

**Town and County Planning Act 1990
Section 78 (As Amended)**

**STATEMENT OF COMMON GROUND on
Affordable Housing and Housing Land
Supply Matters**

Prepared by:

**Woolf Bond Planning Ltd
for Dandara Southern Ltd & Elstree Land Ltd**

and

Wokingham Borough Council



**WOKINGHAM
BOROUGH COUNCIL**



Woolf Bond Planning
Chartered Town Planning Consultants

Land North of Reading Road, Arborfield

PINS Ref: APP/X0360/W/25/3371069

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WBP Ref: 9015

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1. INTRODUCTION

- 1.1 This Statement of Common Ground on Affordable Housing and Housing Land Supply Matters (“AHLS SoCG”) relates to a Town and Country Planning Act 1990 Section 78 Planning Appeal lodged by Woolf Bond Planning Ltd on behalf of Dandara Southern Ltd and Elstree Land Ltd against Wokingham Borough Council’s decision to refuse an outline planning application for up to 111 dwellings, with associated works, parking, landscaping, publicly accessible open space, with access from Reading Road (LPA Ref: 243099; PINS Reference APP/X0360/W/25/3371069).
- 1.2 This SoCG has been prepared following the Appellant’s review of the Council’s ‘Five Year Housing Land Supply statement at 31 March 2025’ (August 2025) (**CD6.22**) as detailed in their “Housing and Affordable Housing Need” Proof of Evidence (November 2025).
- 1.3 This SoCG sets out both the agreed and disputed matters having regard to the five year housing land supply position alongside the need and provision of affordable housing in the borough.

2. **MATTERS WHICH ARE AGREED**

Housing Land Supply

- 2.1 The Council's latest Housing Land Supply position is set out in the “Five Year Housing Land Supply statement at 31 March 2025” (August 2025) **(CD6.22)**.
- 2.2 The Council is not able to demonstrate a five year supply of deliverable housing land against the minimum five year requirement for the period 1st April 2025 to 31st March 2030.
- 2.3 The extent of the shortfall in housing land supply is at least 3,456 dwellings with a maximum supply of 2.5 years.
- 2.4 The five-year period to be used for the purpose of calculating the five year housing land supply position for this appeal is 1st April 2025 to 31st March 2030.
- 2.5 In so far as the strategic policies from the Core Strategy are more than five years old, it is agreed, by operation of paragraph 78 and footnote 39 of the NPPF, that the housing requirement falls to be measured against the local housing need figure calculated using the standard method.

- 2.6 The annual requirement is derived from the application of the Standard Method.
- 2.7 As a result of the Housing Delivery Test (“HDT”) results published on 12 December 2024 showing a result of 169%, the NPPF states only a 5% buffer is added to the requirement.
- 2.8 The definition of deliverable is explained in the Glossary to the NPPF (page 72), and the PPG (ID 68-007-20190722). The definition of deliverable in the Glossary to the NPPF is not restricted to categories a) and b) because “in particular” means that it is not a closed list.
- 2.9 To save time during the Inquiry and to minimise the need to prepare specific detailed evidence on housing land supply matters, there is no need for these matters to be tested in evidence.

Affordable Housing Need

- 2.10 It is agreed that as at 1st April 2025, there were 1,295 households on the Housing Waiting List in the Borough (as per MCHLG Local Authority Housing Statistics).
- 2.11 The Berkshire Strategic Housing Market Assessment (SHMA) (February 2016) prepared jointly by the Council and the other Authorities in Berkshire, provides an assessment of the Borough’s affordable housing

needs. This indicated an annual net need (2013-36) for 441 affordable dwellings (Table 81) and can be compared with the overall assessed need for 856 homes annually (Table 139).

- 2.12 A need for 441 affordable homes annually therefore represented 51.6% of the total housing need for the Authority over the period 2013 to 2036
- 2.13 The Appeal Site lies outside of a defined development limit and is not within the boundaries of a Strategic Development Location. Therefore, under Core Strategy Policy CP5, a minimum 40% affordable housing contribution is required.
- 2.14 Since the publication of the SHMA, the Authority has undertaken further appraisals of affordable housing need. This is in the Local Housing Need Assessment (LHNA) 2019 (January 2020). A further updated assessment was issued in November 2023. These provide updated appraisals of affordable housing need alongside the calculation of the overall Local Housing Need figure derived from the then current version of the PPG (ID ref 2a-004-20190220).
- 2.15 The January 2020 Report indicates that over the then envisaged emerging Local Plan period for 2018-36, an annual average of 407

affordable homes would be needed (paragraph 7.68), which was 51% of then minimum Local Housing Need figure of 798dpa¹.

2.16 It is agreed that from April 2013 through to March 2025, 2,900 affordable homes were delivered in the Borough.

2.17 Alternatively, in the period since 2018 covered by the Local Housing Need Assessment 2019, 1,880 affordable homes were completed which equates 269dpa.

2.18 The subsequent November 2023 Report indicates that over a Plan period from 2021 through to 2040, there was an overall affordable housing need for 6,689 dwellings (figure 39), which equates to 352 dwellings annually.

2.19 The Government (as set out in their Local Authority Housing Statistics”) sets out changes in the number of households on the Housing Register Waiting List, those in a reasonable preference category alongside the number of homeless. The data from the Government for the period covered by the SMA is shown in Table 1.

