



**WOKINGHAM
BOROUGH COUNCIL**

**Wokingham Borough
Five Year Housing Land Supply Statement
at 31 March 2025**

August 2025

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Executive Summary

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

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

This Five-Year Housing Land Supply Statement sets out the housing completions at 31 March 2025 and the supply of deliverable sites for the subsequent five year period 1 April 2025 to 31 March 2030.

The meaning of 'deliverable' is set out in the Glossary of the NPPF. This states:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

(NPPF, Annex 2: Glossary, page 72)

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

¹ NPPF, paragraph 78.

² NPPF, paragraph 78

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

(St.Modwen v. SoSCLG, paragraph 35)

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

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

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

Monitoring Requirement

A standard method for calculating Local Housing Need (LHN) was introduced in 2012 and a Housing Delivery Test alongside the revised NPPF in 2018. The December 2024 NPPF and PPG updates changed the formula for calculating LHN and the application of additional buffers. As a result, of the December 2024 update, the LHN for Wokingham Borough has increased from 748 dwellings to 1,316 dwellings, an increase of 76%. The LHN of 1,316 homes per annum has therefore been applied to the housing land supply position at 31st March 2025.

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

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

Sources of Land Supply

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

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

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

Five-Year Land Supply Position at 31 March 2025

At 31 March 2025, the council can demonstrate a 2.5 year deliverable housing land supply against the LHN of 1,316 with the total number of dwellings deemed deliverable in the 5-year period being 3,453.

Housing land supply at 31 March 2025	
Housing need at 1,316 homes per annum 01/04/2025 – 31/03/2030	6,580
Housing need plus 5% buffer for period 01/04/2025 – 31/03/2030	6,909
Annual rate for 5 years plus 5% buffer	1,382
Total deliverable housing supply for period ³ 01/04/2025 – 31/03/2030	3,453
Total deliverable housing supply in years for period 01/04/2025 – 31/03/2030	2.5 years

The above figures take no account of past over delivery of dwellings within Wokingham Borough. As the council cannot demonstrate a five-year year supply of deliverable sites at 31 March 2025, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, applies.

³ Table 4.2

1. Introduction

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

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

1.2 This Five-Year Housing Land Supply Statement sets out the housing completions at 31 March 2025 and the supply of deliverable sites for the subsequent five year period 1 April 2025 to 31 March 2030.

The Meaning of 'Deliverable'

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

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

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*

(NPPF, Annex 2: Glossary, page 72)

⁴ NPPF, paragraph 78.

⁵ NPPF, paragraph 78.

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

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

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

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

Evidence of Deliverability

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

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

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

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

- 2.7 At 31 March 2025, LHN for Wokingham Borough calculates as 1,316 dwellings per annum. The detailed calculation is set out in out in Appendix 1 – Local Housing Need and the Housing Delivery Test Calculations.

Buffer

- 2.8 The NPPF requires that the supply of specific deliverable sites should include a buffer of 5% (moved forwards from later in the plan period) to ensure choice and competition in the market, or 20% where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.⁶
- 2.9 The question of significant under delivery of housing is informed by the Housing Delivery Test. This defines significant under delivery as below 85% of the housing requirement⁷, over the previous three years.
- 2.10 For completeness, the Housing Delivery Test replaces the previous reference to ‘persistent under delivery’ in the March 2012 version of the NPPF.
- 2.11 The latest outcome of the Housing Delivery Test for all local planning authorities was published in December 2024. The performance of Wokingham Borough was 169%. This builds on the 2018, 2019, 2020, 2021 and 2022 results where the performance of Wokingham Borough was 157%, 175%, 200%, 189% and 205%, respectively. Together, these results provide very clear evidence of strong housing delivery, delivering an excess of 1,437 dwellings above the targets of the past three years. Strong housing delivery has therefore continued and as a result Wokingham Borough Council only required to provide a 5% buffer.

⁶ NPPF, Paragraph 78

⁷ NPPF, footnote 40, page 21.

2023 Housing Delivery Test measurement ⁸		
Year	Number of homes required	Number of homes completed
2020/21	525	1,206
2021/22	768	1,440
2022/23	781	865
Total	2,074	3,511

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 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 before permission can be issued. Allocations and sites where the developer is actively progressing towards a planning application may also be included.

Engagement

- 3.3 Analysis of the delivery of large sites is undertaken within a framework of engagement with the developer / landowner.
- 3.4 The council places significant weight on projected delivery information provided by the landowner / developer, with this being considered the most robust source. As such this is used as the starting point for considering what might reasonably be delivered within the five-year period. In all instances, the council scrutinises the information, comparing it to historic delivery rates for development within Wokingham Borough, its knowledge of the developer, its knowledge of the proposed development and the specific information regarding the individual site. Where necessary, the council will adjust the projected delivery to remove any overly optimistic or pessimistic view. This ensures the figures relied on by the council within the five-year period are fully realistic. The council has recently prepared an online survey to improve the speed and efficiency of responses, as shown in Appendix 10.
- 3.5 Where the developer / landowner does not respond to approaches, the council will assess deliverability of the site using its knowledge of the developer, its knowledge of the specific site and proposed development. To help inform what is realistic, the council has assessed historic lead-in times for development within Wokingham Borough from the grant of planning permission to first completion (see Appendix 8). The council has also assessed historic build out rates relating to the scale of development and the number of dwellings (see Appendix 9).

Table 3.1. Engagement activities with developer / landowner

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

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

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

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

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

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

Development Lead-in Times and Delivery Rates

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

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

Lead-in Times

3.11 Table 3.2 below provides a summary of average lead-in times for developments within Wokingham Borough. The information is presented for lead-in times from the grant of outline, reserve matters and full planning permission. Full details are provided in Appendix 8 which includes a comprehensive list of sites of 10+ dwellings from 2000 to 2024/25. The calculation utilised sales date as a proxy for completion and represents a conservative timeframe.

