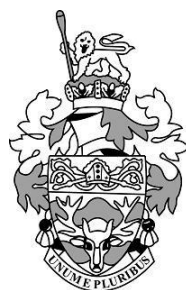


Wokingham Borough Local Plan Update
2023-2040

**Response to
Matter 5:
Housing Land Supply**

**Wokingham Borough Council's
Statement
Part 2 Hearing Sessions**

3 March 2026



**WOKINGHAM
BOROUGH COUNCIL**

1. This statement sets out Wokingham Borough Council's (WBC's) response to the Part 2 hearing session on Matter 5 Housing Land Supply. The questions are shown in bold within a border. WBC's responses are shown below each question.

1) Are proposed modifications MM3, MM4 and MM24 to tables 2 and 6 of the Plan needed to clarify anticipated housing delivery from small sites with planning permission and windfall sites and update the base housing land supply?

2. WBC included a Schedule of proposed modifications (2025) ([CD22](#)) when submitting the Plan for examination.
3. Modifications MM3, MM4 and MM24 related to the housing land supply and were proposed in response to representations received in response to publication of the plan under Regulation 19. Their intention was to add clarity by disaggregating delivery of housing from sites with planning permission for 9 dwellings or fewer from sites for 9 dwellings or fewer that can be anticipated (small sites windfall).
4. After preparing the Schedule of proposed modifications (2025) ([CD22](#)), WBC prepared and submitted an updated housing trajectory (August 2025) ([WBC27](#)), reflecting the movement into a new monitoring year. As a result, modifications MM3, MM4 and MM24 no longer reflect the most recent evidence and require updating.
5. Whilst the necessary modifications are primarily factual, WBC acknowledge that the windfall aspects refer to anticipated housing supply and therefore considers them to be main modifications, which are necessary to ensure the soundness of the plan.
6. The following replacement modifications are proposed to reflect the most recent housing trajectory (August 2025) ([WBC27](#)).
7. Please note that within the replacement modifications below, WBC has corrected a coding error for sites within the Arborfield Green SDL, where 9 parcels were categorised as 'Other' when they had been granted outline planning permission. The sites should have been categorised as 'Permission'. There are no implications for the land supply enabled by the plan, with the correction simply moving supply of 725 dwellings from one 'pot' into another.

Plan page 36, Table 2 (replaces MM3 and MM4)

Table 2: Base housing land supply **at 31 March 2025.**

	Number of dwellings
Completions (2023/24-2024/25)	<u>1,496</u>
Sites with planning permission for 10 or more dwellings	5,885 <u>5,876</u>
Sites with resolution to grant planning permission for 10 or more dwellings	359 <u>191</u>
Sites with planning permission for 9 or fewer dwellings and sites which can be anticipated (windfall)	1,880 <u>183</u>
<u>Sites for 10 or more dwellings which can be anticipated (large site windfall)</u>	<u>480</u>
<u>Sites for 9 or fewer dwellings which can be anticipated (small site windfall)</u>	<u>1,040</u>
Wokingham town centre broad area	200 <u>140</u>
TOTAL	8,374 <u>9,460</u>

Plan paragraph 5.90, Table 6 (replacement MM24)

Table 6: Housing land supply **at 31 March 2025**.

Source	Number of dwellings
Completions (2023/24-2024/25)	1,496
Sites with permission for 10 or more dwellings	5,885 5,876
Sites with resolution to grant permission for 10 or more dwellings	359 191
Sites with planning permission for 9 or fewer dwellings and sites which can be anticipated (windfall)	1,880 183
Sites for 10 or more dwellings which can be anticipated (large site windfall)	480
Sites for 9 or fewer dwellings which can be anticipated (small site windfall)	1,040
Wokingham town centre broad area	200 140
Arborfield Green SDL allocation (Policy SS11) (Excluding sites with permission and resolution to grant permission)	910
South Wokingham SDL allocation (Policy SS12) (Excluding sites with permission and resolution to grant permission)	980
Loddon Valley Garden Village SDL allocation (Policy SS13)	2,700
Other allocations (Policy SS14) (excluding sites with permission and resolution to grant permission)	1,081 945

2) Will there be at least a 5 year supply of deliverable housing land on adoption of the Plan?

8. The evidence base regarding this issue includes:
 - Housing Trajectory August 2024 ([WBC27](#)).
 - Written Statements: WBC response to Matter 4, Issue 2, Question 4: Housing Requirement and Supply ([WS4/1](#)).
9. The housing trajectory ([WBC27](#)) provides a comprehensive schedule of completions and projected completions for the full plan period. The trajectory demonstrates a deliverable housing land supply in excess of five years upon adoption of the plan. That remains the case, even if no contribution is included from Loddon Valley Garden Village or the South Wokingham SDL Extension, as explained fully in WBC response to the Part 1 hearing Matter 4, Issue 2, Question 4 ([WS4/1](#)).
10. Table 1 below shows the calculation of the deliverable housing land supply based on the housing trajectory ([WBC27](#)), as well as scenarios where no contribution is included from Loddon Valley Garden Village and South Wokingham SDL Extension. This information reflects WBC's response to the Part 1 hearing session Matter 4, Issue 2, Question 4 ([WS4/1](#)). The lowest deliverable land supply is 6.7 years, applying the methodology required by the NPPF (2023).
11. The housing trajectory ([WBC 27](#)) demonstrates that the vast majority of projected completions in the five year period will be on land which benefits from detailed planning permission. These will be supplemented by additional sites being granted planning permission by the point of adoption.
12. For completeness, it can be noted that paragraph 78c) of the NPPF (2024) would expect a 20% buffer to be applied for decision-making purposes when calculating the deliverable housing land supply from 1 July 2026 following the adoption of the plan in the context of Wokingham Borough. However, even when this buffer is applied, the housing trajectory demonstrates a supply in excess of five years (with or without the completions that are projected from Loddon Valley Garden Village (LVGV) and the South Wokingham SDL Extension).

