	**19**	0
Strategic Development Locations	170883	Full	North Wokingham - Ashridge Farm Warren House Road Wokingham RG40 5QB	Wokingham	**5**	**5**	**0**	**0**	Yes	Full application was approved on 31/08/2018. The site falls within the SDL boundary and is therefore included within the overall figures for the North Wokingham SDL. Groundworks have now commenced on the site . The planning agent did not provide projected completions for the site, however given the size and nature of the site, and the fact work has commenced, it is realistic that all of the dwellings will be completed within the 5 year period .	0	0	0	5	0	0	**5**	0
Strategic Development Locations	201515	Full	Ashridge Farm Warren House Road Wokingham RG40 5QB	Wokingham	**153**	**153**	**0**	**0**	Yes	Full application (201515) for the erection of 165 dwellings was validated on 22nd June 2020. The application was recommended for approval on the 16th December 2020 at the Planning Committee and subsequently received approval on 25 June 2021 for a reduced number of 153 dwellings. There is 1 developer operating on site – Barratt David Wilson Homes. The site is a proposed allocation in the Local Plan Update which is currently being progressed by the council. The developer responded to the council's request for further information in Autumn 2021, providing a projected buildout rate from 22/23 of 50, 50, 53.	0	0	50	50	53	0	**153**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	211777	Outline	North Wokingham - Toutley East, Land adjacent to Toutley Depot, West of Twyford Road,, Wokingham, RG41 1XA	Wokingham	169	169	0	0		Outline application for the erection of up to 130 residential units and a 70 bed care home which when adjusted per government guidelines provides a further 39 dwellings. The Council, who is also the applicant, validated this application on 08/06/21 and a recommendation has been made to the planning committee. The council has not included any dwellings within the five year supply, however it is feasible that dwellings will be delivered within the 5 year period given that council as applicant is committed to the provision of care home facilities and new dwellings and that the site is a proposed allocation in the Local Plan Update which is currently being progressed by the council.	0	0	0	0	0	0	0	169
Totals					2217	908	399	1310			165	229	279	177	53	0	738	169

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 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	O/2010/1712	Outline	South Wokingham - Montague Park (formerly Buckhurst Farm)	Wokingham	0[28]	0	0	0	N/A	Outline permission for 650 dwellings was granted on 18/12/2012. Summary of outline application Total number of dwellings with planning permission: 650 approved at outline 636 being delivered by reserved matters applications No further dwellings are coming forward under the outline application.	0	0	0	0	0	0	0	0
Strategic Development Locations	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
Strategic Development Locations	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
Strategic Development Locations	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
Strategic Development Locations	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
Strategic Development Locations	163264 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 6) (formerly Buckhurst Farm)	Wokingham	115	54	54	61	Yes	Reserved matters was approved on 27/04/2017. There is 1 developer operating - David Wilson Homes. There are currently 61 completions on site and the remaining 54 dwellings are all under construction. The developer responded to the council's request for information in October 2021 stating that they were 3 legal completions in 2020/21 and that they anticipated all outstanding completions in 2021/22. As all the remaining units are under construction, as part of the final phase of development it is realistic that all of the dwellings will be completed within the 5 year period.	0	54	0	0	0	0	54	0

[28] Residual figure (any reserved matters applications have been removed from the overall outline figure)

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	171017 + 151858	Full	South Wokingham - Land adj Waterloo Crossing Cottage, Waterloo Rd, Wokingham	Wokingham	2	2	1	0	Yes	The site is a self-build project. One house is currently under construction. Given the scale of development, it is realistic that both dwellings will be delivered within the 5 year period. Two separate applications have been received for the construction of dwellings within the area that traditionally would have comprised the curtilage of Waterloo Crossing Cottage. As self-build projects it is reasonable to expect that these will be undertaken in a staged manner with the completion and sale of the first dwelling allowing for the delivery of the second dwelling.	0	1	0	1	0	0	2	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site Comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Strategic Development Locations	CP21		South Wokingham - South of the railway	Wokingham Without	1820	1820	0	0	Yes	Four applications for the South of the Railway development have now been validated by the council, details of these are as follows; 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 on the parcel of land to the west of Big Wood (190914) – resolution to grant at planning committee 18/05/2021 ; iii) a hybrid application for the for a mixed use development of up to 1,434 dwellings and associated infrastructure on the remainder of the land in consortium control (191068) - resolution to grant at planning committee 18/05/2021; and iv) a hybrid planning application consisting of outline application with details of access for up to 171 dwellings, public open space and associated infrastructure and full application for a SANG (192325), formal consultation on revised details for this application began on 22nd December 21 and will run to 17th January 22. The council is currently progressing the legal agreements for the applications with a resolution to grant and progressed the outstanding application which has been submitted. At the time of writing, the council expects the legal agreements to be signed and decisions issued before the end of 2021 in relation to 190914 and 191068. The council contacted Nexus Planning who are working on behalf of the South Wokingham Consortium (Miller Homes, Kier Homes and Lightwood, planning applications 190900, 190914 and 191068) and Pegasus who are acting for Persimmon Homes on land to the west of the SDL (planning application 192325). Nexus Planning did not respond to the council's latest request for projected delivery rates, but responded in March 2020 that they expected the following; 75 completions in 2022/23, 100 completions in 2023/24 and 125 completions per year from 2024/25 onwards. They expect the site to be built out within 13 years. Pegasus have not responded to the council's request for projected delivery rates. Planning permission has been granted for the Eastern Gateway (highways infrastructure) and enabling works have started, this project will see a connection which adjoins Montague Park to a new junction with Waterloo Road via 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 also permitted on 24th May 2021. which will allow for an enhanced delivery profile for the site enabling construction to be under taken 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, the council has chosen to take a cautious approach and not include any delivery within the 5 year period in the particular circumstances of this site, including regard to previous progress.	0	0	0	0	0	0	0	1820
Totals					2458	1876	55	582			0	55	0	1	0	0	56	1820

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 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	0/2013/1221 + 161301	RM	Land West Of Beech Hill Road Spencers Wood RG7 1FG	Shinfield	120	0	0	120	Yes	Completed 2019/20								
Large sites (non-allocations)	171328	Full	15-27 High Street, Wargrave, RG10 8BU	Wargrave	10	0	0	10	Yes	Completed 2019/20								
Large sites (non-allocations)	F/2014/1317	Full	74-80 Peach Street Wokingham RG40 1XH	Wokingham	36	0	0	36	Yes	Completed 2019/20								
Large sites (non-allocations)	F/2014/2637	Full	Land at Market Place, Peach St & Rose St, Wokingham	Wokingham	21[29]	0	0	21	Yes	Completed 2019/20								
Large sites (non-allocations)	F/2014/2503 / 143292	Full	Land West Of Park Lane Charvil Reading, RG10 9TS.	Charvil	25	25	25	0	Yes	Full planning permission was approved at appeal on 03/03/2017. There is 1 developer operating on site - Hicks Development. The site is currently fully under construction with ground works having commenced. The developer responded to the councils request for projected completions and expects that all units will be completed by 2023. This is considered realistic given physical progress. The development consists of a mixed range of dwellings, ranging from 3 - 5 bedroom houses.	0	12	13	0	0	0	25	0

[29] 5 existing dwellings demolished in 2016/17

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	190326 / 173675	Full	Auto Trader House Danehill Earley RG6 4UT	Earley	**76**	**76**	**0**	**0**	Yes	Full permission (173675) was approved at appeal on 07/06/2019 for 76 units. A prior approval had previously been approved 13/03/2019 (190326) for the conversion of the office to 26 units. There is 1 developer operating on site – Aydevan Developers Limited (purchased the site in August 2020). The developer did not provide a response to the council regarding delivery rates. The development was not under construction in March 2021, however, clearing works have been ongoing for some time. It is realistic for all of the dwellings to be delivered within the 5 year period due to the development delivering solely flats and apartments and the building being vacant.	0	0	0		76	0	**76**	0
Large sites (non-allocations)	181951	Full	Land at Arnett Avenue and Barkham Ride, RG40 4EE[30]	Finchampstead	**15**	**46**	**46**	**-31**	Yes	Full planning permission was approved on 31/10/2018. There is one developer operating on site – Loddon Homes LTD. The existing dwellings (31) were demolished in 2019 and the site is now fully under construction. At March 31st 2021, all units were under constructions with roofs fitted, nearing completion. Given the physical progress on the site, with all units nearing completion it is realistic for all of the dwellings to be completed within the 5 year period.	0	46	0	0	0	0	**46**	0
Large sites (non-allocations)	202133	Full	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**	**0**	**0**	Yes	Full planning permission was approved on 19/02/2021. There is one developer operating on site – Loddon Homes LTD The council's Commercial Property team provided delivery rates in April 21 as -78, 51, 0, 43, 28, with the remaining 27 expected to be constructed in 2026/27. The developer's projections are considered to be cautious given they account for a year of no delivery. It is considered realistic that 44 net dwellings will be delivered within the 5 year period with the remaining 27 dwellings being delivered post March 2026.	0	-78	51	0	43	28	**44**	27

[30] Also referred to as Gorse Ride and Cockayne Court

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	201337 (171737)	Reserved Matters	Land at Parklands Basingstoke Road Three Mile Cross RG7 1AP	Shinfield	55	55	10	0	Yes	Outline planning permission was granted at appeal on 06/03/2019 for 55 dwellings. A further reserved matters application (201337), was approved on 15th December 2020 for 55 units. There is one developer operating on site – Taylor Wimpey (West London). The developer responded to the council's request for delivery rates in January 2021 stating the first occupations were expected in December 2021. They expect the site to be fully built out by December 2022. Taylor Wimpey commenced construction in January 2021. The developer's projections are considered to be a little optimistic given its approval in December 2020, therefore the delivery rates were adjusted slightly and pushed back by one year. It is realistic, however, that all dwellings will be completed within the five year period.	0	17	38	0	0	0	55	0
Large sites (non-allocations)	O/2014/2101	Outline	Land at Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	Shinfield	56	57	0	0	Yes	Outline application approved at appeal on 18/09/2018 for 57 new dwellings (gross) including the proposed redevelopment of the existing single dwelling on site . At the time of writing, a further reserved matters application (212914) was validated by the council on 25/08/2021. There is 1 developer operating on site - Cooper Estates Strategic Land Limited. A reserved matters application had been anticipated, notably because the Outline permission allowed at appeal would have otherwise lapsed. The more recent impact of the extension to the Detailed Emergency Planning Zone (DEPZ) around AWE Burghfield has significantly adversely affected the deliverability of other land in the vicinity of this site. This reinforces the deliverability of the few sites in this area where permission was granted prior to the DEPZ extension, and it is therefore realistic to assume that all 57 (56 net) dwellings will be completed within the five year period.	0	0	0	0	-1	57	56	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	200951 (161529)	Reserved Matters	Sonning Golf Club, Duffield Road, Sonning, RG4 6GJ	Sonning	**13**	**13**	**0**	**0**	Yes	An outline application was approved at appeal on 03/07/2018. A further reserved matters permission (200951) for 13 dwellings was approved on 16th December 2020. There is one developer on site – Alfred Homes. The developer did not respond to the council's request for forecasted completions rates. However a full application for the construction of vehicular access to the site (191164) was approved on 21/06/2019 which shows that progress is being made on the site. Furthermore, given that a reserved matters application has now been approved, additionally the site is part of a wider area proposed for a housing allocation in the Local Plan Update which is currently being progressed by the council. It can be assumed that all dwellings will be delivered within the 5 year period. The council has applied a cautious rate given the recent approval of the reserved matters.	0	0	0	0	0	13	**13**	0
Large sites (non-allocations)	201833	Outline	Land South of Old Bath Road Sonning, RG4 6GQ	Sonning	**54**	**57**	**0**	**0**	Yes	Outline application with Appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined, following demolition of existing dwellings. was granted permission on 29th July 2021. Reserved Matters application (213022) pursuant to Outline planning permission 201833 was validated on 20th September 2021. Given the reserve matters planning application for the site is progressing there could feasibly be delivery within the 5 year period. However the council has chosen to take a cautious approach and not include any delivery within the 5 year period.	0	0	0	0	0	0	**0**	54
Large sites (non-allocations)	202845 (162498)	Reserved Matters	Land To The West Of Trowes Lane Wokingham Swallowfield	Swallowfield	**20**	**20**	**0**	**0**	Yes	An outline application for 20 dwellings was allowed at appeal on 07/02/2018. A further reserved matters (202845) for 20 dwellings was submitted and validated on 30th October 2020 and this was subsequently approved on 29 June 2021. There is one developer on site - Cove Construction LTD The developer did not respond to the councils request for forecasted completion rates, however as a reserved matters application had been submitted and is validated at the base date it is realistic tor the development to deliver within the 5 year period. This conclusion is emphasised by the reserved matters application subsequently being approved. The council has maintained a cautious build out rate with the potential for units to be delivered earlier.	0	0	10	10	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 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations	092311 + 192201	Reserved Matters	Land At Bridge House, Garden Cottage, 46, 50 & 58 High Street Twyford Reading RG109AQ	Twyford	**107**	**107**	**0**	**0**	Yes	Development for Phase 2 of the Bridge House Nursing Community Scheme. Consisting of 90 dwelling equivalents and a 30 bed serviced dementia care unit providing an equivalent of a further 17(16.7) units. Agent did not provide figures in response to the Councils request for data in Autumn 2021. Given this is a reserved matters application for a second stage of development which has been forward funded by phase 1, the Council has no reason to believe the development will not come forwards within the 5 year period. The Council has taken a cautious approach to the completions.	0	0	0	0	50	57	**107**	0
Large sites (non-allocations)	F/2014/2119	Full	Former Bearwood Golf Course, Mole Rd, Sindlesham	Winnersh	**18**	**18**	**18**	**0**	Yes	Full planning permission was approved 20/07/2015. There is 1 developer operating on site - McArdle Sport Tec. The developer did not provide a response to the council's request for delivery rates in March 2021. Works on the new training facility are well underway which includes the refurbishment of existing buildings and the creation of new training facilities. The football club had given its initial construction focus to the training facilities, however as these have now progressed it is understood that the residential element of the development is under construction. Therefore it is realistic to project that all units will be delivered within the 5 year period.	0	18	0	0	0	0	**18**	0
Large sites (non-allocations)	203439	Full	36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD	Winnersh	**11**	**23**	**23**	**0**	Yes	Full planning permission was approved 11/02/2021. The proposal relates to the removal of 12 existing mobile homes to be replaced with 11 new two storey pre-fabricated units (22 units in total) and 1 single storey pre-fabricated unit. 11 net additional units of accommodation will be provided. The existing 12 units were removed from the site in April 2021. The council's housing department has advised that the replacement 23 units will be in place by February 2022. Given the pre-fabricated nature of the units, and the removal of the existing units, there is a high level of confidence that the units will be delivered in the 5 year period.	0	11	0	0	0	0	**11**	0
Large sites (non-allocations)	180753	Full	Trident House 2 King Street Lane Winnersh Berkshire RG11 5AS	Winnersh	**12**	**12**	**0**	**0**	Yes	Full planning permission was approved on 21/08/2019 for the conversion of the existing building into 12 flats. A conditions application (200413) for internal modifications has been granted approval on 02/07/21 There is 1 developer operating on site. The development was not under construction in March 2021, however as a conditions application had been recommended for approval relating to an amendment to the internal layout, the council understands that the development will come forward in the coming year. The subsequent approval re-emphasises the likelihood that the site will come forward within the 5 year period. The council has applied a cautious build out rate to the site.	0	0	12	0	0	0	**12**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	191573	Full	9 Easthampstead Road Wokingham RG40 2EH	Wokingham	**20**	**22**	**0**	**0**	Yes	Full application for the erection of 22 flats (and the demolition of the existing 2 dwellings) was permitted 28/01/2021. There is 1 developer operating on site – Classicstone Properties. No response was received regarding delivery rates from the developer. Construction had not begun at March 2021, It is realistic for all of the dwellings to be delivered within the 5 year period due to the development delivering solely flats. The council has applied a cautious approach to the delivery of the site with potential for units to be delivered earlier.	0	0	-2	22	0	0	**20**	0
Large sites (non-allocations)	190233	Full	Lord Harris Court Mole Road Sindlesham RG41 5EA	Winnersh	**36**	**36**	**25**	**0**	Yes	Full planning permission was approved on 25/10/2019 for the demolition of an existing care home and erection of assisted living and care home units. There is 1 developer on site - Royal Masonic Benevolent Institution Care Company. No response was received regarding delivery rates from the developer however, the demolition of the existing care home had commenced in January 2020. Given that the demolition of the site had begun at the time of monitoring, it is realistic to expect all units to be delivered in the 5 year period due to the nature of the development. Accounting for the dwelling equivalency adjustment, the application on completion will result in a net additional 36 dwellings. The first phase will provide a new 45bed care home adjacent to the original site, providing an additional 25 dwelling equivalents, the second phase will through the demolition of the existing carehome will result in 49 dwelling equivalents being replaced with 60 dwellings which due to their nature as individual self-contained apartments do not require an adjustment.	0	0	25	11	0	0	**36**	0
Large sites (non-allocations)	200089 (172012, 0/2015/1056)	Full	Carnival Pool, Wellington Rd, Wokingham	Wokingham	**55**	**55**	**55**	**0**	Yes	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. The site is currently under construction with the existing leisure and commercial buildings having been demolished. The Wokingham Borough Council's Town Centre Regeneration Team provided delivery rates in March 2021. As the development has now been split into two, with the residential and leisure being delivered separately, the regeneration team expect the residential to be completed alongside the opening of the leisure centre in 2022. As the residential aspect is purely apartments, it can be assumed that all of the units will be delivered within one year. It can be expected that all dwellings will be completed within the 5 year period. The development consists of 1 and 2 bedroom apartments.	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 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	200700	Full	1 Barkham Road Wokingham RG41 2XR	Wokingham	**14**	**14**	**0**	**0**	Yes	Full application for the proposed erection of 14 flats, 6 no. one bedroom flats, 8 no. two bedroom flats, car parking and landscaping, following the demolition of existing commercial buildings. Recommended for approval at December 2020 committee. Awaiting completion of legal agreement. While the site does not benefit from permission, given it is a brownfield site in a sustainable location with a resolution to grant, it realistic that dwellings will be completed within the 5 year period. There is one developer – Cleanslate Ltd.	0	0	0	0	14	0	**14**	0
Large sites (non-allocations)	163058	Full	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	Wokingham	**43**	**0**	**0**	**43**	Completed	Completed March 21	11	0	0	0	0	0	**0**	0
Large sites (non-allocations)	210554 (192852)	Reserved Matters	Sorbus House, Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	**38**	**38**	**0**	**0**	Yes	Outline application was recommended for approval at the January 2020 Planning Committee and outstanding legal agreement was completed on 23/06/2020. There is 1 developer operating on site – Radian Housing. Reserved matters (210554) was validated on the 03/03/21 and has subsequently been approved on 07/06/2021. It is realistic to expect all units to be delivered in the 5 year period due to the nature of the development.	0	0	15	23	0	0	**38**	0
Large sites (non-allocations)	18246 0	Full	West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	Wokingham	**49**	**49**	**0**	**0**	Yes	Full planning permission was approved on 21/05/2019. There is 1 developer operating on site – Bellway Homes, purchased the site in early 2021. The site was not under construction at March 2021. The developer responded to Council's request for delivery rates . and expects commencement in May 2021 with completion expected by April 23. The development will be entirely flats and apartments which could lead to completions occurring earlier in the 5 year period.	0	0	20	29	0	0	**49**	0
Large sites (non-allocations)	180988	Full	Pitts Works Colemansmoor Road Woodley RG5 4DA	Woodley	**16**	**17**	**17**	**-1**	Yes	Full planning permission was approved on 26/04/2019. There is 1 developer operating on site - Vanderbilt Homes. The site was fully under construction at March 2021 with the existing house having been demolished and all 17 units being close to completion. The developer responded regarding delivery rates stating they expect all dwellings to be completed by July 2021. Given that the development is under construction and two CIL instalments have been paid, it is realistic to prospect that all units will be delivered within the 5 year period.	0	17	0	0	0	0	**17**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Large sites (non-allocations)	183380	Full	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	Woodley	10	0	0	10	Completed	Completed March 2021	10	0	0	0	0	0	0	0
Totals					1001	989	219	208			21	43	237	94	240	98	712	81