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

Site Size	Decision date (O) to first house sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
10-49	46.4	23.2	13.5
	(14 Sites)	(54 Sites)	(14 Sites)
50-99	43.2	30.0	12.8
	(14 Sites)	(4 Sites)	(14 Sites)
100-249	48.8	24.8	18.5
	(24 Sites)	(7 Sites)	(23 Sites)
250+	44.1	14.7	16.9
	(10 Sites)	(5 Sites)	(8 Sites)
All	45.6	23.2	15.4

3.12 Research has been undertaken to allow comparison of local lead-in times with other available information to assist in understanding its robustness.

- 3.13 Information on lead-in times was published by the Local Government Association in 2013. Details are provided in Table 3.3 below.

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

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

Source: Local Government Association, 2013

- 3.14 Research on lead in times was published by Lichfields in their paper entitled “Start to Finish: What factors affect the build-out rates of large-scale housing sites”¹¹. The paper considered an increased sample size compared to the previous 2016 edition, this consisted of 97 large schemes of more than 500 dwellings, and 83 small schemes between 50 and 499 dwellings. Two of the large schemes analysed were in Wokingham Borough; Arborfield Garrison SDL and the South of the M4 SDL.
- 3.15 Information from within Wokingham Borough and beyond shows that lead in time varies depending on the size of the scheme. This is likely to relate to the increased complexity of development. Comparing the research shows that local lead in times within Wokingham Borough roughly align with those suggested by the research undertaken by the Local Government Association. This most recent research undertaken includes both sites before and after the economic downturn in 2008. The data can be considered to show an updated picture of the housing market however it does show that there are significant variations within the data, which reflects the complexity of each specific development as seen within Wokingham Borough.
- 3.16 The research undertaken by Lichfields in February 2020 shows the converse with local lead in times in Wokingham Borough being slightly longer in a number of categories. Lichfields published Start to Finish 3 in March 2024.¹² The Lichfields analysis showed the average period from planning permission to first completion on smaller sites (between 50-99 dwellings) was

¹¹ Published February 2020: [Start to Finish: What factors affect the build-out rates of large scale housing sites? \(2nd ed.\)](https://lichfields.uk/media/w3wjmw0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf)

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

2.3 years, and for sites of 100-499 dwellings it was 3.2 years. Sites of 500+ dwellings take 1.3-1.6 years to deliver the first dwelling. This showed smaller sites take longer to deliver their first dwelling than larger sites once planning permission is granted.

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

Wokingham Borough Council's Benchmark Lead-in Times:

10-49 Dwellings

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

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

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

50-99 Dwellings

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

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

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

100-249 Dwellings

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

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

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

250+ Dwellings

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

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

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

All sites

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

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

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

Build-out Rates

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

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

Site Size (Number of sites in data range)	Number of Developers	Average Rate Time Frame	Raw average Build- out Rate Data as of 31/03/2025
10- 49 (21 Sites)	1	Average Annual Rate	22.2
50- 99 (12 Sites)	1	Average Annual Rate	36.1
100 – 249 (20 sites)	1	Average Annual Rate	47.2
250 + (4 sites)	1	Average Annual Rate	58.6
250 + (8 sites)	2+	Average Annual Rate	37.6

3.21 The profile of build out rates for larger sites has remained broadly consistent, with limited variation. At 31 March 2025, sites of 250+ with one developer were delivering an average of 58 dwellings where a single developer was involved the same rate as last year. The delivery rate where there were two or more developers is 37 dwellings, lower than last year when it was 58. This is owing to a few large sites which have increased the average.

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

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

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

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

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

- 3.24 Research on build-out rates was published in February 2020 by Lichfields in their paper entitled *“Start to Finish: What factors affect the build-out rates of large-scale housing sites?”*¹⁷. The paper found that build out rates were impacted by the market’s ability to absorb new housing and pointed to consideration of the strength of the local housing market, the number of sales outlets and the tenure of housing being delivered. Lichfields more recent 2024 paper concluded that developments between 500-999 dwellings delivered an average of between 44-83 dwellings per year. For developments between 100-499 dwellings the average was around 35-60 dwellings per year.
- 3.25 The paper also noted that build out rates were higher for development greenfield development sites and which delivered affordable housing. Affordable housing taps into a different market (not displacing market demand) and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures.
- 3.26 Sir Oliver Letwin was appointed by a previous government to lead an independent review of build out. His analysis¹⁸, published October 2018, suggests that a key factor in build out rates is the number and types of different housing products and tenures that are being built. The report notes that there was broad consensus with the conclusions of the earlier draft report, with paragraph 1.7 of the final report stating:
- “I concluded in the Draft Analysis that the homogeneity of the types and tenures of the homes on offer on these sites, and the limits on the rate at which the market will absorb such homogenous products, are the fundamental drivers of the slow rate of build out.”*
- 3.27 In addition to delivery rates associated with site size, and the number of developers, the council will also have regard to the type of housing products and tenures on a site-by-site basis. In some instances, this may suggest higher or lower delivery rates.

¹⁴ Annual output in excess of 2,000 dwellings

¹⁵ Annual output between 501 and 2,000 dwellings

¹⁶ Annual output between 250 and 500 dwellings

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

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

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

Wokingham Borough Council's Benchmark of Housing Delivery:

25 dwellings per year, per developer, on sites where 10 – 49 dwellings are being built out by one developer.

40 dwellings per year, per developer, on sites where 50-99 dwellings are being built out by one developer.

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

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

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

Small Site Delivery

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

3.32 Delivery from small sites is assumed to accord with past delivery rates. Table 3.6 below summarises the annual completion rates achieved on small sites since 2007 (see Appendix 12 for the data). A small windfall allowance is made within the five-year land supply calculation to 'top up' delivery from small sites with planning permission to reflect the rate of past delivery.