Table 1: Housing land supply position 31 March 2026

	Housing Trajectory (WBC 27)	Removal of LVGV ¹	Removal of SW Extension ²	Removal of LVGV & SW Extension ³
Housing requirement 1 April 2023 to 31 March 2026	2,291	2,291	2,291	2,291
Completions and projected completions 1 April 2023 to 31 March 2026	2,243	2,243	2,243	2,243
Over/under supply 1 April 2023 to 31 March 2026	-48	-48	-48	-48
Housing requirement for period 1 April 2026 to 31 March 2031	3,740	3,740	3,740	3,740
Overall housing requirement accounting for over supply / under supply	3,788	3,788	3,788	3,788
Overall housing requirement expressed as an annual requirement	757.6	757.6	757.6	757.6
Deliverable supply for period 1 April 2026 to 31 March 2031	5,679	5,154	5,599	5,074
Deliverable supply in years	7.5	6.8	7.4	6.7

¹ 525 dwellings removed from the five year period.

² 80 dwellings removed from the five year period.

³ 605 dwellings removed from the five year period.

3) Does the Plan identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, as set out in paragraph 70(a) of the Framework?

13. The evidence base regarding this issue includes:

- Topic Paper: Housing: Site allocations ([HO14](#)).
- WBC's Response to the Inspectors' Initial Questions ([WBC6](#)).
- Housing and Economic Land Availability Assessment (HELAA) (September 2024) ([HO7a](#) and [HO7b](#)).
- Updated Table 18 Windfall Completions in WBC6 ([WBC 6A](#)).

14. NPPF (2023) paragraph 70 recognises that small and medium sites can make an important contribution to meeting the housing requirements of an area. To promote a good mix of sites 70(a) states that local authorities should:

“identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;”

15. Through Policy SS14, the plan allocates a number of sites that are no larger than 1ha.⁴ However, WBC accepts that this does not meet the 10% target advanced in the NPPF 2023.
16. There are strong reasons that justify the plan not meeting the 10% target, relating to the nature of the housing land supply enabled by the plan and the characteristics of promoted available land for housing. Although the plan does not meet the 10% target through identified sites, on the basis of windfall developments, sites no larger than 1ha will exceed the 10% target.
17. Details of all land promoted for development is set out in the Housing and Economic Land Availability Assessment (HELAA) ([HO7a](#) and [HO7b](#)). Notwithstanding several call for sites and opportunities to promote land in response to consultations, few small sites were promoted by landowners/developers as being available for housing development.
18. Sites assessed as deliverable, developable and potentially developable for housing are set out in Tables 8-10 of the HELAA. Almost all of the sites no larger than 1ha have been included in the plan's housing land supply as a result of having planning permission, a

⁴ SS14.1 (High Barn Farm, Commonfield Lane), SS14.8 (Hillside, Lower Wokingham Road), SS14.9 (39-53 New Road), SS14.10 (Land to the rear of Northbury Lane), SS14.13 (Rustlings, The Spring and land to the rear of Cushendale, Shinfield Road), SS14.15 (Lans off Wheatsheaf Close), SS14.24 (Woodside, Blagrove Lane), SS14.25 (Rosery Cottage and 171 Evendons Road), SS14.26 (Bridge Retail Park, Finchampstead Road), SS14.27 (Land south of London Road), SS14.29 (Station Industrial Estate, Oxford Road), SS14.31 (Lans at the north corner of Wellington Road and Station Road).

resolution to grant permission, or an allocation under Policy SS14 or as part of a wider Strategic Development Location. Where a site has not been included, clear reasons are given within Table 2 of the Housing Site Allocations Topic Paper ([HO14](#)).⁵

19. Small sites (those delivering 9 or fewer dwellings) are likely to be no larger than 1ha. An annual average of 79.7 dwellings is completed on small sites in Wokingham Borough each year.⁶ Over the 17-year plan, this amounts to 1,355 dwellings or 10.6% of the housing requirement.
20. The housing trajectory shows delivery from small sites. At the time of preparation, completions, projected completions from sites with permission, and an allowance for windfall amounted to 1,333 dwellings over the plan period, again exceeding the 10% of the housing requirement.
21. Given that some sites delivering 10 dwelling or more will also be no larger than 1ha, the above figures should be viewed as a minimum, with a realistic prospect of being exceeded.
22. In summary, evidence on housing land supply shows that insufficient available, deliverable or developable land was available for the Plan to meet the 10% target set out in NPPF (2023) paragraph 70. Notwithstanding, the housing land supply enabled by the plan supports delivery of housing from sites no more than 1ha so that no additional small sites are required.

⁵ Silverstock Manor, Finchampstead (5FI005); and Suffolk Lodge, Wokingham (5WK048), which are under 1ha, were both assessed after the HELAA as being unavailable for the development.

⁶ Please see WBC's response to Inspectors' request, for updated Table 18 of WBC's response to the Inspectors' Initial Questions (WBC 6) ([WBC 6A](#)).