Appendix 6 - Managing Development Delivery Sites

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
MDD Allocations	161845	Full	134-146 London Road Twyford RG10 9HJ	Ruscombe	**31**	0	0	**31**	Complete	Completed 2019/20								
MDD Allocations	F/2014/1561	Full	Junction of Hatch Ride/Old Wokingham Road, Crowthorne (Pinewood) RG40 3DU	Wokingham Without	**116**	0	0	**116**	Complete	Completed 2019/20								
MDD Allocations	161953 (O/2012/1863)	RM	The Courtyard, Sandford Farm, Perimeter Rd, Woodley	Woodley	**27**	0	0	**27**	Complete	Completed 2019/20								
MDD Allocations	190331 / 191750 (173034) WK151	Full	North of The Shires, Barkham Hill	Barkham	**4**	**4**	**4**	**0**	Yes	Full planning permission was approved on 11/09/2019. There is 1 developer operating on site – Westbuild (Reading) Ltd. The site was under construction at March 2020 and the developer confirmed in March 2021 that all 4 dwellings will be completed and occupied by the end of Summer 2021.	0	4	0	0	0	0	**4**	0
MDD Allocations	FI140	Outline	Land r/o 216b - 242a Nine Mile Ride, Finchampstead North	Finchampstead	**40**	**40**	**0**	**0**	No	This reserve site has been released. An outline application for up to 32 dwellings (211889) was validated on 01/06/2021 which covers part of the reserve site allocation. The application is currently being considered. Given the site does not benefit from planning permission, the site is not currently considered deliverable within the five year period.	0	0	0	0	0	0	**0**	0
MDD Allocations	O/2011/0204 & RM/2014/2062	RM	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	Shinfield	**125**	**42**	**42**	**83**	Yes	Reserved matters was approved on 29/06/2017. There is 1 developer operating on site - Persimmon Homes. The site currently has 83 completions and a further 42 dwellings under construction . The developer provided projected delivery rates to the council in March 2021 and they expect all dwellings to be completed by March 2022. Given that all remaining dwellings are under construction and nearing completion, and based on past delivery, the council considers it realistic that all remaining dwellings will complete in 2021/22. The development consists of a range of dwelling sizes.	46	42	0	0	0	0	**42**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
MDD Allocations	SO101		Sonning Farm, Sonning	Sonning	25	25	0	0	No	This reserve site has been released however, at the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.	0	0	0	0	0	0	0	0
MDD Allocations	162219 (SA104)	Full	Valley Nurseries Whistley Green Hurst RG10 0DX	St Nicholas Hurst	16	16	0	0	Yes	Full planning permission was approved at appeal on 15/08/2017. There is 1 developer operating on site - Hicks Developments. Ground works have commenced on site. The developer responded to the council's request for projected completions and they expect all dwellings to be completed by March 2023 with the following profile 13, 3. Given the developers stated intentions, and comparison with historic build out rates for the borough, it is realistic for all of the dwellings to be completed within the 5 year period. The development consists of 10 market dwellings, alongside 6 affordable dwellings which are made up of 4 x 2 bedroom dwellings and 2 x 1 bedroom flats.	0	13	3	0	0	0	16	0
MDD Allocations	172704	Full	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN	Twyford	5	5	5	0	No	Completed 2020/21	5	0	0	0	0	0	0	0
MDD Allocations	152359 (O/2006/8687)	RM	Hatch Farm Dairies, Winnersh	Winnersh	431	74	74	357	Yes	Outline planning permission (O/2006/8687) for erection of 433 dwellings (431 dwellings net) on this site was approved on 19/11/14. Reserved matters (152359) was approved on 28/10/2016 for 433 (431 net) dwellings. There are 2 developers operating on site - Bovis Homes and Persimmon Homes. There have been 357 net completions to date and the remaining 74 dwellings are under construction. Although Persimmon Homes did not respond to the council's latest request for projected delivery rates, Bovis Homes confirmed they had 19 dwellings remaining under construction all of which they expected to be completed by March 22. Based on previous delivery rates on site and the fact the remaining dwellings are all under construction, the council has assumed a realistic delivery rate with all dwellings capable of being delivered comfortably within the 5 year period. The development consists of a range of product types ranging from apartments, small houses to large family houses. There are 320 market dwellings and 113 affordable dwellings on site. The spine road through the development has been completed which has unlocked all development on the site.	38	50	24	0	0	0	74	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
MDD Allocations	WI111		Wheatsheaf Close, Sindlesham	Winnersh	**24**	**24**	**0**	**0**	No	This reserve site has been released however, at the current time no planning application has been received. As such, the site is not currently considered deliverable within the five year period.	0	0	0	0	0	0	**0**	0
MDD Allocations	153125	Full	Elms Field & The Paddocks, Elms Rd, Wokingham	Wokingham	**126**	**81**	**81**	**45**	Yes	Full planning permission was approved on 06/04/2016. There are 2 developers operating on site - Wokingham Housing LTD and David Wilson Homes. Wokingham Housing LTD are delivering 36 dwellings on the eastern side of the development, all of which have now been completed. David Wilson Homes are delivering 90 dwellings, 9 of which have been completed and the remainder are under construction. The developer responded to the council's request for projected completions, and anticipate 53 dwellings being delivered in 2021/22 and 21 in 2022/23. The developer's projected completions are consistent with the council's average annual delivery data for sites of this size. Given the remaining 81 dwellings are under construction, it is realistic for all dwellings to be delivered within the 5 year period. The development consists of 104 apartments and 22 houses.	45	53	28	0	0	0	**81**	0
MDD Allocations	182788 / 150595 (O/2012/1863)	RM	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	Woodley	**21**	**0**	**0**	**21**	Yes	Completed 2020/21	4	0	0	0	0	0	**0**	0
MDD Allocations	F/2013/0761	Full	Sandford Farm, Perimeter Rd, Woodley, Phase 6	Woodley	**73**	**34**	**34**	**39**	Yes	Full planning permission was approved on 13/10/2014. There is 1 developer operating on site - Taylor Wimpey. There were 39 completions at March 2021 and the remaining 34 dwellings are under construction. The developer did not respond to the council's latest request for projected completions. Given the remaining dwellings are all under construction, and based on previous delivery rates, it is realistic to assume all dwellings will deliver in the next 12 months and certainly within the 5 year period.	29	34	0	0	0	0	**34**	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
MDD Allocations	F/2011/1629 + 152651	Full	Sandford Farm, Woodley RG5 4TE	Woodley	471	20	20	451	Yes	Full planning permission was approved on 25/05/2012. There is one developer operating on site - Taylor Wimpey (West London). There have been 451 completions to date and the remaining 20 dwellings are under construction. The developer did not respond to the council's latest request for projected completions. The council expects that all dwellings will be delivered within the next 12 months and certainly within the 5 year period both within this application and the phase 6 application (see above). There are a range of products on the development ranging from apartments, small houses and large family houses.	25	20	0	0	0	0	20	0
Totals					1535	365	260	1170			192	216	55	0	0	0	271	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 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Prior Approvals (large)	180184	Prior Approval	81-109 Crockhamwell Road Woodley RG5 3JP	Woodley	8	0	0	8	Yes	Completed 2019/20								
Prior Approvals (large)	172772 + 182688	Prior Approval	Baileys House Central Walk Wokingham RG40 1AZ	Wokingham	12	0	0	12	Yes	Completed 2019/20								
Prior Approvals (large)	191541 & 210534	Prior Approval	Spitfire House Ruscombe Park Ruscombe RG10 9JT	Ruscombe	16	16	16	0	Yes	Prior approval was given for the site on 29/07/2019 (reference 191541) for 12 dwellings. A further application (200672) for a number of changes to the building including 7 no. ground floor doors and installation of 8 no. glazed Juliette balconies was approved on 18/08/2020. A further full application (210534) was approved on 13/10/2021 to raise the roof of the building to provide 4 additional dwellings. The site was under construction at March 2021. The developer expects completion in 2022. It is realistic that the site will be completed within the 5 year period.	0	0	16	0	0	0	16	0
Prior Approvals (large)	173728 + 190270/191181	Prior Approval	Charles House Toutley Road Wokingham RG411QN	Wokingham	18	0	0	18	Completed	Completed 2020/21	18	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 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Prior Approvals (large)	200025 / 172050 + 200428 / 201406 + 180799	Prior Approval	12 Oaklands Business Centre, Oaklands Park Wokingham RG412FD	Wokingham	30	30	0	0	Yes	Prior approval was first given for this site (172050) for 18 dwellings and (180799) for an additional 6 dwellings. More recently further applications were approved, on 05/02/2020 for 25 dwellings (200025). The council also approved a full application (200428) for the raising of the roof for 5 additional units and external works on 06/05/2020. A developer has now acquired the site – Barker Homes. The site was not under construction when visited in March 2021. The planning agent did respond to the council's request for information, noting they expect completion in 2022. Notwithstanding, the approval for further dwellings, a developer now having acquired the site and the developer stating their intention to build out the site by the end of 2022on their website, provides evidence of clear intent for the site to be delivered. Applying historic build out rates for the borough suggests it is realistic for all of the dwellings to be delivered within the 5 year period.	0	0	30	0	0	0	30	0
Prior Approvals (large)	161689 + 171693	Prior Approval	Cyber House 2 Molly Millars Lane Wokingham Berkshire RG41 2PX	Wokingham	73	8	0	65	Yes	Prior approval was given for this site on 16/08/2016 for 65 dwellings and a further 8 dwellings were approved in the roof space on 12/10/2018. The permission for 65 dwellings was completed in March 2020 and the roof extension had not commenced. The planning agent confirmed that the initial prior approval was completed however they were unsure of the commencement of the second approval. The council has therefore removed the 8 remaining units from the five year supply, however the application has been retained to allow for future delivery.	0	0	0	0	0	0	0	8
Prior Approvals (large)	191907 + 182732 /191204 / 172091??	Prior Approval	Ilex House Fishponds Road Wokingham Berkshire RG41 2GY	Wokingham	57	57	57	0	Yes	Permission was first granted at appeal for the raising of the roof of this building to create a second floor for 14 residential flats. Most recently, prior approval for 11 dwellings were approved (182732) in the roof space on 30/11/2018 and confirming previous prior approvals across the ground and first floor prior approval (191907) was given for this site on 03/09/2019 (46 units), prior approval was also sought in 2019 for the conversion of just the first floor to residential which was had been granted on 01/05/2019 for 23 units. Construction was ongoing when visiting the site in March 2021, with scaffolding up and workmen visible. An updated prior approval was given for the site in September 2019 and an additional 11 dwellings approved in the roof space bringing the total number of permitted dwellings on the site to 57 units. It is clear that there is evidence of intent to develop the site, through the progression of prior approval applications following the previous appeal decision . It is therefore realistic that all the dwellings will be completed within the 5 year period. The lead-in time applied aligns with historic data seen in the borough.	0	46	11	0	0	0	57	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Prior Approvals (large)	183084 / 180526 / 161809 + 180029 / 162051	Prior Approval	Nigra Building Mulberry Business Park Fishponds Road RG41 2GY	Wokingham	56	56	42	0	Yes	Prior approval (183084) was given for this site on 11/09/2019 for 42 dwellings. A further application (180029) was given on 10/04/2019 for an additional 14 dwellings in the roof space. There is 1 developer operating on site – Pineview Property. The developer did not provide forecast completions, however given the site is under construction and that the development is now listed on the developer's website for 42 dwellings, it is realistic that the dwellings will be completed within the five year period. The additional 14 dwellings in the roof space have been included as the full application shows an intention to deliver these units which it is expect would be delivered alongside any other units within the building.	0	0	56	0	0	0	56	0
Prior Approvals (large)	182428 / 210166	Prior Approval	Indigo House Fishponds Road Wokingham Berkshire RG41 2GY	Wokingham	30	30	0	0	Yes	Prior approval for conversion of offices to 30 flats was issued on 30/10/2018. Four further prior approvals have been refused on the site, most recently in April 2020 (200540). The site was not under construction when visited in March 2021. The council previously contacted the planning agent in regards to projected delivery rates, a developer (Maxika Homes), responded to the council's request and noted that they have an option to purchase the site based on the most recent prior approval (200540). Although this application was refused, there is clear intent to develop the site and the council has therefore applied a cautious build out rate to the site. Prior approval((210166) for the proposed change of use from office (Class E(i)) to 30 no. residential dwellings (Class C3). was granted 11/03/2021.	0	0	0	30	0	0	30	0
Prior Approvals (large)	180676	Prior Approval	Alba House Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	22	22	0	0	Yes	Prior approval for the conversion of offices to 22 flats (180676) was issued on 20/06/2018. The developer did not provide forecast completions, and the building is now listed on the market as office space. The council has removed all dwellings from the 5 year period but has retained the application to allow for potential delivery in the future.	0	0	0	0	0	0	0	22
Prior Approvals (large)	180674	Prior Approval	Rubra 1 Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	22	22	0	0	Yes	Prior approval for the conversion of offices to 22 flats (180674) was issued on 20/06/2018. The site was not under construction when visited previously. The developer did not provide forecast completions, and the building is now listed on the market as office space. The council has removed all dwellings from the 5 year period but has retained the application to allow for potential delivery in the future.	0	0	0	0	0	0	0	22
Prior Approvals (large)	180675	Prior Approval	Rubra 2 Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	26	26	0	0	Yes	Prior approval for the conversion of offices to 26 flats (180675) was issued on 20/06/2018. The site was not under construction when visited previously. The developer did not provide forecast completions, and the building is now listed on the market as office space. The council has removed all dwellings from the 5 year period but has retained the application to allow for potential delivery in the future.	0	0	0	0	0	0	0	26