Table 3.6. Trends from small site completions

Small Site Type	Average annual dwelling completion rate 1/4/2008 - 31/3/2025
Previously developed sites ¹⁹	52
Non-residential greenfield sites ²⁰	5
Residential greenfield sites ²¹	29
All Small Site Types	86

3.33 The NPPF in paragraph 75 permits an appropriate allowance of housing supply from unidentified sites in the form of broad locations and windfall. The analysis of past completions

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

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

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

shows that development on small sites have occurred across a wide variety of land types, particularly in the main settlement areas. It is not anticipated that this source of housing land will diminish during the plan period, particularly given the continued emphasis in national policy and guidance on the re-use of previously developed land and advances in technology which are leading to changing business practices with reduced floor space requirements.

- 3.34 Since 2017, the council has applied an allowance for small sites. For the current monitoring year 80 dwellings per year²² will be applied. This reflects the rate of delivery from previously developed land and non-residential greenfield land. Since the allowance was introduced, monitoring shows a consistent rate of delivery of almost 90 dwellings from small sites, per year. An allowance of 80 dwellings per year is therefore considered appropriate.
- 3.35 The allowance for windfall within small site delivery is derived from previously developed sites and non-residential Greenfield sites only. Given that there has been a strong delivery of dwellings on residential Greenfield sites (an average of over 30 dwellings per year); the council's assumption is cautious.

The council's calculation of housing delivery allows for the delivery of dwellings from small sites based on the past completion rate – **80 dwellings per year**.

Windfall Allowance from Large Sites

- 3.36 The NPPF permitted consideration of housing supply from unidentified sites in the form of broad locations and windfall²³ is not restricted to the size of site.
- 3.37 Analysis of past completions shows that on average, 69 dwellings are completed on large, previously unidentified sites each year (see Appendix 13). This analysis excludes sites that were previously identified through the development plan process and technical studies.
- 3.38 It is not anticipated that this source of housing land will diminish during the plan period, particularly given the continued emphasis on the re-use of previously developed land and advances in technology / greater home working trends arising from the Covid pandemic which are leading to changing business practices with reduced floor space requirements.
- 3.39 Since the allowance was introduced in 2017, monitoring shows an increase in the rate of delivery to an average of 74 dwellings per year. Over the last five years (2020/21 to 2024/25), the average windfall delivery from large sites has been 91 dwellings per annum (Table

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

²³ National Planning Policy Framework, paragraph 75.

A13.1). The council has therefore included an allowance of 40 dwellings per year. 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 – **40 dwellings per year**.

3.40 To ensure against potential double counting with sites which have been granted planning permission, *an allowance is only made in years four and five of the five-year land supply calculation*. This is in line with historic delivery data of large windfall sites within the borough. The data shows that the average time taken to complete a site from the first recorded completion is 2.3 years (Table A13.2). The headline figures are shown in Table 3.7 below.

Table 3.7. Large Windfall Site Delivery²⁴

Monitoring Year	Site Type	Number of Sites	Average Build-out Time (years)
2019/20	Large Windfall	4	3
2020/21	Large Windfall	2	1.5
2021/22	Large Windfall	5	2
2022/23	Large Windfall	0	N/A
2023/24	Large Windfall	2	2.5
2024/25	Large Windfall	2	1.5
Total	Large Windfall	15	2.1

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

Completions

3.42 The PPG directly addresses the standard method and the matter of under delivery of dwellings, clearly stating that it is not necessary to factor in previous levels of under delivery into the calculation of LHN, since any such under delivery will be reflected in the affordability adjustment²⁵.

3.43 The table below sets out the council's Housing Delivery Test record, which shows completions exceeded the requirement in each set of published data.

²⁴ See Appendix 13 for the full data set

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

Table 3.8: Housing Delivery Test performance

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

- 3.44 Completions data from 2006/07 to 2024/25 is set out below. The years 2015/16 to 2022/23 include an adjustment for communal accommodation, as set out in the government data published as part of the Housing Delivery Test. This adjustment estimates the number of net dwellings that would be freed up from the additional communal accommodation built over the period. The calculation divides each authority's annual net change in communal bedrooms by the national occupancy rate of 1.9 persons per bedroom. More broadly, the below table highlights the strong record of delivery.

Table 3.9 Annual housing completions across Wokingham Borough

Monitoring Year	Completions
2006/07	1,011
2007/08	482
2008/09	369
2009/10	226
2010/11	217
2011/12	267
2012/13	390
2013/14	488
2014/15	454
2015/16	675
2016/17	967
2017/18	1,528
2018/19	1,284
2019/20	1,555
2020/21	1,206
2021/22	1,440
2022/23	865
2023/24	841
2024/25	647
Total	14,912

- 3.45 Housing delivery against the housing requirement in Core Strategy Policy CP17 over this period, has been exceeded by 2,297 dwellings.²⁶
- 3.46 In addition, housing delivery against the standard method for calculating Local Housing Need shows that in the five years 2018/19 – 2024/25, 7,838 dwellings have been completed against a cumulative need of 6,137 dwellings, an exceedance of 1,701 dwellings. Over this 7 year period, this constitutes a 28% boost to housing delivery.

Table 3.10 Comparison between housing completions and Local Housing Need

	Completions (annual)	Completions (cumulative)	Standard Method need (annual)²⁷	Standard Method need (cumulative)
2018/19	1,284	1,284	864	864
2019/20	1,555	2,839	804	1,668
2020/21	1,206	4,045	789	2,457
2021/22	1,440	5,485	768	3,225
2022/23	865	6,350	781	4,006
2023/24	841	7,191	795	4,801
2024/25	647	7,838	1,336	6,137
TOTAL	7,838		6,137	

- 3.47 This high level of housing delivery has been reflected in the first data released from the 2021 Census. Over the 10 year period 2011-2021, the population of Wokingham increased by 15%. This was the third largest of any local authority in south east England (outside London). The average population increase in England was 6.3%.
- 3.48 This high level of delivery is further reflected in ONS data that sets out changes in dwelling stock for each local authority.²⁸ This shows over the 10 year period 2011-2021 the housing stock in Wokingham Borough increased by 14.5%.
- 3.49 Together, the data clearly show that housing delivery has exceeded all assessment of needs. As a result, this high level of delivery has acted to reduce the bank of permissions, and therefore the deliverable housing land supply.