¹ See paragraph 14 of Executive Summary (page 9).

Table 1: Comparison of Housing Register Changes in Wokingham Borough²

	1/4/13	1/4/14	1/4/15	1/4/16	1/4/17	1/4/18	1/4/19	1/4/20	1/4/21	1/4/22	1/4/23	1/4/24 ³	1/4/25
Number on housing register	2,274	2,417	1,622	1,527	1,702	1,613	1,498	1,510	2,086	2,592	2,420	1,342	1,295
Those in a reasonable preference category	1,000	1,000	900	405	425	334	77	103	255	634	221	224	196
Homeless	20	20	27	65	44	20	33	45	46	43	49	80	50

2.20 Table 1 indicates that since 1/4/13 the total number of households on Wokingham's waiting list has fluctuated between c.1,400 and c.2,600.

2.21 The Data Collated by the Government recognises that for the assessments at April 2024 and April 2025, the criteria for joining the Council's Housing Register tightened. It now includes a local connection alongside residency test.

2.22 Table 2 shows that from April 2013 to March 2025, 2,900 affordable homes have been delivered in the borough. This is equivalent to an annual average rate of 241.7 affordable dwellings since 2013.

² Data obtained from the Government – local authority housing data.

³ Housing Register waiting list criteria tightened. It now includes criteria of a local connection, alongside a residency test.

Table 2: Net delivery of affordable homes in Wokingham Borough 2013-2025⁴

Year	Net housing completions			SHMA (Feb 2016)		LHN Rpt (Jan 2020)		LHNA (2023)	
	All ⁵	Affordable ⁶	%	Affordable need	Difference	Affordable need	Difference	Affordable need	Difference
2013/14	488	108	22	441	-333				
2014/15	454	95	21	441	-346				
2015/16	675	123	18	441	-318				
2016/17	967	212	22	441	-229				
2017/18	1,528	482	32	441	41				
2018/19	1,284	365	28	441	-76	407	-42		
2019/20	1,555	465	30	441	24	407	58		
2020/21	1,206	187	16	441	-254	407	-220		
2021/22	1,440	189	13	441	-252	407	-218	352	-163
2022/23	865	121	14	441	-320	407	-286	352	-231
2023/24	841	316	38	441	-125	407	-91	352	-36
2024/25	647	237	37	441	-204	407	-170	352	-115
Total	11,950	2,900	24	5,292	-2,392	2,849	-969	1,408	-545

⁴ Sourced from Table 1011C at of the Government's "live tables on affordable housing supply".

⁵ Source: appendix 14 of the Council's Housing Land Supply Statement for 2025-2030.

⁶ Source: Table 1011C of the Government Live Tables on Affordable Housing Starts and Completions by local authority.

3. **MATTERS WHICH ARE NOT AGREED**

Housing Land Supply

- 3.1 The parties disagree on the following matters:
- 3.2 The Local Housing Need figure. The Council's position is that this is 1,316 dwellings per annum. The Appellant's position is that this is 1,317 dwellings per annum.
- 3.3 The annual requirement for the purpose of calculating five year requirement. The Council's position is this is 6,580. The Appellant's position is this is 6,585.
- 3.4 The delivery of a number of sites/components of housing land supply as detailed in the Appellant's "Housing and Affordable Housing Need" Proof of Evidence (November 2025).
- 3.5 The respective Housing Land Supply positions for the five year period 1st April 2025 to 31st March 2030 are summarised in Table 3 below.

Table 3: The respective Five-Year Housing Land Supply Position

Step	WBC	Appellant
A - Annual requirement	1,316	1,317
B - Base year Requirement (A x 5):	6,580	6,586
C - Add 5% buffer pursuant to HDT (B x 5%)	329	329
D – Final five year requirement (B + C)	6,909	6,914
E - Annual requirement (D/5)	1,382	1,382.8
F – Deliverable supply	3,453	3,181
G - No. Years Supply (F/E)	2.50	2.30
H - Extent of Surplus / Shortfall compared to 5 year requirement (F – D)	-3,456	-3,733

- 3.6 The difference between the Five Year Housing Land Supply position of 0.2 years is immaterial (as agreed during the Case Management Conference).

Affordable Housing Need

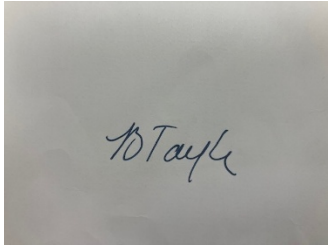
- 3.7 How the extent of affordable housing need should be quantified: the Council's position is this should be quantified on the basis of the LHNA 2023. The Appellant's position is this should be quantified on the basis of 2016 SHMA and 2020 LHNA.

4. **AGREEMENT**

4.1 This document is accepted as the agreed Statement of Common Ground for the Appeal being considered under PINS Ref:
APP/X0360/W/25/3371069

4.2 It has been duly signed by representatives of the Appellant and Wokingham Borough Council.

Signed on behalf of the Appellant

Name:	Brigid Taylor on behalf of Dandara Southern Ltd & Elstree Land Ltd
Signature:	
Date:	30.01.2026
Position:	Associate Director

Signed on behalf of Wokingham Borough Council

Name:	Ian Church on behalf of Wokingham Borough Council
Signature:	<i>Ian Church</i>
Date:	30/01/2026
Position:	Operational Lead – Planning Policy