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2021	Total completions at 31/03/2021	Available	Site comments	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	5 year total	Post March 2026
Prior Approvals (large)	192830	Prior Approval	47 Peach Street Wokingham RG40 1XJ	Wokingham	29	29	0	0	Yes	Prior approval for conversion of offices to 29 flats was issued on 11/12/2019. The site was not under construction at March 2021. The developer previously provided delivery rates for the site and they expect delivery to commence in 2024 due to the existing tenants being in place until 2023. The council has therefore applied a cautious build out rate but it can still be assumed that the dwellings will be delivered within the 5 year period.	0	0	0	0	29	0	29	0
Prior Approvals (large)	210304 (201743)	Prior Approval	Interserve House, Ruscombe Park, Reading, RG10 9JU	Wokingham	40	40	0	0	Yes	Prior approval for the conversion of offices to 41 flats was issued on 07/09/2020 (201743). A subsequent prior approval was issued on 09/03/2021 for a reduced 40 flats (210304) Bankfoot Group - developer The site was not under construction at March 2021. The developer did not provide forecast completions, however it is realistic that the dwellings will be delivered in the 5 year period. The council has applied a cautious build out rate. Although subsequently withdrawn a further full application (211214) to raise the roof of the building to accommodate an additional 10 apartments, as well as erect a new 3 storey building comprising 20 apartments was validated on 26/04/2021. This withdrawn application provides further evidence of intent to develop the site.	0	0	0	0	40	0	40	0
Prior Approvals (large)	203094 / 200534	Prior Approval	Ascot House Finchampstead Road Wokingham RG40 2NW	Wokingham	21	21	0	0	Yes	Prior approval for the conversion of offices to 20 flats was issued on 01/04/2020 (200534). A subsequent prior approval was issued on 18/12/2020 for a increased 21 flats (203094) Prior approval submission for the proposed change of use from office (Use Class B1(a)) to 21no. residential units (Use Class C3). Klara Homes - Developer Not started March 21 According to their website, the developer expects completions on the original prior approval in May 22. The developer submitted a full application for the proposed erection of a part two storey, part 4 storey side and upward extension, to create 19 further dwellings, referred to on their website as phase 2, This application was validated on 03/11/21 and provides further evidence of the developer's intention to develop the site.	0	0	21	0	0	0	21	0
Totals					460	357	115	103			18	46	134	30	69	0	279	78

Appendix 8 - Time to Implement Permissions

Application Number	Site Name/Location	Number of dwellings	Outline Application Decision Date	Full application decision date	Reserved Matters Decision Date (if applicable)	First Sale on site registered	Decision date (Outline) to first sale (in months)	Decision date (Full) to first house sale (in months)	Decision date (Reserved Matters) to first house sale (in months)
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		14.0	
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	

Application Number	Site Name/Location	Number of dwellings	Outline Application Decision Date	Full application decision date	Reserved Matters Decision Date (if applicable)	First Sale on site registered	Decision date (Outline) to first sale (in months)	Decision date (Full) to first house sale (in months)	Decision date (Reserved Matters) to first house sale (in months)
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
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	

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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	
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		11.0
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	33.0		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	

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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	
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		20.0	
F/2009/0985	Land rear of 122 - 130 London Road, Ruscombe.	14		29/07/2009		24/05/2010		10.0	
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		25.0	
F/2007/0849	Questech Ltd, Eastheath Avenue, Wokingham	14		10/10/2007		31/07/2009		22.0	
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	

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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	
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	20.0		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		8.0
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

Application Number	Site Name/Location	Number of dwellings	Outline Application Decision Date	Full application decision date	Reserved Matters Decision Date (if applicable)	First Sale on site registered	Decision date (Outline) to first sale (in months)	Decision date (Full) to first house sale (in months)	Decision date (Reserved Matters) to first house sale (in months)
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		11.0	
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		7.0	
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	

Application Number	Site Name/Location	Number of dwellings	Outline Application Decision Date	Full application decision date	Reserved Matters Decision Date (if applicable)	First Sale on site registered	Decision date (Outline) to first sale (in months)	Decision date (Full) to first house sale (in months)	Decision date (Reserved Matters) to first house sale (in months)
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		8.0	
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	
Approval 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			6.0
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	

Site Size	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)
10-49	33.48 (10 sites)	20.09 (60 sites)	12.88 (9 sites)
50-99	34.91 (11 sites)	22.02 (8 sites)	11.06 (12 sites)
100-249	36.41 (14 sites)	19.99 (5 sites)	13.87 (15 sites)
250+	34.87 (8 sites)	14.75 (5 sites)	11.31 (6 sites)
Total	35.06	20.06	12.49

Appendix 9 - Build out rates achieved on housing sites in Wokingham Borough since 01/04/2010

App No/Site Ref	Address	Number of dwellings	Number of developers	Developer/s	Number 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	After 31/03/21
0/2013/0346 & 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	39											12 (David Wilson Homes) or 13 (Taylor Wimpey)		30 (David Wilson Homes) or 67 (Taylor Wimpey)		36 (DWH) or 105 (TW)		13 (TW)						
161189 (0/2010/1432)	S of M4 - Land to West of Shinfield (Phase 1)	517	3	Bloor Homes (172 dwellings)	172													27		55		45		45				97
				Bovis Homes (172 dwellings)	125													0		61		25		39		24		
				Linden Homes (173 dwellings)	62													0		53		9		0		37		
				All	359													27		169		79		84		61		
				Annual rate achieved from 1 April per builder	33													27 (Bloor Homes)		55 (Bloor Homes) or 61 (Bovis Homes) or 53 (Linden Homes)		45 (Bloor Homes) or 25 (Bovis Homes) or 9 (Linden Homes)		45 (Bloor Homes) or 39 (Bovis Homes)		24 (Bovis Homes) or 37 (Linden Homes)		
172450 (0/2010/1432)	S of M4 - Land to West of Shinfield (Phase 2)	473	3	Bloor Homes (187 dwellings)	113																	8		40		65		245
				Bovis Homes (125 dwellings)	20																	0		0		20		
				Linden Homes (161 dwellings)	95																	17		49		29		
				All	228																	25		89		114		
				Annual rate achieved from 1 April per builder	33																	8 (Bloor Homes) or 17 (Linden Homes)		40 (Bloor Homes) or 49 (Linden Homes)		65 (Bloor Homes) or 20 Bovis or 29 (Linden Homes)		
152359 (0/2006/8687)	Hatch Farm, Winnersh	433	2	Bovis Homes (217 homes)	209													12		60		45		64		28		74
				Persimmon Homes (216 homes)	150													18		64		14		44		10		
				All	359													30		124		59		108		38		

				Annual rate achieved from 1 April per builder	36						12 (Bovis) or 18 (Persimmon)	60 (Bovis) or 64 (Persimmon)	45 (Bovis) or 14 (Persimmon)	64 (Bovis) or 44 (Persimmon)	28 (Bovis) or 10 (Persimmon)		
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)	64	47 (Bovis)	37 (Bovis)	62 (Bellway) or 110 (Bovis Homes)	2 (Bellway) or 14 (Bovis)								
161536 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel T	127	1	Crest Nicholson Regeneration	127								63	64		0	
				Average annual rate achieved from 1 April per builder	63.5								63	64			
170686 + 192609 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel H, I and J	179	1	Redrow Homes	143							4	25	64	50	42	
				Average annual rate achieved from 1 April per builder	46.3							4	25	64	50		
RM/2013/0242, RM/2014/0586, RM/2014/0265, 152378, 153263, 163264	Montague Park, Wokingham	636	2	Barratt	261			2	44	57	99	58	1	0		54	
				David Wilson Homes (DWH)	321			4	60	63	36	60	70	28	0		
				ALL	582			6	104	120	135	118	71	28	0		
				Average annual rate achieved from 1 April per builder	57.5				60 (DWH) or 44 (Barratt)	63 (DWH) or 57 (Barratt)	36 (DWH) or 99 (Barratt)	58 (Barratt) or 60 (DWH)	1 (Barratt) or 70 (DWH)	28 (DWH)			
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	43					19 (Cala Homes)	66 (Cala Homes) or 31 (Bewley Homes)	91 (Cala Homes) or 40 (Bewley Homes)	10				
F/2011/1629	Sandford Farm, Woodley	468	1	Taylor Wimpey	443				62	42	24	120	92	78	25	20	
				Average annual rate achieved from 1 April per builder	63.23				62	42	24	120	92	78	25		
RM/2010/1734	Wokingham Cricket Club, Wokingham	124	1	Taylor Wimpey	124		28	70	26								
				Average annual rate achieved from 1 April per builder	48			70	26								

F/2007/2517	Plough Lane, Wokingham	150	1	Bellway Homes	150	28	99	23					
				Average annual rate achieved from 1 April per builder	63.5	28	99						
RM/2013/1164	Kentwood Farm, Wokingham	274	1	Crest Nicholson	274					67	108	35	64
				Average annual rate achieved from 1 April per builder	68.5					67	108	35	64
F/2007/2441	Molly Millars Lane, Wokingham	230 (flats)	1	Cala Homes	230		24	71	85	50			
				Average annual rate achieved from 1 April per builder	57.5		24	71	85	50			
RM/2013/1232	UoR - Sibly Hall, Redhatch Drive, Earley	89	1	Persimmon Homes	89					22	52	15	
				Average annual rate achieved from 1 April per builder	30					22	52	15	
O/2013/0692 + F/2014/0912	Folly Court, Blagrove Lane, Wokingham	100	1	Bewley Homes	100						47	53	
				Average annual rate achieved from 1 April per builder	50						47	53	
O/2012/0320 & F/2013/1136	Land at junction of Headley Road East & Spitfire Way, Woodley	93	1	Redrow Homes	93					26	62	5	
				Average annual rate achieved from 1 April per builder	44					26	62		
O/2013/1212 + RM/2015/1090	Land off Mohawk Way, Woodley	16	1	Bewley Homes	16							16	
				Average annual rate achieved from 1 April per builder	16							16	
O/2013/0668 & RM/2015/0426	Part of Former Linpac Site, Headley Rd East, Woodley	30	1	Redrow Homes	30							30	
				Average annual rate achieved from 1 April per builder	30							30	
F/2013/2582	Cantley Lodge Hotel & Johnson House, Wellington Rd, Wokingham	32	1	McCarthy and Stone	32							32	
				Average annual rate achieved from 1 April per builder	32							32	
F/2014/0704	Land rear of 40 Arbor Lane, Winnersh	29	1	Bellway Homes	29							29	
				Average annual rate achieved from 1 April per builder	29							29	
F/2013/2204	Warren Close, Finchampstead	24	1	Wokingham Area Housing Society	24							24	
				Average annual rate achieved from 1 April per builder	24							24	