Developable Supply

- 3.50 This statement also shows several developable sites will become deliverable in the forthcoming years. A collection of sites, comprising of 1,820 dwellings in the South Wokingham SDL (planning application numbers: 190914, 191068, 192325), now benefit from planning permission. Delivery from part of these sites has been included in the deliverable supply as there is a realistic prospect of completions within the next 5 years. Delivery on other parcels will continue as the site is built out. Significant new infrastructure is planned, and the site will deliver new housing, including 35% affordable homes, alongside new infrastructure

²⁶ Cumulative Core Strategy requirement 2006/7 – 2024/25 totals 12,607 dwellings.

²⁷ Local Housing Need calculated on 1 April each year.

²⁸ Live Table 125 Dwelling stock estimates by local authority district

including highways, a primary school, local centre, and public open space. In addition, construction of the remaining sections of the South Wokingham Distributor Road commenced in early 2025.

- 3.51 Housing delivery will also continue from other SDLs. For example, the Arborfield Garrison SDL has planning permission for 3,640 new dwellings, of which 2,043 have been completed (at 31st March 2025). As the delivery of the site is ongoing, 827 dwellings are anticipated to be completed beyond the 5 year period, and therefore form part of the developable supply now, and the deliverable supply in future years. This will include market and affordable dwellings, with a variety of different house types delivered by multiple house builders.

Lapse Rate

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

Improvements in Methodology

- 3.53 The way the five-year housing land supply is calculated has over time been subject to debate and scrutiny. As a result, a number of improvements have been made to the methodology used to calculate the five-year housing land supply statement to ensure its robustness. These are summarised below.
- The council changed its approach when contacting developers / landowners regarding build out rates. The council previously contacted developers and provided projected delivery rates up front, asking them if these were still appropriate. Information from developers / landowners is now requested without suggested build out rates. This helps to ensure that information provided by the developer/landowner is independent from the council.
 - More time is now provided to allow for engagement with developers / landowners, with multiple follow-up attempts made to solicit a response. This has helped ensure a higher rate of engagement.
 - Lead-in times has been broken down by site size, permission type and date of planning permission granted. This has replaced the former use of validation date, thus providing an enhanced level of accuracy regarding lead in times which the council can apply a specific rate to a site rather than a blanket approach.
 - Build-out rates have been broken down by site size. This data now provides a much greater level of accuracy than used previously.

- The number of sites which inform lead in times and build out rates has been increased improving the robustness of the dataset. The council has also compared the lead in times and build-out rates against local and national data to ensure its robustness.
- A greater level of scrutiny and challenge is applied to information received from developers/landowners or average development rates. This ensures that projected delivery represents a genuinely realistic prospect.
- An online survey is issued to developers/landowners to speed up and streamline the process of providing information.

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

Overall Conclusions on the Robustness of Land Sources

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

3.56 Information on delivery is sought from the landowner / developer and is used as the starting point for considering future delivery in preference to local lead in time and build out rate assumptions. In all instances, the information provided by developers / landowners is scrutinised to ensure that the rates applied in this assessment are realistic. Where necessary delivery is adjusted to remove overly optimistic delivery.

3.57 Where information from the landowner / developer is not available, the council makes assumptions based on its detailed knowledge of the proposed development, clearly evidencing this which includes consideration of relevant past delivery information and the housing products being delivered. The assumptions are shown to be cautious against comparable research and improving local trends.

3.58 The allowance for small sites and large site windfalls is based on historical trend data. There is clear evidence that supply from these sources will be maintained into the future.

4. Five-Year Housing Land Supply at 31 March 2025

- 4.1 This section sets out the deliverable housing land supply position, for the period 1 April 2025 – 31 March 2030.

Table 4.1. Housing land supply at 31 March 2025 (LHN 1,316)

House Land Supply Category	Number of Dwellings Needed
Housing need at 1,316 homes per annum 01/04/2025 – 31/03/2030	6,580
Housing need plus 5% buffer for period 01/04/2025 – 31/03/2030	6,909
Annual rate for 5 years plus 5% buffer	1,382
Total deliverable housing supply for period 01/04/2025 – 31/03/2030	3,453 ²⁹
Total deliverable housing supply in years for period 01/04/2025 – 31/03/2030	2.5 years

Conclusions Regarding the Five-Year Supply of Housing Land

- 4.2 The LHN figure for Wokingham Borough stands at 1,316 additional dwellings per annum from 1 April 2025, using the government's standard method.
- 4.3 The December 2024 NPPF and PPG updates changed the formula for calculating LHN and the application of additional buffers. As a result of the December 2024 update, the LHN for Wokingham Borough has increased from 748 dwellings to 1,316 dwellings, an increase of 76%. The LHN of 1,316 homes per annum has therefore been applied to the housing land supply position at 31st March 2025. Performance against the Housing Delivery Test requires the 5% buffer to be applied. This results in an annual requirement of 1,382 dwellings.
- 4.4 At 31 March 2025, the council can demonstrate a deliverable supply of 3,453 dwellings over the next five years. This equates to a deliverable housing land supply of 2.5 years against a LHN of 1,316 homes per annum plus a 5% buffer.
- 4.5 Applying the formula for calculating LHN before the December 2024 changes, would result in the council demonstrating a housing land supply of around 4.5 years.

²⁹ Table 4.2

- 4.6 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.
- 4.7 According to NPPF paragraph 11(d), plans and decisions should apply a presumption in favour of sustainable development:

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

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

- 4.8 NPPF footnote 8 clarifies the meaning of ‘out of date’ in this context:

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

- 4.9 At 31 March 2025, the council cannot demonstrate a five-year supply and the presumption in favour of sustainable development, as outlined in NPPF paragraph 11, will therefore apply when taking decisions.
- 4.10 A deliverable land supply of below five years therefore means applications involving the provision of new housing will need to be considered in the context of the ‘tilted balance’ being applied. However, as set out in NPPF Paragraph 11d(ii) the adverse impacts of a development proposal are still capable of outweighing its benefits. As a result, decision takers will need to make a planning judgement on the particular merits of individual applications.

Table 4.2. Five-Year Supply at 31 March 2025

	25 /26	26 /27	27 /28	28 /29	29 /30	2025- 2030
Large sites not started / under construction with full planning permission	119	101	346	112	59	737
Large sites with not started / under construction with outline planning permission	0	107	117	112	56	392
Large sites with resolution to grant full planning permission	0	0	0	0	0	0
Large sites with resolution to grant outline planning permission	0	0	0	0	0	0
Other large sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)	348	279	389	264	231	1,511
Large site prior approval not started / under construction with planning permission	54	119	129	0	0	302
Small sites not started / under construction with full planning permission	110	71	2	0	0	183
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)	4	4	0	0	0	8
Small Windfall Sites	0	0	80	80	80	240
Large Windfall Sites	0	0	0	40	40	80
Total	635	681	1,063	608	466	3,453

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

A1.1 – Local Housing Need (at 1 April 2025)

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

Local Housing Need	
Housing stock at 2024	74,654
0.8% of existing housing stock for the borough	597.232
Median house price 2024	£481,000
Median workplace earnings 2024	£45,245
Median affordability ratio	10.63
5 year average median workplace-based affordability ratio	11.34
Adjustment factor	2.2039
Local Housing Need	1,316

³⁰ [Housing and economic needs assessment \(www.gov.uk\)](https://www.gov.uk/guidance/housing-and-economic-needs-assessment)

A1.2 – Housing Delivery Test

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

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

Appendix 2 – Completions

App No/Site Ref	Address	Net completions at 31/03/2025 ³¹
222456	The Mount Nursing Home, School Hill, Wargrave, Wokingham, RG10 8DY	-19
221887	Foxhaven/Whitewoods/Beech View, Remenham Church Lane, Remenham, Wokingham, RG9 3EX	-3
240767	22- 24 Smallmead Cottages, Kirtons Farm Road, Pingewood, Wokingham, RG30 3UT	-3
222603	Riverwood Bungalow, New Mill Road, Finchampstead, RG40 4QT	-1
240559	14 Old Bath Road, Sonning, Wokingham, RG4 6TA	-1
240751	17 Danywern Drive, Winnersh, Wokingham, RG41 5NS	-1
240055	31A Sturges Road, Wokingham, RG40 2HG	-1
231682	4 Old Bath Road, Charvil, Wokingham, RG10 9QR	-1
223084	59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND	-1
231674	65 Ellis Road, Crowthorne, Wokingham, RG45 6PP	-1
231903	7 West Drive, Sonning, Wokingham, RG4 6GE	-1
232361	84 Easthampstead Road, Wokingham, RG40 2HL	-1
231857	Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE	-1
222538	Four Acres, Dunt Lane, Hurst, Wokingham, RG10 0TA	-1
230454	286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT	1
221015	18 Station Road, (1 bed) (Former Police Station) Twyford RG10 9NT	1
231251	23 Erleigh Court Gardens, Earley, Wokingham, RG6 1EJ	1
241990	6 Liddell Close, Finchampstead, Wokingham, RG40 4NS	1
223196	24-26, Barkham Road, Wokingham, Wokingham, RG41 2XP	1
231222	31 Wiltshire Road, Wokingham, RG40 1TS	1
233183	86 - 88 Headley Road, Woodley, Berkshire, RG5 3QQ	1
232886	Hurst Grove, The Stables, Sandford Lane, Hurst, Wokingham, RG10 0SQ	1
232970	Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP	1
221740	24 Murdoch Road, , Wokingham, Wokingham, RG40 2DF	1
203508	260 Hyde End Road Spencers Wood Wokingham RG7 1DL	1

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

App No/Site Ref	Address	Net completions at 31/03/2025 ³¹
221066	Birchen Holt, Wellingtonia Avenue, Finchampstead, Wokingham, RG45 6AF	1
211773	Brackenwood Hollybush Ride Finchampstead Wokingham RG40 3QP	1
220477	Cartref Oaklands Lane Crowthorne RG45 6JX	1
214021	Foxfield Wick Hill Lane Finchampstead RG40 3PY	1
212360	High Trees Warren Lane Finchampstead Wokingham RG40 4HR	1
183064	Kalevala Hollybush Ride Finchampstead Wokingham RG40 3QP	1
183501	Oak View House Baird Road Arborfield READING RG2 9XZ	1
220212	South Ridge, Dell Road, Finchampstead, RG40 3TG	1
220704	63 Barkham Road, Wokingham, RG41 2RG	1
220565	Greenacres, Doles Lane, Barkham, Wokingham, RG41 4EB	1
222744	215 Wokingham Road, Earley, Wokingham, RG6 7DU	1
222614	50 Brook Street, Twyford, Wokingham, RG10 9NX	1
220550	55 South Lake Crescent, Woodley, Wokingham, RG5 3QN	1
203337	5-6 Foxsteep Cottages Crazies Hill Wargrave RG10 8NB	1
232027	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX	1
200885	Coach House Matson Drive Remenham Wokingham RG9 3HB	1
192867	Land Adjoining 61A St Pauls Gate Wokingham RG41 2YR	1
220035	Last Resot, Backsideans, Wargrave, Wokingham, RG10 8JP	1
201715	Whistley Bridge Field, Whistley Mill Lane, Hurst, Wokingham, RG10 0RA	1
213873	18 Station Road (2BED) Twyford RG10 9NT	1
223781	Borough Marsh Cottage, Borough Marsh, Loddon Drive, Wargrave, RG10 8HN	1
242409	218 Loddon Bridge Road, Woodley, Wokingham, RG5 4BS	1
230661	3-3a School Green, Shinfield, Wokingham, RG2 9EE	1
232635	Flat 45, Elizabeth Court, Victoria Road, Wargrave, Wokingham, RG10 8BP	1
223581	Willow Haven, Loddon Drive, Wargrave, Wokingham, RG10 8HD	1
223051	42 King Street Lane, Winnersh, Berkshire, RG41 5AZ	1
223181	Land at Chloes Cottage, Highlands Avenue, Barkham, RG41 4SP	1
203439	36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD	1