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	39				10	29	34
				Average annual rate achieved from 1 April per builder	20				10	29	
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 (0/2013/0346)	S of M4 - Land North of Croft Road	363	2	David Wilson Homes (98 dwellings)	98			30	40	28	125
				Taylor Wimpey (265 dwellings)	81			45	47	48	
				All	238			75	87	76	
				Average annual rate achieved from 1 April per builder	39.67			37.5	43.5	38	
181366	S of M4 - Land at Church Lane (known as Land South of Church Lane)	86	1	Taylor Wimpey	62				25	37	34
				Average annual rate achieved from 1 April per builder	31				25	37	
170083 (0/2013/2295)	North Wokingham - West Kentwood Farm	225	1	Crest Nicholson	126			44	41	41	99
				Average annual rate achieved from 1 April per builder	42			44	41	41	
172751 + 181888 + 191232 + 191949 (0/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 4	283	1	Bovis	120				52	68	163
				Average annual rate achieved from 1 April per builder	60				52	68	
170618 (0/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 3	74	1	Linden Homes	15			15	0	0	59
				Average annual rate achieved from 1 April per builder	15			15	0	0	

153247 (0/2014/2435)	North Wokingham - Keephatch Beech, Wokingham	300	1	Bellway Homes	202			61	88	53	98
				Average annual rate achieved from 1 April per builder	67			61	88	53	
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	41.6	-1	18	35	72	3	
190455 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel X	70	1	Bellway Homes	36					36	34
				Average annual rate achieved from 1 April per builder	36					36	
171333 (0/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel U2	79	1	Crest Regeneration	51				30	21	28
				Average annual rate achieved from 1 April per builder	26				30	21	
181658 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel C2	104	1	Crest Regeneration	104					104	
				Average annual rate achieved from 1 April per builder	104					104	
161747 + 193190 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel A-G	79	1	Crest Nicholson South	119		57	25	37	0	101
				Average annual rate achieved from 1 April per builder	40		57	25	37	0	
RM/2014/2062 (0/2011/0204)	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	125	1	Persimmon Homes	83			18	19	46	42
				Average annual rate achieved from 1 April per builder	28			18	19	46	
172005 / 190150 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel Q	116	1	Crest Nicholson	116				40	76	
				Average annual rate achieved from 1 April per builder	58				40	76	
181982 (0/2014/2280)0	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	
		12	1	Westbuild Homes	12				9	3	

173734 (0/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield Parcel K			Average annual rate achieved from 1 April per builder	6	9	3	
181422 (0/2014/2179)	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1	178	1	Legal and General Homes	45	16	29	133
				Average annual rate achieved from 1 April per builder	23	16	29	
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	
153125	Elms Field & The Paddocks, Elms Rd, Wokingham	126	2	Wokingham Housing LTD	261		36	81
				David Wilson Homes (DWH)	9		9	
				ALL	45		45	
				Average annual rate achieved from 1 April per builder	22.5		36 (Wokingham Housing LTD) or 9 (DWH)	
182788 / 150595 (0/2012/1863)	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	4	
173728 + 190270/191181	Charles House Toutley Road Wokingham RG411QN	18	1	Charles House Toutley Ltd.	18		18	
				Average annual rate achieved from 1 April per builder	18		18	

Appendix 10 - Emails from developers / agents

Strategic Development Locations
Arborfield Garrison
Land at Arborfield Garrison, Parcel V1S, north of Nuffield Road Lakeside Bus Route, Arborfield, Wokingham

---

From: Michelle Quan <michelleQuan@boyerplanning.co.uk>
Sent: 02 November 2021 17:23
To: Edward Driver
Cc: Policy and Plans
Subject: RE: Land at Arborfield Garrison, Parcel V1S, north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham

External Email

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

Edward,

On behalf of my client Bloor Homes, who are delivering this site. I can confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021). 0no Units

2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

   - 1 April 2021 - 31 March 2022 – 4NO UNITS
   - 1 April 2022 - 31 March 2023 – 58NO UNITS
   - 1 April 2023 - 31 March 2024 – 64NO UNITS – Site complete
   - 1 April 2024 - 31 March 2025
   - 1 April 2025 - 31 March 2026

These estimates are based on general delivery rates for Bloor.

Kind Regards,

Michelle

Michelle Quan
Associate Director

Terms and Conditions To see full disclaimer that applies to this email please click here. Registered Address: Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ. To see our Standard Terms and Conditions of Contract please click here.
Registered in England 2529151.

At Boyer we take your data privacy seriously view our privacy notice.

From: Edward Driver <edward.driver@wokingham.gov.uk>

Sent: 29 October 2021 08:15
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Land at Arborfield Garrison, Parcel V1S, north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Dear Ms Quan,

I am writing to request an update on the progress of development at:

- 211024 - Land at Arborfield Garrison, Parcel V1S, north of Nuffield Road/Lakeside Bus Route, Arborfield, Wokingham

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

    - 1 April 2021 - 31 March 2022
    - 1 April 2022 - 31 March 2023
    - 1 April 2023 - 31 March 2024
    - 1 April 2024 - 31 March 2025
    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk

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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.

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Hogwood (090521)

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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.	Finchwood Park (Hogwood Farm, Finchampstead)
1.2	Site Address.	Hogwood Farm, Finchampstead

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 (Phase 1 (178 units) & NMRE have RM consent)
2.3	Outline permission.	
2.4	Hybrid permission.	X (Permission 181194)
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 clients legal interest in the site), and answer any supplementary question		
3.1	You or your client(s) are the sole landowner(s).	
3.2	You or your client(s) are part landowner(s).	X CALA Homes own the land (par plots have been transferred to individual landowners/registered provider)
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.	Part occupied, part vacant land covered by the outline planning permission
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
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?	Phase 1 (178 units) was granted November 2018. Circa. 80 occupations on site. Phase 2 (235 units) submitted January 2021 pending determination.
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) (please provide information where requested)		
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?	Condition discharge 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?	Ongoing RM submissions pursuant to the outline planning 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

8. Delivery **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	Phase 1 is ongoing. Phase 2 is due to start in October 2021 with first occupation in summer 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.	
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?	No. Standard block and brick
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.	The affordable on each phase is being delivered alongside the market 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?	
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	The sites were closed for a period of time so this has effected delivery/sales in 2021.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
10.2	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 Powell	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market and affordable	Phase 1 66 Phase 2 0	Phase 1 32 Phase 2 30	Phase 1 Phase 2 50	Phase 1 Phase 2 50	Phase 1 Phase 2 50	Phase 2 55
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses	N/a					
Private Rent Flats/apartments	n/a					
Self-Build	n/a					
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021

North Wokingham

Matthewsgreen Farm (also Hatch Farm

Dairies)

From: Caroline Belmont <Caroline.Belmont@vistry.co.uk>
Sent: 02 November 2021 11:45
To: Edward Driver
Subject: RE: Hatch Farm Dairies, Winnersh

External Email

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

Hi Edward,

Please see below table with completions and projections for our Bovis and Linden Sites;

Site	20/21	21/22	22/23
Copsewood P2 – Linden (Matthewsgreen Farm)	6	Complete	Complete
Copsewood P3 - Linden (Matthewsgreen Farm)	1	36	38
Emmbrook – Bovis (Matthewsgreen Farm)	116	86	55
Hatchwood Mill – Bovis (Winnersh)	29	19	Complete
Shinfield C2	24	Complete	Complete
Shinfield C3	9	52	22
Shinfield C4	Not Started	2	29
Shinfield A1-A4	44	37	50

Caroline Belmont (née Green)
Planning and Design Manager

Direct: 01256 674154
Mobile: 07919 305 809

Vistry Thames Valley
550 Oracle Parkway | Thames Valley Park
Reading | RG6 1PT

Bovis Homes Linden HOMES

Part of the Vistry Group

From:Edward Driver <edward.driver@wokingham.gov.uk>
Sent29 October 2021 08:18

Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Hatch Farm Dairies, Winnersh

NOTE: Email originated outside of Vistry Group.

To Whom It Concerns,

I am writing to request an update on the progress of development at:

- 152359 (O/2006/8687)- Hatch Farm Dairies, Winnersh

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

    - 1 April 2021 - 31 March 2022
    - 1 April 2022 - 31 March 2023
    - 1 April 2023 - 31 March 2024
    - 1 April 2024 - 31 March 2025
    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you

have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk
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Matthewsgreen Farm, Local Centre

From:	Peter Warren <PWarren@savills.com>
Sent:	29 October 2021 12:48
To:	Edward Driver
Cc:	Policy and Plans
Subject:	RE: Matthewsgreen Farm, Local Centre

External Email

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Dear Mr Driver

The Matthewsgreen Local Centre is due to be completed in the next few months and occupied by SAGE Affordable Housing Provider within the 1 April 2021 – 31 March 2022 period. We are just discharging the final planning conditions with the case officer Sophie Morris.

Kind regards

Peter

Peter Warren MA MRTPI
Associate
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ
Tel :+44 (0) 23 8071 3905
Mobile :+44 (0) 7807 999 293
Email : pwarren@savills.com
Website : http://www.savills.co.uk

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From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: 29 October 2021 08:15
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Matthewsgreen Farm, Local Centre

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Mr Warren,

I am writing to request an update on the progress of development at:

- 191024(O/2014/2242)- North Wokingham – Matthewsgreen Farm, Local Centre

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

    - 1 April 2021 - 31 March 2022
    - 1 April 2022 - 31 March 2023
    - 1 April 2023 - 31 March 2024
    - 1 April 2024 - 31 March 2025
    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)

Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk
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Matthewsgreen Farm, Phase 4

From: James Hammond <James.Hammond@vistry.co.uk>
Sent: 18 November 2021 09:13
To: Edward Driver
Subject: RE: North Wokingham - Matthewsgreen Farm, Phase 4

External Email

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

Hi Edward,

I have had some figures back from the Project Team for the Bovis side of the development and am still waiting for the Linden side of things to filter through.

Please see below for the Bovis figures:

Approx. 40no plots between now and April next year
Approx. 70no plots between April 2022 and April 2023
The remainder of the site will be complete by April 2024

Regards

James

James Hammond
Senior Technical Manager

Mobile: 07811 988 798

Vistry Thames Valley
550 Oracle Parkway | Thames Valley Park
Reading I RG6 1PT | 01256 674100

Bovis Homes Linden HOMES

Part of the Vistry Group

From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: 29 October 2021 08:17
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: North Wokingham - Matthewsgreen Farm, Phase 4

NOTE: Email originated outside of Vistry Group.

Dear Mr McArthur,

I am writing to request an update on the progress of development at:

- 172751 + 181888 + 191232 + 191949 (O/2014/2242)- North Wokingham - North Wokingham - Matthewsgreen Farm, Phase 4

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

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    - 1 April 2022 - 31 March 2023
    - 1 April 2023 - 31 March 2024
    - 1 April 2024 - 31 March 2025
    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk
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201515 - North Wokingham - Ashridge Farm Warren House Road Wokingham RG40 5QB

From:	Havis, Sean <sean.havis@barratthomes.co.uk>
Sent:	29 October 2021 16:59
To:	Edward Driver
Cc:	Policy and Plans; Sparkes, Jessica
Subject:	RE: *EXTERNAL: Fwd: Ashridge Farm Warren House Road Wokingham RG40 5QB

External Email

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Afternoon Edward,

Stuart Crickett has forwarded me the below email.

I can confirm that we anticipate to deliver the following (subject to external circumstances, i.e. weather, supply issues, etc):

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
   0
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:
   - 1 April 2021 - 31 March 2022 = 0
   - 1 April 2022 - 31 March 2023 = 50
   - 1 April 2023 - 31 March 2024 = 50
   - 1 April 2024 - 31 March 2025 = 53
   - 1 April 2025 - 31 March 2026 = 0

Going forward, can you please ensure that these emails for Ashridge Farm, Wokingham are sent to myself and Jessica (cc'd in).

Many thanks,

Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

E: sean.havis@barratthomes.co.uk
T: 01483 547419 | Mob: 07834 487171

From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: Friday, October 29, 2021 8:14:27 AM
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Ashridge Farm Warren House Road Wokingham RG40 5QB

Dear Mr Crickett,

I am writing to request an update on the progress of development at:

- 201515 - North Wokingham - Ashridge Farm Warren House Road Wokingham RG40 5QB

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

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    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk

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South of M4
Land South of Church Lane

From:	David Linton-Clowes - TW Southern Counties
To:	Simon Taylor
Subject:	RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~
Date:	12 March 2021 16:19:17
Attachments:	image005.png

External Email

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

Simon,

Currently the site has 62 occupations.

All remaining 24 homes will be occupied by September this year.

Kind regards
David

David Linton-Clowes |Design and Planning Executive| Taylor Wimpey Southern Counties Colvedene Court, Wessex Business Park, Colden Common, SO21 1WP m: 07790359479 | t: 01962 676779| e: david.linton-clowes@taylorwimpey.com Taylor Wimpey Southern Counties is a division of Taylor Wimpey UK Limited Think before you print!

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:52
To: David Linton-Clowes - TW Southern Counties <David.Linton-Clowes@taylorwimpey.com>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~

[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Land North of Croft Road

From:	Nigel Phillips - TW West London
To:	Simon Taylor
Subject:	RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~
Date:	31 March 2021 08:46:42
Attachments:	image001.png

External Email

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Simon

Completed where appropriate and able.

I have not filled in the final table due to uncertainties with C19, - however the site is still due for completion at the end of 2022

Regards

Nigel

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:53
To: Nigel Phillips - TW West London <nigel.phillips@taylorwimpey.com>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council

simon.taylor@wokingham.gov.uk

07787724953

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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1. Site Details		
1.1	Application / Site Reference.	170010 (O/2013/0346)
1.2	Site Address.	S of M4 - Land North of Croft Road

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), and answer any supplementary question		
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.	

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.	Development

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.	No
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) (please provide information where requested)		
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?	Completed
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.	No - underway
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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	Three years ago
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.	Last 20%

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?	2022
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	Some slowdown

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)

10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
10.2	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: Nigel Phillips for Taylor Wimpey	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						

Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021

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Land to West of Shinfield, Local Centre Site (Specialist Housing Site)

From: Elizabeth Bloomfield
To: Simon Taylor
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~
Date: 10 March 2021 12:05:10 **Attachments:** image003.png image005.png image006.png

---

External Email

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Hi Simon,

Completed table below.

Regards,

Liz

Elizabeth Bloomfield
Associate Planner
Pegasus Group
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First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL
T 01454 625945 | **E** Elizabeth.Bloomfield@pegasusgroup.co.uk
M 07585 900923 | **DD** 01454 454088 | **EXT** 2021
Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

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IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:53
To: Elizabeth Bloomfield <Elizabeth.Bloomfield@pegasusgroup.co.uk>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council simon.taylor@wokingham.gov.uk

07787724953

WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council: Place and Growth
Housing Land Supply Questionnaire

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1. Site Details		
1.1	Application / Site Reference.	180758 (O/2010/1432)
1.2	Site Address.	S of M4 - Land to West of Shinfield, Local Centre Site (Specialist Housing Site)

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 (180758)
2.3	Outline permission.	X (O/2010/1432)
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 clients legal interest in the site), and answer any supplementary question		
3.1	You or your client(s) are the sole landowner(s).	
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.	Development being built out
4.2	Is the current use linked to you or your client?	See above
4.3	Is the site subject to a tenancy or tenancies?	
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?	RM approved
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) (please provide information where requested)		
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?	Already 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?	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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	Works have 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.	Building structure and envelope is substantially complete with internal fit-out progressing throughout. Practical completion is expected to be achieved in June 2021.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Practical completion expected June 2021.
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.	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?	Practical completion expected June 2021.
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	See below.