App No/Site Ref	Address	Net completions at 31/03/2025 ³¹
220581	1-5 Ashridge Court, Warren House Road, Wokingham, RG40 5QB	1
211924	The Old Bakehouse 26 High Street Twyford RG10 9AG	1
212274	23a Nine Mile Ride, Finchampstead, Wokingham, RG40 4QD	2
230947	5a Market Place, Wokingham, RG40 1AL	2
222058	Thamesfield (2), Wargrave Road, Remenham, Wokingham, RG9 2LX	2
231406	12 - 14 Rose Street, Wokingham, Berkshire	2
211532	Land at Junction of Sawpit Road and School Road, Hurst	4
203626	Honeysuckle Lodge and Pine Lodge Commonfield Lane Barkham Wokingham RG40 4PR	5
222059	Thamesfield (4), Wargrave Road, Remenham, Wokingham, RG9 2LX	5
230283	Oak Apples, Oaklands Lane, Crowthorne, Wokingham, RG45 6JX	6
191949	North Wokingham - Matthewsgreen Farm, Phase 4 (4b)	7
213645	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	10
211024	Land At, Arborfield Garrison Biggs Lane - Parcel V1S (V2E), north of Nuffield Road/Lakeside Bus Route,	15
211937, 193402, 191809, 190416, 162682, 152851	31 Barkham Ride Finchampstead Wokingham RG404EX	17
241896	Pineridge Farm, Nine Mile Ride, Wokingham, RG40 3ND	18
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	20
202133	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue RG40 9JF	31
220391	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel P (Rowcrofts)	32
172751, 181888, 191232, 191949	North Wokingham - Matthewsgreen Farm, Phase 4 (4c)	36
210554	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	38
223435	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - (P7)	40
172450	S of M4 - Land to West of Shinfield (Phase 2) (Shinfield Meadows)	40
212914	Stanbury house, Spencers Wood, Reading RG7 1YT	53
220421	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N Biggs Lane Arborfield Garrison Arborfield	67
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	90
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - P3 (P14, P15)	90
		647

Appendix 3 – Strategic Development Locations

A3.1 – Arborfield Garrison Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	150162 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel O1	Barkham	113	0	0	113	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	161536 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel T	Barkham	127	0	0	127	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	172005 / (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel Q	Barkham	116	0	0	116	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	173734 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel K	Barkham	12	0	0	12	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181982 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel M	Barkham	37	0	0	37	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181658 (O/2014/2280)	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel C2	Barkham	104	0	0	104	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	191753, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel AA	Barkham	44	0	0	44	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	171333, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel U2	Barkham	79	0	0	79	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	190455, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel X	Barkham	70	0	0	70	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	192609, O/2014/2280, 170686	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel H, I and J	Arborfield	185	0	0	185	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	161747, O/2014/2280, 193190	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel A-G	Finchampste	220	0	0	220	Complete	Completed 2023/24	0	0	0	0	0	0	0	0
SDL	203254, O/2014/2280, 182410, 0	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2 (V2S)	Barkham	114	0	0	114	Complete	Completed 2023/24	0	0	0	0	0	0	0	0
SDL	220391, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel P	Barkham	43	0	0	43	Complete	Completed 2024/25	32	0	0	0	0	0	0	0
SDL	211024, O/2014/2280	RM	Land at Arborfield Garrison, Parcel V1S (V2E), north of Nuffield Road/ Lakeside Bus Route,	Barkham	126	0	0	126	Complete	Completed 2024/25	15	0	0	0	0	0	0	0
SDL	220421, O/2014/2280	RM	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N	Barkham	73	0	0	73	Complete	Completed 2024/25	67	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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	O/2014/2280	OUT	Land At, Arborfield Garrison (Crest)	Arborfield / Barkham / Finchampstead	196	196	0	0	Yes	Outline planning permission for 2,000 dwellings granted on 01/04/2015. There are 7 developers known to have operated on this site, including Crest, Redrow, Millgate and Bewley. Total number of dwellings with planning permission: - 2,000 approved at outline - 1,804 have been or are being delivered by a combination of Full and Reserved Matters applications. - 196 residual units in the outline application with no Reserved Matters approval. Parcel O1 (113 units). Completed. Parcel T (127 units) – 161536 approved (14/09/16). Completed. Parcel Q (116 units) –172005. Completed. Parcel AA (44 units) – 191753 approved (10/10/19). Completed. Parcel X (70 units) 190455 approved (13/06/19). Completed. Parcel H-J (185 units) – 192609 approved (12/7/17). Completed. Parcel U2 (79 units) – 171333 approved (09/08/17). Completed. Parcel K (12 units) – 173734 approved (11/4/18). Completed. Parcel M (37 units) – 181982 approved (19/11/18). Completed. Parcel C2 (104 units) – 181658 approved (12/11/18). Completed. Parcel A-G (220 units) – 161747 approved (23/11/16). Completed. Parcel U1 & V2 (South) (114 units) – 182410 approved (09/01/19). Completed Parcel V1 (South) (126 units) – 211024 approved. Completed Parcel V2N (73 units) – 220421 approved (16/09/22). Completed Parcel P (43 units) – 220391 approved (10/06/22). Completed Parcel O2 (135 units) – 230152 approved (31/10/23). Under construction. District Centre (206 units) – 230872 approved 17/10/2023. Under construction The Moat House (4 units) – 24252 approved under separate full permission (21/02/25). Not started.	0	0	0	0	0	0	196	