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	No.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	N/A
10.2	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:	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments	80	0	0	0	0	80
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						

Self-Build						
Other (please specify)						
Total	80	0	0	0	0	80

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
None.

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South of Cutbush Lane

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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1. Site Details		
1.1	Application / Site Reference.	181499
1.2	Site Address.	South of Cutbush Lane, Shinfield

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), and answer any supplementary question		
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
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.	X Site set up underway
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) (please provide information where requested)		
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.	Time taken to get legal agreement on the S.278 and S.38 agreements. As soon as this is forthcoming from the Council.
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, in accordance with the approved Planning Permission.

8. Delivery **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	Enabling Works 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.	N/A
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.	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.	N/A
8.6	When do you estimate you will complete the full development of the site?	2024
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Completed

9. Covid-19 (please provide information where requested)		
9.1	How does the Coronavirus Pandemic impact the delivery of the site and has this been taken into account in the housing trajectory (see 8.7)?	The delivery rates are based on normal working practices, based on the Governments current road map to the lifting of Covid Restrictions. Should the restrictions not be lifted as quickly or be imposed again, delivery rates will be slower.
9.2	In the absence of the Coronavirus Pandemic would delivery of the site be quicker than outlined in the housing trajectory (see 8.7)?	Further or ongoing Covid working restrictions could delay delivery by several months dependent upon their severity.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	N/A
10.2	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: Rob O'Carroll	Signature: Rob

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.

	2020/21	2021/22	2022/23	2023/24	2024/25	Total 2020/21 to 2024/25
Market ownership: Houses		12	46	57	36	151
Market ownership: Flats/apartments			11			11
Affordable housing		15	27	37	8	87
Private Rent						
Self-Build						
Other (please specify)						
Total		27	84	94	44	249

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2019 to 31 March 2020.

Housing completions 1 April 2019 to 31 March 2020
N/A

Land North of Church Lane, Church Lane, Three Mile Cross

From: Jemma Poynter - TW West London <Jemma.Poynter@taylorwimpey.com>
Sent: 29 October 2021 08:48
To: Edward Driver
Subject: RE: S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross

External Email

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

Hi Edwards

Our Three Mile Cross development is complete

There will be no further completions

Many thanks

Jemma Poynter | Technical Coordinator| Taylor Wimpey West London
Form 1, 17 Bartley Wood Business Park, Bartley Way, Hook, Hampshire, RG27 9XA
t: 01256 760606 | d: 01256 745267 | m: 07469667117 | e: jemma.poynter@taylorwimpey.com
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Think before you print!

From:Edward Driver <edward.driver@wokingham.gov.uk>
Sent:29 October 2021 08:16
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross

Warning: This email is from an external sender, please be cautious when opening attachments or links.

To Whom It Concerns,

I am writing to request an update on the progress of development at:

- 162829 (O/2013/0346)- S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a

target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

   1 April 2021 - 31 March 2022
   1 April 2022 - 31 March 2023
   1 April 2023 - 31 March 2024
   1 April 2024 - 31 March 2025
   1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk

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Shinfield Parcels A1-A4 and C2-C4

Edward Driver

From: Caroline Belmont <Caroline.Belmont@vistry.co.uk>
Sent: 02 November 2021 11:45
To: Edward Driver
Subject: RE: Hatch Farm Dairies, Winnersh

External Email

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

Hi Edward,

Please see below table with completions and projections for our Bovis and Linden Sites;

Site	20/21	21/22	22/23
Copsewood P2 – Linden (Matthewsgreen Farm)	6	Complete	Complete
Copsewood P3 - Linden (Matthewsgreen Farm)	1	36	38
Emmbrook – Bovis (Matthewsgreen Farm)	116	86	55
Hatchwood Mill – Bovis (Winnersh)	29	19	Complete
Shinfield C2	24	Complete	Complete
Shinfield C3	9	52	22
Shinfield C4	Not Started	2	29
Shinfield A1-A4	44	37	50

Caroline Belmont (née Green)
Planning and Design Manager

Direct: 01256 674154
Mobile: 07919 305 809

Vistry Thames Valley
550 Oracle Parkway | Thames Valley Park
Reading | RG6 1PT

Bovis Homes Linden HOMES

Part of the Vistry Group

From:Edward Driver <edward.driver@wokingham.gov.uk>
Sent:29 October 2021 08:18

Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Hatch Farm Dairies, Winnersh

NOTE: Email originated outside of Vistry Group.

To Whom It Concerns,

I am writing to request an update on the progress of development at:

- 152359 (O/2006/8687)- Hatch Farm Dairies, Winnersh

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

3. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
4. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

    - 1 April 2021 - 31 March 2022
    - 1 April 2022 - 31 March 2023
    - 1 April 2023 - 31 March 2024
    - 1 April 2024 - 31 March 2025
    - 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
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South Wokingham
163264 South Wokingham - Montague Park (Phase 6) (formerly Buckhurst Farm)

From:	Horsley, Sophie <sophie.horsley@dwh.co.uk>
Sent:	29 October 2021 18:16
To:	Edward Driver
Subject:	RE: *EXTERNAL: South Wokingham - Montague Park (formerly Buckhurst Farm

External Email

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Edward,

We are very close to completing the construction of this site. We had three legal completions in 2020/21 and expect the final four completions in the year 2021/22. Given the low numbers involved I trust this is sufficient information but please let me know if you need anything further.

Kind regards,

Sophie

Sophie Horsley BA(Hons) MA MRTPI
Senior Planning Manager

David Wilson Homes Southern
A Trading Name of BDW Trading Limited

Norgate House, Tealgate, Charnham Park, Hungerford, Berkshire, RG17 0YT

Direct dial: 01488 680 377
Mobile: 07920 361991
Email: sophie.horsley@dwh.co.uk

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From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: 29 October 2021 08:15
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: *EXTERNAL: South Wokingham - Montague Park (formerly Buckhurst Farm

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To Whom It Concerns,

I am writing to request an update on the progress of development at:

- 163264 (O/2010/1712) - South Wokingham - Montague Park (Phase 6) (formerly Buckhurst Farm)

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

- ☐☐ 1 April 2021 - 31 March 2022
- ☐☐ 1 April 2022 - 31 March 2023
- ☐☐ 1 April 2023 - 31 March 2024
- ☐☐ 1 April 2024 - 31 March 2025
- ☐☐ 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
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Non-Strategic Development Locations
38-42 Hurst Road, Valley Nurseries, West of Park Lane

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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1. Site Details		
1.1	Application / Site Reference.	172704
1.2	Site Address.	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), 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)		
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?	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.	NO
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?	SITE COMPLETED AND OCCUPIED DEC/21
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) (please provide information where requested)		
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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	SITE COMPLETE
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?	
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 OFFSITE CONTRIBUTION

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?	Dec 21
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	N/A

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

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses	5					
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
5

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Valley Nurseries, Whistley Green Hurst

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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1. Site Details		
1.1	Application / Site Reference.	162219
1.2	Site Address.	Valley Nurseries Whistley Green Hurst RG10 0DX

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	UNDER CONSTRUCTION
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?	UNDER CONSTRUCTION
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) (please provide information where requested)		
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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	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.	ROADS COMPLETE OVERSITES COMPLETE 50% OF HOUSES ROOFED IN
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	SEPT 21
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?	MARCH 2020
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	YES MATERIAL/LABOUR SUPPLIES DELAYED

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

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses	10	3				
Market ownership: Flats/apartments						
Affordable housing Houses	3					
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
0

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Land West of Park Lane Charvil

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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1. Site Details		
1.1	Application / Site Reference.	F/2014/2503 / 143292
1.2	Site Address.	Land West Of Park Lane Charvil Reading, RG10 9TS.

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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

3. Ownership (please place an 'X' in the row which best describes you or your clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	UNDER CONSTRUCTION
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?	UNDER CONSTRUCTION
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) (please provide information where requested)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	UNDER CONSTRUCTION
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.	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 (please provide information where requested)		
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.	ROADS COMPLETE OVERSITES COMPLETE 40% HOUSES ROOFED IN.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	SEPT 2021
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.	OFFSITE CONTRIBUTION

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 2022
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	YES LABOUR + MATERIAL SUPPLIES DELAYED

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

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses	12	13				
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
0

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8

Arnett Avenue

Daniel Lines
Development Officer
t:
m: **07525 252174**
e: **daniel.lines@wokingham.gov.uk**

From: Tracey Powell
To: Simon Taylor
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~
Date: 08 March 2021 10:54:51
Attachments: image001.png

From: Daniel Lines <daniel.lines@wokingham.gov.uk>
Sent: 05 March 2021 14:56
To: Tracey Powell <Tracey.Powell@wokingham.gov.uk>
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

For you for Arnett Ave

wokinghamhousing.co.uk
First Floor, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WN
COVID 19 - Please note the Commercial Property Team is working away from the Civic Office aiming to provide as close to normal service as is possible under the circumstances. Please continue to communicate by email and mobile phone. Please also use this link to the Council's website for the latest situation: https://www.wokingham.gov.uk/health/public-healthcampaigns/coronavirus/

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From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:52
To: Daniel Lines <daniel.lines@wokingham.gov.uk>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor
Specialist Planning Monitoring Officer
Place & Growth
Wokingham Borough Council
simon.taylor@wokingham.gov.uk
07787724953

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1. Site Details		
1.1	Application / Site Reference.	181951
1.2	Site Address.	Land at Arnett Avenue and Barkham Ride, RG40 4EE

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	The site is currently being developed
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) (please provide information where requested)		
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?	All pre-commencement planning conditions 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?	Planning permission already achieved
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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	Stared in August 2019
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.	2nd fix electrical and plumbing. Some decoration.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Completion of first units due in May 2021.
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.	43 of 46 are affordable housing, but not being built by a 3rd party.
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?	June 2021
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	No, delays have already been accounted for.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	no
10.2	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: Tracey Powell	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses	3					
Market ownership: Flats/apartments						
Affordable housing Houses	7					
Affordable houses Flats/apartments	36					
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
0

Ascot House, Wokingham

From: Simon Taylor
Sent: 05 March 2021 14:54
To: 'simon.zargar@avisonyoung.com' <simon.zargar@avisonyoung.com>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth Wokingham Borough Council

simon.taylor@wokingham.gov.uk

07787724953

<image003.png>

<image004.jpg>Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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.	203094 / 200534
1.2	Site Address.	Ascot House Finchampstead Road Wokingham RG40 2NW

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 – external works application pending (ref: 211020)
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.	X - (ref:210998)
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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	YES - In use – offices
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
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) (please provide information where requested)		
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 – prior approval in place with no pre-commencement conditions
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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	May/June 2021
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?	Q1/Q2 2022
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.	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?	Q1/Q2 2022
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	See table below

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
10.2	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:	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments	21					
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
0

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Elms Field, Carnival Pool

From: David Smith
To: Simon Taylor
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~
Date: 31 March 2021 12:03:52 **Attachments:** image001.png

Hi Simon,

For the DWH element on Elmsfield we've had 9 completions this financial year; 53 programmed for 21/22; and the final 28 programmed for 22/23.

Thanks,

David

From: David Smith
Sent: 30 March 2021 11:48
To: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Hi Simon,

Yes…sorry…

Carnival – we have now appointed the residential contractor and they are due to start on site this summer – completion Summer 22 – 55 x 1 and 2 bed flats; all market ownership.

Elms – we've completed the eastern side (33 flats and 3 houses) in the last calander year and I'm just awaiting confirmation back from DWH of where we are with the western side re completions on their 90 units. I know some have recently just completed so I'll come back with some accurate figures for you.

Thanks

David

From: Simon Taylor
Sent: 30 March 2021 09:46
To: David Smith <David.Smith2@wokingham.gov.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

Hi David,

Have you had a chance to look at my email below, I would appreciate any information you have for Elms Field and Carnival.

Thanks

Simon

Simon Taylor
Specialist Planning Monitoring Officer
Place & Growth
Wokingham Borough Council simon.taylor@wokingham.gov.uk

Gorse Ride South

From: Sarah Morgan
To: Simon Taylor
Cc: Ian Bellinger
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~
Date: 23 April 2021 20:20:36
Attachments: image001.png
21 04 16 GRS Housing delivery.xlsx

Hi Simon

I'm really sorry for the delay in getting back to you on this.

See answers in the table below. Also attached is a spreadsheet attached showing housing delivery over the 3 phases of the development. I'm not sure how you deal with demolitions and net gain in your housing numbers so I haven't tried to fit them in the tables below. But the attached spreadsheet will give you the raw information you need and then you can use that how you need.

In addition there needs to be a caveat to this information. It's based on what we know how and what was submitted at the time of the planning application (August 2020). Whilst the overall numbers are unlikely to change the split between market and affordable might, and the affordable tenure, as we allocate specific tenants into the development. I can update you on this as it goes.

Let me know if you have any questions/need any further information.

Thanks

Sarah

Sarah Morgan Head of Development Commercial Property Wokingham Borough Council

Email: Sarah.Morgan@wokingham.gov.uk
Tel: 07801 664394

COVID 19 - Please note the Commercial Property Team is working away from the Civic Office aiming to provide as close to normal service as is possible under the circumstances. Please continue to communicate by email and mobile phone. Please also use this link to the Council's website for the latest situation:
https://www.wokingham.gov.uk/health/public-health-campaigns/coronavirus/

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:54
To: Sarah Morgan <Sarah.Morgan@wokingham.gov.uk>

Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council

simon.taylor@wokingham.gov.uk 07787724953

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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1. Site Details		
1.1	Application / Site Reference.	202133
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 9JF

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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.		
(please place an 'X' in the row which best describes you or your clients legal interest in the site), and answer any supplementary question		
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.	The majority of the site is in the ownership of WBC. 19 properties, and a small number of land holdings, remain in the ownership of 3rd party free holders. WBC is in negotiation with the majority of these freeholders to acquire the properties by negotiation. In parallel a Compulsory Purchase Order application was made in March 2021 to the Secretary of State to acquire those properties we cannot acquire through negotiation. The CPO process will run through summer 2021 and we expect the CPO to be confirmed by Sep 2021.

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 Council properties. This is particularly focused on residents in the first phase (Phase 2A). When properties are vacated they are boarded up, ready for redevelopment.
4.2	Is the current use linked to you or your client?	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 Council 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 Council 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?	
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) (please provide information where requested)		
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 precommencement conditions?	By Autumn 2021 for the first phase.
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.	The biggest risk to development is achieving vacant possession of the site. But WBC has an active decanting programme of existing tenants from the site, and negotiations and CPO processes are underway to acquire properties in 3rd party ownership.
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 **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	The development is split into three phases (2A; 2B; 2C. On site pre-construction works (asbestos removal) has already started within Phase 2A. Demolition of properties in Phase 2A will start in May 2021. Phase 2 main construction works will start September 2021.

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.	See answer to 8.1.
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	See attached spreadsheet
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.	See attached spreadsheet
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?	2026/2027
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	See attached spreadsheet

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	No

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	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
10.2	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:	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						

Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021

Gorse Ride South – Delivery Timetable

		Housing Delivery						
		Total	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**
Number of properties to be demolished	-	178	78	49	-	51	-	-
Number of properties to be built	-	249	-	100	-	94	28	27
Net gain	-	71	-78	51	0	43	28	27
Phase 2A	-	-	-	-	-	-	-	-
Total existing properties demolished	-	78	78	-	-	-	-	-
Freehold houses	Bungalows	0	-	-	-	-	-	-
	3 or 4 bed houses	12	-	-	-	-	-	-
Social housing	Bungalows	22	-	-	-	-	-	-
	3 or 4 bed houses	44	-	-	-	-	-	-
Total properties to be built	**Total**	**100**	-	100	-	-	-	-
Market ownership:	**Total**	**11**	-	-	-	-	-	-
Houses	1-bed bungalow	0	-	-	-	-	-	-
	2-bed bungalow	0	-	-	-	-	-	-
	2-bed house	4	-	-	-	-	-	-
	3-bed (5p) house	0	-	-	-	-	-	-
	3-bed (6p) house	7	-	-	-	-	-	-

	4-bed house	0	-	-	-	-	-	-
	5-bed house	0	-	-	-	-	-	-
Market ownership: Flats	**Total**	**0**	-	-	-	-	-	-
	1-bed flat	0	-	-	-	-	-	-
	2-bed flat	0	-	-	-	-	-	-
Affordable housing: Houses	**Total**	**38**	-	-	-	-	-	-
Includes Social & Shared Ownership; split not yet quantified)	1-bed bungalow	4	-	-	-	-	-	-
	2-bed bungalow	2	-	-	-	-	-	-
	2-bed house	8	-	-	-	-	-	-
	3-bed (5p) house	18	-	-	-	-	-	-
	3-bed (6p) house	0	-	-	-	-	-	-
	4-bed house	5	-	-	-	-	-	-
	5-bed house	1	-	-	-	-	-	-
Affordable housing: Flats	**Total**	**51**	-	-	-	-	-	-
Includes Social & Shared Ownership; split not yet quantified)	1-bed flat	25	-	-	-	-	-	-
	2-bed flat	26	-	-	-	-	-	-
Net gain total properties	**Total**	**22**	-	-	-	-	-	-
	Houses	-29	-	-	-	-	-	-
	Flats	51	-	-	-	-	-	-
Phase 2B	-	-	-	-	-	-	-	-
Total existing properties demolished	-	49	-	-49	-	-	-	-
Freehold houses	Bungalows	0	-	-	-	-	-	-
	3 or 4 bed houses	6	-	-	-	-	-	-
Social housing	Bungalows	0	-	-	-	-	-	-
	3 or 4 bed houses	43	-	-	-	-	-	-
Total properties to be built	**Total**	**94**	-	-	-	94	-	-
Market ownership: Houses	**Total**	**0**	-	-	-	-	-	-
	1-bed bungalow	0	-	-	-	-	-	-
	2-bed bungalow	0	-	-	-	-	-	-
	2-bed house	0	-	-	-	-	-	-

	3-bed (5p) house	0	-	-	-	-	-	-
	3-bed (6p) house	0	-	-	-	-	-	-
	4-bed house	0	-	-	-	-	-	-
	5-bed house	0	-	-	-	-	-	-
Market ownership: Flats	**Total**	**26**	-	-	-	-	-	-
	1-bed flat	0	-	-	-	-	-	-
	2-bed flat	26	-	-	-	-	-	-
Affordable housing: Houses Includes Social & Shared Ownership; split not yet quantified)	**Total**	**24**	-	-	-	-	-	-
	1-bed bungalow	2	-	-	-	-	-	-
	2-bed bungalow	4	-	-	-	-	-	-
	2-bed house	9	-	-	-	-	-	-
	3-bed (5p) house	7	-	-	-	-	-	-
	3-bed (6p) house	0	-	-	-	-	-	-
	4-bed house	1	-	-	-	-	-	-
	5-bed house	1	-	-	-	-	-	-
Affordable housing: Flats Includes Social & Shared Ownership; split not yet quantified)	**Total**	**44**	-	-	-	-	-	-
	1-bed flat	18	-	-	-	-	-	-
	2-bed flat	26	-	-	-	-	-	-
Net gain total properties	**Total**	**45**	-	-	-	-	-	-
	Houses	-25	-	-	-	-	-	-
	Flats	70	-	-	-	-	-	-
Phase 2C	-	-	-	-	-	-	-	-
Total existing properties demolished	-	51	-	-	-	-51	-	-
Freehold houses	Bungalows	0	-	-	-	-	-	-
	3 or 4 bed houses	6	-	-	-	-	-	-
Social housing	Bungalows	27	-	-	-	-	-	-
	3 or 4 bed houses	18	-	-	-	-	-	-
Total properties to be built	**Total**	**55**	-	-	-	-	-	-
Market ownership: Houses	**Total**	**27**	-	-	-	-	-	27
	1-bed bungalow	0	-	-	-	-	-	-

	2-bed bungalow	0	-	-	-	-	-	-
	2-bed house	10	-	-	-	-	-	-
	3-bed (5p) house	0	-	-	-	-	-	-
	3-bed (6p) house	17	-	-	-	-	-	-
	4-bed house	0	-	-	-	-	-	-
	5-bed house	0	-	-	-	-	-	-
Market ownership: Flats	**Total**	**0**	-	-	-	-	-	-
	1-bed flat	0	-	-	-	-	-	-
	2-bed flat	0	-	-	-	-	-	-
Affordable housing: Houses	**Total**	**28**	-	-	-	-	28	-
Includes Social & Shared Ownership; split not yet quantified)	1-bed bungalow	7	-	-	-	-	-	-
	2-bed bungalow	2	-	-	-	-	-	-
	2-bed house	10	-	-	-	-	-	-
	3-bed (5p) house	4	-	-	-	-	-	-
	3-bed (6p) house	5	-	-	-	-	-	-
	4-bed house	0	-	-	-	-	-	-
	5-bed house	0	-	-	-	-	-	-
Affordable housing: Flats	**Total**	**0**	-	-	-	-	-	-
Includes Social & Shared Ownership; split not yet quantified)	1-bed flat	0	-	-	-	-	-	-
	2-bed flat	0	-	-	-	-	-	-
Net gain total properties	**Total**	**4**	-	-	-	-	-	-
	Houses	4	-	-	-	-	-	-
	Flats	0	-	-	-	-	-	-

Keephatch Beech

From: Mark Sheppard
To: Simon Taylor
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~
Date: 08 March 2021 15:00:30
Attachments: image001.png

Hi Simon,

Not off the top of my head.

As mentioned, we are now on 202. I think the info has also been issued previously so it's the difference between the two.

Build out rate – no. Only when we are due to complete. Too many unknowns.

Regards,

Mark

Mark Sheppard
Technical Manager

0118 933 8041
Mob: 07778210445

To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click here.

Bellway Homes Limited (Thames Valley)
Pacific House
Imperial Way
Reading
Berkshire
RG2 0TD
www.bellway.co.uk

Bellway | Supporting CANCER RESEARCH UK

Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 08 March 2021 14:57
To: Mark Sheppard <mark.sheppard@bellway.co.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21
~[UNCLASSIFIED]~

Hi Mark,

Thanks for the information. Are you able to confirm how many units were completed in the last year? Do you have an estimated build out rate for the remainder of the site?

Kind regards,

Simon Taylor
Specialist Planning Monitoring Officer
Place & Growth
Wokingham Borough Council simon.taylor@wokingham.gov.uk
07787724953

From: Mark Sheppard <mark.sheppard@bellway.co.uk>
Sent: 05 March 2021 17:22
To: Simon Taylor <Simon.Taylor@wokingham.gov.uk>

Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21
~[UNCLASSIFIED]~

Hi Simon,

We are currently looking at Autumn 2022 to complete the development.

Regards,

Mark

Mark Sheppard
Technical Manager

0118 933 8041
Mob: 07778210445

To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click here.

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Pacific House
Imperial Way
Reading
Berkshire
RG2 0TD
www.bellway.co.uk

Bellway | Supporting CANCER RESEARCH UK

Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 15:23
To: Mark Sheppard <mark.sheppard@bellway.co.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21
~[UNCLASSIFIED]~

Hi Mark,

Thanks for the email and for the information.

I contacted you last year in regards to the site and the council is now in the process of compiling the latest version of the five year land supply statement, therefore we are gathering updates of developments across the borough.
When do you estimate the site to complete?

Kind regards,

Simon Taylor
Specialist Planning Monitoring Officer
Place & Growth
Wokingham Borough Council simon.taylor@wokingham.gov.uk
07787724953

From: Mark Sheppard <mark.sheppard@bellway.co.uk>
Sent: 05 March 2021 15:19
To: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21
~[UNCLASSIFIED]~

External Email

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

Hi Simon,

I'm sure you have had most of this information before?

153247 (O/2014/2435) North Wokingham - Keephatch Beech, Wokingham

Development is of 300 units.

We have just reached 202 occupations.

All the HA units have been completed and handed over.

Regards,

Mark

Mark Sheppard
Technical Manager

0118 933 8041
Mob: 07778210445
To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click here.

Bellway Homes Limited (Thames Valley)
Pacific House
Imperial Way
Reading
Berkshire

RG2 0TD
www.bellway.co.uk

Bellway | Supporting CANCER RESEARCH UK

Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:53
To: Mark Sheppard <mark.sheppard@bellway.co.uk>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council simon.taylor@wokingham.gov.uk

07787724953

WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council: Place and Growth

North of The Shires, Barkham Hill, RG41 4SZ

From: gwest@westbuildhomes.co.uk
To: Simon Taylor
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~
Date: 05 March 2021 15:10:42
Attachments: image001.png

External Email

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Hi Simon,

Rather than complete the whole table, suffice to say that all four units on the site will be built in the next 4 weeks, and occupied by the summer.

3 of the 4 plots are sold.

Kind regards,

Guy

From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:53
To: gwest@westbuildhomes.co.uk
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council simon.taylor@wokingham.gov.uk

07787724953

Parklands

From:	Nina Sharp
To:	Simon Taylor
Subject:	RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~
Date:	30 March 2021 10:37:56
Attachments:	image003.png image005.png image006.png image008.png image010.png

---

External Email

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

Morning Simon,

171737 now benefits from Reserved Matters approval 201337 for 55 homes. All planning conditions are discharged.

I have received the following from Taylor Wimpey West London:

- 1st anticipated occupation for Parklands (55 units) = Dec 21 Final occupation for Parklands (55 units) = Dec 22.

Many thanks,

Nina Sharp
Planning Associate
DDI: 0118 943 0105
M: 07780333721
W: www.bartonwillmore.co.uk
The Blade, Abbey Square, Reading, Berkshire, RG1 3BE

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From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 30 March 2021 09:50
To: Nina Sharp <Nina.Sharp@bartonwillmore.co.uk>
Subject: RE: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Nina,

I am writing further to my email of 5th March 2021, I would be very grateful if you could forward any information relating to the points below to me by Wednesday 7th April.

Spitfire House, Ruscombe

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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.	191541
1.2	Site Address.	Spitfire House, Ruscombe Park, Ruscombe, RG10 9JT

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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.	
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.	X
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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Vacant – works being done currently to change use from Offices to 12 residential flats
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
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?	
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) (please provide information where requested)		
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 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

8. Delivery **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	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.	Much work has been done on the prior approval conversion. Due for completion in next few weeks and subject to decision of New application 210534 in with WBC for a top floor extension for a further four flats . If that is granted then whole building as extended anticipated to be ready for occupation in six to 9 months
8.3	If you have yet to complete any housing, when do you project the first housing will be completed?	Between six months and nine months depending upon current application
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?	
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?	Six months to 9 months once permission is granted for top floor extension
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	
10.2	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: Nicola Broderick	Signature: Nicola Broderick (agent) NMB Planning

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments	12 prior approval plus 4 top floor extension					
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total	12 + 4 = 16					

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
0

Stanbury House
simon.taylor@wokingham.gov.uk
07787724953

From: Simon Taylor
Sent: 05 March 2021 14:53
To: paulw@phillips-planning.co.uk
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~
[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council

simon.taylor@wokingham.gov.uk

07787724953

WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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.	O/2014/2101
1.2	Site Address.	Land at Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 row which best describes you or your clients legal interest in the site), 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)		
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?	
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?	May 2021
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) (please provide information where requested)		
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?	October 2021
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

8. Delivery **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	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.	
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?	

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?	
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	no

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	no
10.2	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: Paul Watson	Signature: Paul Watson

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses		10	18	6		
Market ownership: Flats/apartments						
Affordable housing Houses			17	6		
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
NA

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The Day Centre South Lake Crescent Woodley

From: Tracey Powell
To: Simon Taylor
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~
Date: 08 March 2021 11:01:26
Attachments: image001.png

Hi Simon,

Another one for you. This site is now complete. Tracey

From: Daniel Lines <daniel.lines@wokingham.gov.uk>
Sent: 05 March 2021 14:56
To: Tracey Powell <Tracey.Powell@wokingham.gov.uk>
Subject: FW: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

For you for Southlake Cres

Daniel Lines
Development Officer
t:
m: 07525 252174
e: daniel.lines@wokingham.gov.uk

Wokingham Housing
wokinghamhousing.co.uk

First Floor, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WN

COVID 19 - Please note the Commercial Property Team is working away from the Civic Office aiming to provide as close to normal service as is possible under the circumstances. Please continue to communicate by email and mobile phone. Please also use this link to the Council's website for the latest situation: https://www.wokingham.gov.uk/health/public-health-campaigns/coronavirus/

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From: Simon Taylor <Simon.Taylor@wokingham.gov.uk>
Sent: 05 March 2021 14:52
To: Daniel Lines <daniel.lines@wokingham.gov.uk>
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~[UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would

nd

complete and return this to me for each site/parcel by Friday 2 April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me. Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer Place & Growth

Wokingham Borough Council

simon.taylor@wokingham.gov.uk

07787724953

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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.	183380
1.2	Site Address.	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	Development now complete
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
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) (please provide information where requested)		
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?	All planning conditions 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?	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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	Development completed
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?	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?	30th November 2020
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	n/a

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	no
10.2	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: Tracey Powell	Signature:

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses						
Market ownership: Flats/apartments						
Affordable housing Houses						
Affordable houses Flats/apartments						
Private Rent Houses						
Private Rent Flats/apartments						
Self-Build						
Other (please specify)						
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021
10

Land at The Manor, Brookers Hill, Shinfield

Sent: 05 March 2021 14:53
To: jaclyn.murphy@persimmonhomes.com
Subject: Wokingham Borough Council Five Year Housing Land Supply Questionnaire 2020/21 ~ [UNCLASSIFIED]~

Dear Sir/Madam,

As you may be aware, the council is required by the government to monitor how many new homes are completed each year and project how many realistically be built over the coming five years.

To help us gather the necessary information we have prepared the form below. I would be grateful if you would complete and return this to me for each site/parcel by Friday 2nd April 2021.