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030	
SDL	220822, 163547	RM	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	Barkham	140	38	38	102	Yes	Outline application (163547) was approved on 01/04/2021. Reserved Matters application (220822) for 140 units was approved on 11/08/22. Building works started on site in 2022. The developer anticipates site completion by 2026. There are two developers onsite: Vistry and Linden Homes. Vistry responded with information. First completions were December 2023.	90	38	0	0	0	0	38	0	
SDL	230152	RM	Arborfield Garrison & Adjoining Land Parcel O2	Barkham	135	135	38	0	Yes	Reserved Matters for Parcel O2 is for 135 dwellings. It was approved on 31/10/2023. Construction started in November 2024. Dwellings are expected to be delivered between 2025 and March 2028. There is 1 developer on the site – Crest Nicholson. The developer responded to the council's request for information. Crest expects the site to be fully built out by March 2028. Due to the pace of construction to date and the scale of the site, it is likely the parcel will be completed within the 5-year period.	0	60	55	20	0	0	135	0	
SDL	230872	RM	Arborfield Green District Centre Arborfield Green Arborfield	Barkham	206	206	0	0	Yes	Reserved Matters for the District Centre, including 206 dwellings was approved in October 2023. Construction of the District Centre has commenced and the supermarket is nearing completion. It is expected that the parcel will be completed within the 5 year period.	0	0	20	60	60	66	206	0	
SDL	242252	FUL	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN	Barkham	4	4	0	0	Yes	Full application for a former Grade II listed ministry of defence building called The Moat House was approved on 21 February 2025. The site is part of the Arborfield Garrison Strategic Development Location (SDL) and was identified for residential development in the original redevelopment scheme of Arborfield Garrison (ref. O/2014/2280). The building is being converted into 4 flats by Crest. Given the work required to refurbish a Grade II listed building, the build out is likely to be slightly longer the average build out rate. A cautious build out rate has been applied with delivery in early 2027.	0	0	4	0	0	0	0	4	0
SDL	181422, O/2014/2179	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)	Finchampstead	178	0	0	178	Complete	Completed 2023/24	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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	203616, O/2014/2179 . 213645	RM	Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY - Phase 2 (P2, P3)	Finchampstead	135	0	0	135	Complete	Completed 2024/25	10	0	0	0	0	0	0	0
	O/2014/2179	OUT	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Outline	Finchampstead	429	429	0	0	Yes	Outline planning permission was granted on 09/01/2017 for 1,500 dwellings. There are several developers operating on site - Legal and General Homes, Vistry, Barrat and Cala. The council has received a variation to the outline (181194). The site will deliver a wide range of products, including delivery via modular construction, retirement homes, affordable housing, flats and private housing as well as a SANG. Of the 1,500 dwellings approved in the outline application, 1,071 units have Reserved Matters permission. The remaining number of dwellings in the outline applications is 429. Phases and parcels include: Phase 1: P1 (181422) - 178 units. Complete Phase 2: P2, P3 (213645) - 135 units. Complete Phase 2: P7 (203616) - 100 units. Under Construction. Phase 2: P9 (221844) - 60 units. Under Construction. Phase 2: P10 (231095) - 256 units. Under Construction. Phase 3: P14, P15 (220175) - 157 units. Under Construction. Phase 3: P4, P5 (241524) – 185 units. Under Construction. The east-side of Phase 2 comprises parcel P8 and P9. The council is in current discussions with the developers regarding P8, which is expected to consist of around 40 dwellings. Discussions between the council and developers are ongoing regarding two further Reserved Matters applications which together total over 400 dwellings. The Nine Mile Ride Extension – South (192997) opened in November 2022. The extension improved the site's accessibility and facilitates the delivery of units from the east along the new road as well as from the west. The developer previously expressed that 2 phases are operational at any given time. Phase 3 has commenced now that Phase 1 has completed. Given the clear progress	0	0	0	0	0	0	429	