If you are unable to complete the form, for example because you are no longer involved in the site, I would be grateful if you could let me know and provide updated contact information.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Simon Taylor

Specialist Planning Monitoring Officer

Place & Growth

Wokingham Borough Council simon.taylor@wokingham.gov.uk

07787724953

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

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/2014/2062 (O/2011/0204)
1.2	Site Address.	Land at The Manor, Brookers Hill, Shinfield

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details)		
2.1	Full permission.	RM/2014/2062
2.2	Reserved Matters permission.	
2.3	Outline permission.	(O/2011/0204)
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 clients legal interest in the site), 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)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	In use, majority of the site is built out and occupied by private homeowners.

4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
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) (please provide information where requested)		
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?	All pre comm discharged besides Condition 29c which is being partially discharged as the development progresses through the approved remediation & validation methodology.
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.	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 (please provide information where requested)		
8.1	When do you estimate you will start works on site?	N/A
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.	Partial completion & occupation by private homeowners.

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?	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.	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?	October 2021
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	42 remaining completions on site.

9. Covid-19 (please provide information where requested)		
9.1	Do you consider the Coronavirus Pandemic will have an impact on the housing trajectory which you have provided? If so, please explain what the cause of the impact is and how it may affect delivery? (see 8.7)	None, unless a full national lockdown was introduced that resulted in an industry shutdown.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)

10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	Yes, 6.2, 8.6, 8.7, 9.1
10.2	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: Jaclyn Murphy	Signature: Jaclyn Murphy

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total 2021/22 to 2025/26
Market ownership: Houses	42					
Market ownership: Flats/apartments	0					
Affordable housing Houses	0					
Affordable houses Flats/apartments	0					
Private Rent Houses	0					

Private Rent Flats/apartments	0					
Self-Build	0					
Other (please specify)	0					
Total						

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2020 to 31 March 2021.

Housing completions 1 April 2020 to 31 March 2021

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From: Murphy, Jaclyn <jaclyn.murphy@persimmonhomes.com>
Sent: 29 October 2021 11:12
To: Edward Driver
Cc: Policy and Plans
Subject: RE: Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX

External Email

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

Hi Edward,

Please see the below completion figures in red. We forecast to have completed this site by the end of March 2022.

Kind Regards

Jaclyn Murphy
Senior Technical Co-ordinator
Persimmon Homes Thames Valley

Persimmon House
Knoll Road
Camberley Surrey
GU15 3TQ

Direct Dial: 01276 808024 jaclyn.murphy@persimmonhomes.com
www.persimmonhomes.com

From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: 29 October 2021 08:19
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX

Dear Ms Murphy,

I am writing to request an update on the progress of development at:

- O/2011/0204 & RM/2014/2062- Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX

As you may be aware, the council is required by the government to monitor how many homes are completed each year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.

Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

   □□ 1 April 2021 - 31 March 2022 42
   □□ 1 April 2022 - 31 March 2023 0
   □□ 1 April 2023 - 31 March 2024 0
   □□ 1 April 2024 - 31 March 2025 0
   □□ 1 April 2025 - 31 March 2026 0

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your company, or whether it is influenced by specific factors such as the form of development or the delivery of infrastructure. As part of our assessment we will compare the information you provide with historic development rates and our knowledge of the site. If you have previously responded to an information request from Wokingham Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or update your previous projections, as appropriate, for our records.

I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to about this information please could you advise on who it is best that we contact.

Should you have any queries please do not hesitate to contact me.

Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk
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https://www.persimmonhomes.com/corporate/media/334191/prevention-of-criminal-facilitation-of-tax-evasion-policy.pdf

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Pitts Works Colemansmoor Road Woodley RG5 4DA

From: Nathan Craker <Nathan.Craker@vanderbilthomes.co.uk>
Sent: 04 November 2021 16:22
To: Edward Driver

Cc: Policy and Plans
Subject: RE: Pitts Works Colemansmoor Road Woodley RG5 4DA

External Email

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

Dear Mr Driver,

All units at this site will be build complete in the period 1 April 2021 - 31 March 2022

Regards

Nathan Craker
Planning Manager
M: 07587 554707 | T: 01494 685930 | DD: 01494 291954
Vanderbilt Homes, Apollo House, Mercury Park, Wooburn Green, HP10 0HH
www.vanderbilthomes.co.uk
Individually crafted award-winning homes

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Vanderbilt Homes Limited, registration number 5011077, is a company registered in England and Wales with registered office address listed above.
Please consider the environment before printing this email

From: Edward Driver <edward.driver@wokingham.gov.uk>
Sent: 29 October 2021 08:16
Cc: Policy and Plans <PolicyandPlans@wokingham.gov.uk>
Subject: Pitts Works Colemansmoor Road Woodley RG5 4DA

This is an EXTERNAL email. Do not click links or open attachments unless you're sure it's genuine. If in doubt, call the sender.

Dear Mr Cracker,

I am writing to request an update on the progress of development at:

□□ 180988- Pitts Works Colemansmoor Road Woodley RG5 4DA

2

As you may be aware, the council is required by the government to monitor how many homes are completed each
year. In addition, national planning policy requires us to also consider how many homes can realistically be projected to complete over the following five years.
Following changes to staffing during the last 12 months we are currently updating our monitoring with a base date
of 31 March 2021 and reviewing information which we previously received, with a target to publish the 20/21 Five
Year Housing Land Supply Statement in the near future. I would be grateful as such if you could please confirm the
following:

1. The number of completed dwellings in the preceding year (1 April 2020 - 31 March 2021).
2. The number of projected completions in the following five years. It would be helpful if you could indicate projected completions for each year if possible:

□□ 1 April 2021 - 31 March 2022

□□ 1 April 2022 - 31 March 2023

□□ 1 April 2023 - 31 March 2024

□□ 1 April 2024 - 31 March 2025

□□ 1 April 2025 - 31 March 2026

It would be very helpful to us if you could set out the rationale for the rate of the projected completions, for
example whether the proposal relates to a phasing plan for the site, reflects a general delivery rate for your
company, or whether it is influenced by specific factors such as the form of development or the delivery of

infrastructure. As part of our assessment we will compare the information you provide with historic development
rates and our knowledge of the site. If you have previously responded to an information request from Wokingham
Borough Council this year, please accept our apologies, however we would be grateful if you could reconfirm or
update your previous projections, as appropriate, for our records.
I would be grateful if you could please reply by Friday 5th November 2021, if you are not the best person to speak to
about this information please could you advise on who it is best that we contact.
Should you have any queries please do not hesitate to contact me.
Kind regards,

Edward Driver
Planning Officer
(Growth and Delivery Specialist)
Strategy & Commissioning (Place)
Wokingham Borough Council, Civic Offices, Shute End
Wokingham, RG40 1BN
Email: Edward.driver@wokingham.gov.uk
Mobile: 07824 372092
Website: www.wokingham.gov.uk

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West Forest Gate

Wokingham Borough Council: Place and Growth Housing Land Supply Questionnaire

WOKINGHAM BOROUGH COUNCIL

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.	182460
1.2	Site Address.	West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT

2. Planning Status (Please place an 'X' in the row which best describes the planning status of the site 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 clients legal interest in the site), 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).	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.	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.	X
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) (please provide information where requested)		
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?	May 2021
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.	Yes, Discharge of Planning Conditions
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, in accordance with the approved Planning Permission.

8. Delivery **(**please provide information where requested)		
8.1	When do you estimate you will start works on site?	May 2021 Subject to the timely discharge of conditions.
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?	N/A
8.4	Are any alternative method of construction being used, e.g. modular construction? If so, please provide details.	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.	N/A
8.6	When do you estimate you will complete the full development of the site?	April 2023
8.7	Please complete the Housing Trajectory Table (see final page) with details of projected housing completions by year.	Completed

9. Covid-19 (please provide information where requested)		
9.1	How does the Coronavirus Pandemic impact the delivery of the site and has this been taken into account in the housing trajectory (see 8.7)?	The delivery rates are based on normal working practices, based on the Governments current road map to the lifting of Covid Restrictions. Should the restrictions not be lifted as quickly or be imposed again, delivery rates will be slower.
9.2	In the absence of the Coronavirus Pandemic would delivery of the site be quicker than outlined in the housing trajectory (see 8.7)?	Further or ongoing Covid working restrictions could delay delivery by several months dependent upon their severity.

10. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
10.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	N/A
10.2	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: Rob O'Carroll	Signature: Rob

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.

	2020/21	2021/22	2022/23	2023/24	2024/25	Total 2020/21 to 2024/25
Market ownership: Houses						
Market ownership: Flats/apartments			20	29		49
Affordable housing						
Private Rent						
Self-Build						
Other (please specify)						
Total			20	29		49

Housing Completions Table

Please indicate how many housing completions occurred in the period 1 April 2019 to 31 March 2020.

Housing completions 1 April 2019 to 31 March 2020
N/A

Appendix 11 - Build out rates for strategic sites in Wokingham Borough (1,000+ homes)

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	1,316	428	141	0	0	0	0
1/4/84 – 31/3/85	1,328	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
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

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
1/4/17 – 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
Total	6753	2401	1588	1935	1247	582	903

Appendix 12 - Trends from small site completions

Table A12.1 Summary of net completions on small sites

Year	All small site completions (net)	Completions on small previously developed sites	Completions on small non-residential greenfield sites	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	52	45	0	7
2018/19	46	36	6	4
2019/20	115	86	14	15
2020/21	48	42	1	5
Total	1288	763	63	462
Annual average (total / 14)	92.0	54.5	4.5	33.0

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	Total per Parish
Arborfield & Newland	0	1	0	1	1	0	1	0	0	0	0	1	0	1	6
Barkham	1	0	0	1	0	0	2	2	0	1	0	0	1	0	8
Charvil	-1	4	-2	2	1	0	1	0	-1	2	0	0	5	-1	10
Earley	7	14	16	1	6	3	2	26	6	0	2	-1	16	6	104
Finchampstead	7	-6	7	7	1	1	2	8	-2	9	-3	1	-4	7	35
Remenham	1	0	0	-7	0	0	0	-2	3	3	0	2	1	0	1
Ruscombe	-1	3	-2	3	3	0	-1	1	0	0	-1	1	0	1	7
Shinfield	4	4	0	0	2	2	-1	11	11	6	15	10	8	10	82
Sonning	3	-6	0	4	1	0	2	4	3	0	-1	-3	9	-1	15
St. Nicholas Hurst	0	3	0	-3	0	2	3	2	-1	-3	1	-5	18	1	18
Swallowfield	1	0	0	0	1	3	-3	2	5	-3	0	15	-1	2	22
Twyford	4	9	2	5	3	2	0	0	0	2	2	2	5	7	43
Wargrave	1	0	1	4	4	4	0	-1	2	4	0	1	3	-1	22
Winnersh	17	13	9	-1	10	0	7	-3	1	14	0	6	3	2	78
Wokingham	48	10	3	7	15	20	13	33	36	12	28	1	11	3	240
Wokingham Without	1	0	-2	1	0	-2	2	1	1	0	4	-1	-2	2	5
Woodley	11	0	7	2	2	7	2	-2	4	14	5	6	13	3	74
Total:	104	49	39	27	50	42	32	82	68	61	52	36	86	42	770

Table A12.3 Summary of progress on small sites with permission at 31 March 2021

Small sites (outside of Core Strategy or MDD allocation)	Total not started / under construction (with planning permission) at 31 March 2021
Greenfield site (table A12.4)	33
Previously developed site (table A12.5)	193
Total	**225**

Table A12.4 Net dwellings on greenfield sites for up to 9 dwellings (net) [31]

App No/Site Ref	Address	Number of dwellings remaining
183501	Land rear of 26 Bramshill Close Arborfield Wokingham RG2 9PL	1
190025	Land to the rear of 411-413 Wokingham Road Earley RG6 7EL	3
190608 / 183187	Land adj to 6 Aldbourne Avenue Earley RG6 7DB	1
190911	5 Cutbush Close Earley Wokingham RG6 4XA	2
173074 / 160563	274 Nine Mile Ride Finchampstead Wokingham Berkshire RG40 3NT	1
181777 (160706)	Land at Church Farm, White Horse Lane, Finchampstead, RG40 4LS	1
191011	30 Pitts Lane Earley RG6 1BT	3
183533 / 171210	Culverwood House, Shinfield Road, Shinfield, RG2 9BE	1
191396	335 Whitley Wood Lane Shinfield RG2 8PX	1
200741	12 Cutbush Lane Shinfield Wokingham RG2 9AH	*1*
192421 (160099)	Land Adjacent To Grange Lodge Cutbush Lane Shinfield RG2 9AL	1
180614 (161508)	Littlefields Croft Road Shinfield RG2 9EX	2
193209	Land Adjacent 111 &113 Evendons Lane Wokingham RG41 4AE	*2*
201384 / 193250	2 Penrose Avenue Woodley Wokingham RG5 3PA	2
201566	Land Adjacent to Wyse Hill Lodge The Village Finchampstead RG40 4JR	*4*
172159	2 Lowlands The Street Swallowfield RG7 1RB	1
201971	Land West Of Talavera (Marchwood), The Devil's Highway, Crowthorne RG45 6BJ	*1*
171358	Land to the rear of 484-488 Reading Road, RG41 5ET	2
192757	15 Yeosfield Riseley RG7 1SG	*1*
193229	Land adjacent to 72 Reading Road Finchampstead RG40 4RA	*1*
192867 / 191267 / 182080	Land Adjoining 61A St Pauls Gate Wokingham RG41 2YR	1
202868	Land Adjacent To Grange Lodge (Eastern triangle) Cutbush Lane Shinfield RG2 9AL	*1*
201990	Karalinga Heath Ride Finchampstead Wokingham RG40 3QE	*3*
183335	Land East of Fairway The Devils Highway Crowthorne RG45 6BJ	1
191977	23 Linkway Crowthorne Wokingham RG45 6ES	1
Total		39

[31] If an address listed in *italics,* dwelling/s on site were under construction at 31 March 2020

Table A12.5 Net dwellings on small PDL sites[32]

App No/Site Ref	Address	Number of dwellings remaining
F/2013/0714	19 Old Bath Road Sonning Reading RG4 6SZ	*1*
F/2014/0805	8 Etudielttawjus Sussex Lane Spencers Wood Reading RG7 1BY	*1*
F/2014/2585	20 Arborfield Road Shinfield Reading RG2 9DY	*1*
F/2015/0626 + 182003 (161094, 171789)	St John's Church Church Road Farley Hill RG7 1TS	*1*
160270	25 Sandy Lane Wokingham RG414DD	*1*
161539	16 Wiltshire Avenue Crowthorne RG45 6NG	*1*
170647	Land rear of 344 Barkham Road Barkham Wokingham RG41 4DE	1
181046	Doles Farm Cottage 328 Barkham Road Barkham Wokingham RG41 4DE	1
190111	Land off Park View Drive North Charvil RG10 9OY	5
180609 / 160160	Thatchers Mead Thames Drive Charvil RG10 9TP	0
162162	Bear Place Farm Blakes Lane Wargrave RG10 9TA .	1
173162 + 192628	Land adjacent to 405 Wokingham Road Earley RG6 7EL	*0*
190633 / F/2014/2037	341 Wokingham Road Earley Reading RG6 7EB	0
173736 / 172406	26 Maiden Erlegh Drive Earley RG6 7HP	0
190990	128 Church Road Earley RG6 1HR	5
192237	158 Barkham Ride Finchampstead Wokingham RG40 4EL	0
202371 / 183068	Pine Wood Tintagel Road Finchampstead Wokingham RG40 3JJ	2
180037	351 Nine Mile Ride Finchampstead Wokingham RG40 3NH	*1*
191221	353 Finchampstead Road Finchampstead Wokingham RG40 3JU	1
173716	Xenuk Tandoori 428 Finchampstead Road Finchampstead Wokingham RG40 3RB	5
192342	437 Finchampstead Road Finchampstead Wokingham RG40 3RJ	*1*
191468	248 Nine Mile Ride Finchampstead RG40 3PA	*1*
191649	Pine Platt Heath Ride Finchampstead RG40 3QJ	0
162616	Binfield Vineyard Forest Road Binfield Wokingham RG40 5SE	1
173566	Broomfield Lower Sandhurst Road Finchampstead Wokingham RG40 3TH	*1*
180756	Halfway Tree Wellingtonia Avenue Finchampstead Wokingham RG45 6AF	*1*
182398	Glade Lodge Houston Way Crowthorne RG45 6BY	1
181232 / 183064	Kalevala Hollybush Ride Finchampstead Wokingham RG40 3QP	*1*
162918	The Cabin Rear Of 85 Kiln Ride Finchampstead RG40 3PJ	*1*
181990	Pyghtle Fleet Hill Finchampstead Wokingham RG40 4LJ	*1*
181295	Fleet Rise, Annexe Fleet Hill Finchampstead RG40 4LE	0
193012	2 The Ridgeway, Woodley, Wokingham, RG5 3QD	0
192050	20 West Drive Sonning RG4 6GD	0
200243	Glasspool Farm Part Lane Riseley Wokingham RG7 1RU	5
193358	69-71 High Street Wargrave RG10 8BU	-1
191859	29 Charwood Road Wokingham RG40 1RY	1
160655	Manor Farm Finchampstead Wokingham Berkshire RG40 3TL	*1*
200252	Fairview Mole Road Sindlesham RG41 5DJ	1
181215	Thames Bridge House, Henley Bridge, Henley-on-Thames RG9 2LN	5
200470	Craigfoot Lower Sandhurst Road Finchampstead RG40 3TH	0
190195 / 190957	Willow Haven Loddon Drive Wargrave Wokingham RG10 8HD	0
200313 / 182636	44 Land at Falcon Avenue Shinfield RG2 8EL	4
200541	241 Hyde End Road Reading RG7 1BU	0
173726 / 182370 / 193356	Balcombe Nursery, Basingstoke Road RG7 1PY	5
163389	Gravelly Bridge Farmhouse Grazeley Green Road Grazeley RG7 1LG .	*-1*
173432/182626	Floyers Barn 260 Hyde End Road Spencers Wood Wokingham RG7 1DL	1
200757	11 South Drive Sonning RG4 6GB	*0*
201837 / 200742	156 Barkham Ride Finchampstead RG40 4EL	*1*
182128	Land Adjacent To Lane End Farm Shinfield RG2 9BS	1
200885	Coach House Matson Drive Remenham Wokingham RG9 3HB	*0*
200805 / 180314	47 Simons Lane Wokingham RG41 3HG	0
201144	17 Milton Road, Wokingham, RG40 1DE	*-1*
191299	229-229a Hyde End Road Spencers Wood RG7 1BU	3
201116	23 Milton Road, Wokingham, RG40 1DE	*-1*
201389	Riverwood Barn New Mill Road Finchampstead RG40 4QT	*4*
181821	29 West Drive Sonning RG4 6GE	0
191205	35 West Drive Sonning Wokingham RG4 6GE	0

App No/Site Ref	Address	Number of dwellings remaining
201473	Lea Farm Lodge Road Hurst Reading RG100SS	*1*
171424 / 190693	The Lawns Old Bath Road Sonning Wokingham RG4 6TQ	4
180857 / 172637	The Atrium Thames Street Sonning Wokingham RG4 6UR	*0*
200747 / 182612	Star Court Thames Street Sonning RG4 6UR	0
183160	Acrefield Charvil Lane Sonning Wokingham RG4 6TH	1
201453	Loddon House Loddon Drive Wargrave Wokingham RG10 8HL	*0*
163126	Land Adjacent, Grange Farm Islandstone Lane Hurst Wokingham RG10 0RJ	1
163124	The Barn, Cartref Farm Wokingham Road Hurst RG10 0RU	*1*
191851	Carlisle Lodge Forest Road, Binfield Wokingham, RG40 5SA	0
161983	The Old Lodge Lodge Road Hurst RG10 0SG	*1*
161905	Land to the rear of Cherry Trees Forest Road Binfield Wokingham RG40 5QY	1
201669	19 Belmont Road Crowthorne RG45 6SA	*0*
201680	Coppers Ruscombe Lane Ruscombe Wokingham RG10 9JN	*1*
201610	The Firs Parkcorner Lane Arborfield RG2 9JJ	*1*
201370	20 Pitts Lane Earley Wokingham RG6 1BT	*1*
191963 / 183370	Mistletoe Cottage The Devils Highway Riseley RG7 1XR	0
193184	Foxley Farm, Foxley Lane, Binfield, Bracknell RG42 4EG	*0*
201499	52 Langborough Road Wokingham RG40 2BT	*1*
190476	Woodside Castle Road Farley Hill Wokingham RG7 1UL	*1*
201708	49 Bearwood Road Barkham Wokingham RG41 4SX	*1*
190783	57 Wargrave Road Twyford Wokingham RG10 9PD	1
162950	Land At 37 Wargrave Road Twyford Wokingham RG10 9PB	1
181094 / 173746	A' Bears Corner Milley Lane, Hare Hatch , RG10 9TL	0
202235	First Floor 55 High Street Wargrave Berkshire	*1*
182555	3 Braybrooke Road Wargrave RG10 8DU	0
193333	46 Victoria Road Wargrave Wokingham RG10 8AE	1
191570 + 191554 + 191536	8 Victoria Road Wargrave RG10 8AB	1
201893	Bungalow 72b 72 Headley Road Woodley Wokingham RG5 4JE	*0*
191636/190475 + 183455	66 High Street Wargrave Wokingham RG10 8BY	*1*
201475	Chestnuts Barkham Road Barkham RG41 4TF	3
201844 / 201873 / 200939	308 Nine Mile Ride Finchampstead RG40 3NN	*1*
202270	12 Rectory Road Wokingham RG40 1DH	*-1*
202437	260 Shinfield Road Reading RG2 8HG	*1*
202264	The Coach House, Five Horseshoes House Remenham Hill Remenham Henley-On-Thames RG9 3EP	1
202009	Land Adjacent To Yewcroft The Bothy, Wargrave Hill Wargrave Reading RG108JE	*1*
192060	Riverside House Loddon Drive Wargrave Wokingham RG10 8HD	0
190945	Loddon Banks Loddon Drive Wargrave Wokingham RG10 8HH	0
191612 / 181864	Youngs Cottage Kentons Lane Upper Culham Reading RG10 8NX	0
172862	Youngs Farm Kentons Lane Upper Culham Reading RG10 8NX	0
173097	Strowdes Upper Culham Lane Remenham Berkshire RG10 8NU	1
170756 / 191705	Meadow Sweet Loddon Drive, Wargrave Wokingham, RG10 8HD	0
202461	13 Market Place Wokingham RG40 1AL	*2*
202420	Oak Apples Oaklands Lane Crowthorne Wokingham RG45 6JX	*0*
181378	Land to the rear of Lark Rise Mill Lane Sindlesham RG41 5DF	4
183148	Barns A & B, Vine Farm Betty Grove Lane Sindlesham Wokingham RG415DT	2
182881	2 Sadlers Lane Winnersh RG41 5AJ	0
192411	Land at Chapel Green House, Chapel Green, Wokingham RG40 3ER	*2*
181144	49 Oaklands Drive Wokingham RG41 2SB	0
170942	52 Carey Road Wokingham RG40 2NP	*1*
202801	25 Aggisters Lane Barkham RG41 4DW	*0*
192248	7 Simons Lane Wokingham RG41 3HG	0
203089 / 192832	Five Horseshoes P.H Remenham Hill Remenham RG9 3EP	3
183553 & 183554 / 170794	Land to the rear of 39 & 41 Lowther Road Wokingham RG41 1JB	2
181898	68 Valley Crescent Wokingham RG41 1NP	1
200729 / 183527	Mowacre Southlands Road Wokingham RG40 2HS	1
170497	32 Eastheath Avenue Wokingham RG41 2PJ	1
183444	3 The Courtyard Denmark Street RG40 2AZ	6
183457	4 The Courtyard Denmark Street RG40 2AZ	4

App No/Site Ref	Address	Number of dwellings remaining
183433	Seymour House, The Courtyard Denmark Street Wokingham RG40 2AZ	5
183206	20 Denmark Street Wokingham RG40 2BB	6
202759	Land East Of Talavera The Devils Highway Crowthorne RG45 6BJ	*1*
203138	55 High Street Wargrave RG10 8BU	*1*
201813	Arborfield Stores Eversley Road Arborfield RG2 9PG	*1*
201630	Templecombe Farm House Kentons Lane Wargrave Wokingham RG10 8NU	*2*
181746	Kronos House Finchampstead Road Wokingham RG40 2NP	5
202747	Yorkland Byron Road Twyford Wokingham RG10 0AE	*0*
203223	27 Easthampstead Road Wokingham RG40 2EH	*0*
181113	Campania, Oaklands Lane, Crowthorne, Wokingham, RG45 6JU	*1*
203337	5-6 Foxsteep Cottages Crazies Hill Wargrave RG10 8NB	1
201715	Whistley Bridge Field Whistley Mill Lane Hurst RG10 0RA	0
203631	Waingels College Waingels Road Woodley Wokingham RG5 4RF	2
210301	Kingsbridge Farm Lambs Lane Spencers Wood Reading RG7 1JE	1
210251	Creekside Willow Lane Wargrave RG10 8LH	*0*
170364	Land rear of 7-10 Brecon Road Woodley Reading RG5 4PR	2
190748	Land To The South Of Sandford Farm Cottage Perimeter Road Woodley RG5 4SU	1
182335	105 Colemans Moor Road Woodley RG5 4DA	5
192193	184 Loddon Bridge Road Woodley RG5 4AA	2
203514	34 Hilltop Road Earley RG6 1DA	*1*
203604	424-426 Reading Road Winnersh RG41 5EP	*4*
203377	5a Market Place Wokingham RG40 1AL	*3*
190670	Loddon Vale House Hurricane Way Woodley RG5 4UX	*2*
200927	1 Compton Close Earley RG6 7EA	*3*
201143	Land Adjacent to 166 Nine Mile Ride Finchampstead Wokingham RG40 4JA	*4*
191809	31 Barkham Ride, Barkham, RG40 4EX	*6*
193402	31 Barkham Ride, Barkham, RG40 4EX	*3*
203535	Land at the junction of Finchampstead Road and Molly Millars Lane	*0*
203626	Honeysuckle Lodge and Pine Lodge, Commonfield Lane, Barkham, Wokingham, RG40 4PR	*8*
211342	Two Oaks, Oaklands Lane, Crowthorne, Wokingham, RG45 6JU	*1*
211343	Two Oaks, Oaklands Lane, Crowthorne, Wokingham, RG45 6JU	*1*
201644	Spice Lounge, 45 High Street, Wargrave, RG10 8BU	*6*
202773	Heathlands Farm, The New Farm House, Honey Hill, Crowthorne, RG40 3BG	*1*
210115	20 West Drive, Sonning, RG4 6GD	*1*
210405	46 Robin Hood Lane, Winnersh, RG41 5NQ	*2*
210490	Merrie Bells, Church Lane, Arborfield, Wokingham, RG2 9JB	*1*
210492	320 Nine Mile Ride, Finchampstead, RG40 3NN	*1*
210848	3 Nine Mile Ride, Finchampstead, RG40 4QA	*1*
210902	2 Penrose Avenue, Woodley, Wokingham, RG5 3PA	*1*
211182	43-45 Station Road, Twyford, RG10 9NS	*1*
211529	62 Reading Road, Woodley, Wokingham, RG5 3DB	*1*
210530	1 Harcourt Drive, Earley, Wokingham, RG6 5TL	*0*
210880	Lakeside Retreat, New Mill Road, Finchampstead, RG40 4QT	*0*
211385	Riverside, Wargrave Road, Henley-Upon-Thames, Remenham, RG9 3JD	*1*
202104	3-5, Easthampstead Road, Wokingham, RG40 2EH	*4*
210739	34 Church Road, Earley, RG6 1HS	*0*
Total		216

Appendix 13 – Large Sites Data

Table A13.1 Trends from large site 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
Total	1166
Annual average (total / 23)	50.70

Table A13.2 Large windfalls completions data – 2017 - 2021

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	Total years to be built out
2020/21	Large Windfall	183380	Full	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10					0	0	10	**2**
2020/21	Large Windfall	163058	Full	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43				0	0	32	11	**4**
2020/21	Large Windfall	173728 + 190270/191181	Prior Approval	Charles House Toutley Road Wokingham RG411QN	18					0	0	18	**3**
2019/20	Large Windfall	161301 (O/2013/1221)	RM	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**
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, Swallwofield 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 2021

The appendix provides either the actual or forecast annual number of dwelling completions from 1/4/13 through to 31/03/26.

Table A14.1 Housing delivery by source (Explanation of each source follows the table)

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2013-2026
Completions	488	454	675	967	1,528	1,284	1,555	1140						8,091
Large sites not started / under construction with full planning permission									1,099	931	507	331	98	2,966
Large sites with not started / under construction with outline planning permission									0	30	49	155	100	334
Large sites with resolution to grant full planning permission									0	48	72	53	0	173
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	10	10	0	0	20
Large site prior approval not started / under construction with planning permission									46	78	86	69	0	279
Small sites not started / under construction with full planning permission									55	55	8	0	0	118
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	4	0	0	0	4
Small Windfall Sites									0	0	47	55	55	157
Large Windfall Sites									0	0	0	32	32	64
Total	488	454	675	967	1,528	1,284	1,555	1,140	1,200	1,156	779	695	285	12,206

Notes on table A141:
All figures are net.
Large sites are sites with a planning permission (at 31 March 2021) for at least 10 dwellings (including sites in SDLs, sites allocated in either the Core Strategy or the MDD).
Small sites are sites with a planning permission (at 31 March 2021) for a maximum of 9 dwellings (including sites allocated in either the Core Strategy or the MDD).
Small sites windfall – this is an allowance for development on unidentified small sites based on historic rates. See Section 3.30 onwards for details.
Large sites windfalls - this is an allowance for development on unidentified large sites based on historic rates. See Section 3.35 onwards for details.