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
										towards additional Reserve Matters applications by the developers, it is possible that several dwellings from the outline permission will be delivered within the five-year period. However, a cautious delivery approach has been taken to such future delivery.								
SDL	223435, O/2014/2179	RM	Hogwood Farm Sheerlands Road Arborfield Wokingham RG40 4QY - Phase 2 (P7)	Finchampstead	100	54	54	46	Yes	Reserved Matters for Phase 2 in Hogwood Farm, is for 100 dwellings across parcel P7 with access via development parcel P1. This application was approved on 21/07/2021. CALA Homes submitted a new Reserved Matters application on 22/11/21 (213645) for the west-side of the site separated parcel P7 from the other parcels to allow delivery by another developer. Barrett Homes bought P7 and revised the layout but kept the same number of homes under Reserved Matters 223435, which was approved on 19/4/2024. The developer responded to requests for projections. They expect delivery of 54 homes in 2025/26 of which 31 will be affordable.	40	54	0	0	0	0	54	0
SDL	220175, O/2014/2179	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P14, P15)	Finchampstead	157	38	38	119	Yes	The Reserved Matters application for Phases 14 and 15 was submitted on 08/02/2022 and approved on 15/07/22, as part of the restructuring of the phasing with the wider Hogwood Farm site, as set out across Phases 2 and 3. Re-consultation on revised plans received for development parcels P14 & P15 reduced the total number of dwellings from 161 to 157. There is one developer – CALA Homes. The developer responded to our request for projections. They expect completion of the site by 2026. Delivery within the five-year period is realistic given there are only 38 homes remaining.	90	38	0	0	0	0	38	0
SDL	221844	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Parcel 9	Finchampstead	60	60	46	0	Yes	The Reserved Matters application for Phase 9 was approved on 21 December 2023, as part of the restructuring of Phase 2 and across the wider Hogwood Farm site. P9 is approved for 60 dwellings, of which 21 are affordable. There is one developer on site, Barrett Homes, who is a joint landowner with Legal & General and CALA. The developer responded to the request for projections. Construction began	0	46	14	0	0	0	60	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
										in December 2024, with full build anticipated by summer 2027.								
SDL	231095	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Parcel 10	Finchampstead	256	256	88	0	Yes	The Reserved Matters application for Parcel 10 was approved on 20 December 2023. P10 is the first part of Phase 4, indicating that the site is progressing as expected. Access to the site is via the Nine Mile Ride Extension, P10 is approved for 256 dwellings, of which 89 are affordable. There is one developer on site, Vistry. The developer responded to requests for a build-out rate from the council and applied a two year build out rate. The council has applied a more cautious three year rate. Conditions were discharged in March 2024 and ground works commenced in 2024.	0	88	84	84	0	0	256	0
SDL	241524	RM	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY – Phase 4 (P4, P5)	Finchampstead	185	185	0	0	Yes	The Reserved Matters application for Parcels 3 and Parcels 5 was approved on 13th January 2025. P3 and P5 is part of Phase 4, indicating that the site is progressing as expected. Access to the site via a spur off the Southern bus loop, which will then travel through Parcel 2. P3 and P4 were approved for 185 dwellings, of which 55 are affordable. There is one developer on site, CALA. Conditions are currently being discharged and ground works are expected to commence in autumn 2025. First houses are scheduled to be delivered in mid-2026	0	0	20	60	65	40	185	0
Arborfield Garrison SDL Totals:					3,640	1,601	226	2,043			344	324	197	224	125	106	976	625

A3.2 – South of the M4 Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2028/30	5-year total	Post March 2030
SDL	RM/2010/2576 (O/2007/2268)	RM	S of M4 - Land North of Grazeley Road, Three Mile Cross	Shinfield	272	0	0	272	Complete	Completed 2014/15	0	0	0	0	0	0	0	0
SDL	F/2014/2323	FUL	S of M4 - r/o 89-95 Clares Green Rd, Spencers Wood	Shinfield	9	0	0	9	Complete	Completed 2016/17	0	0	0	0	0	0	0	0
SDL	RM/2015/1019 (O/2013/0565)	RM	S of M4 - East of Basingstoke Rd, Spencer's Wood	Shinfield	100	0	0	100	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	152163	FUL	S of M4 - Land Adjacent to Rose Cottage Croft Road Spencer's Wood RG2 9EX	Shinfield	4	0	0	4	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	RM/2014/2561 (O/2013/0101)	FUL	S of M4 - North of Cutbush Lane, Shinfield	Shinfield	126	0	0	126	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	162332	FUL	S of M4 - Rose Cottage Croft Road Spencers Wood RG2 9EX	Shinfield	2	0	0	2	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	F/2013/0347 (O/2013/0346)	FUL	S of M4 - South of Croft Road	Shinfield	275	0	0	275	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	161255	FUL	S of M4 - Land North of Hyde End Road Hyde End Road Shinfield RG2 9EP	Shinfield	32	0	0	32	Complete	Completed 2019/20	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2028/30	5-year total	Post March 2030
SDL	180757 (O/2010/1432)	RM	Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane	Shinfield	38	0	0	38	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	162829 (O/2013/0346)	RM	S of M4 - Land North of Church Lane, Church Lane, Three Mile Cross	Shinfield	175	0	0	175	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	181366 (O/2013/0346)	RM	S of M4 - Land at Church Lane (known as Land South of Church Lane)	Shinfield	86	0	0	86	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	180758, O/2010/1432	RM	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane	Shinfield	80	0	0	80	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	161189, O/2010/1432	RM	S of M4 - Land to West of Shinfield (Phase 1)	Shinfield	517	0	0	517	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	210641	FUL	S of M4 - Ryeish Green Bungalow, Hyde End Lane, Spencers Wood, RG7 1ER	Shinfield	4	0	0	4	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	201337, 171737	RM	Land at Parklands Basingstoke Road Three Mile Cross RG7 1AP	Shinfield	55	0	0	55	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	170010, O/2013/0346	RM	S of M4 - Land North of Croft Road	Shinfield	363	0	0	363	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	181499	FUL	S of M4 - South of Cutbush Lane, Shinfield	Shinfield	249	0	0	249	Complete	Completed 2023/24	0	0	0	0	0	0	0	0
SDL	211530	RM	Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading	Shinfield	25	0	0	25	Complete	Complete 2023/24	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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	20289/30	5-year total	Post March 2030
SDL	222130	FUL	S of M4 - Magpie And Parrot, Arborfield Road Shinfield Wokingham RG2 9EA	Shinfield	1	1	0	0	Yes	Full application 222130 for the proposed subdivision of a dwelling to form two semi-detached dwellings following demolition of one outbuilding. This follows the Full planning permission approved on 02/03/22 for a change of use of the on-site existing public house to form an enlarged 4 no. bedroom dwelling (214089). The site falls within the SDL boundary and is therefore included within the overall figures for the S of M4 SDL. At March 2025 development had not commenced.	0	0	1	0	0	0	1	0
SDL	O/2010/1432	OUT	Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP	Shinfield	0	0	0	0	Yes	Outline planning permission for 1,200 dwellings and further specialist housing (including sheltered housing) for elderly persons was granted on 03/06/2011. • 180758: Land West of Shinfield, Local Centre Site, Specialist Housing. Built by Anchor: 80 units. Completed 2022/23. Named The Chapters. • 180757: Specialist Housing Site (South) Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane. Built by Castleoak: 68 bed care home and 38 dwellings after adjustment. Completed 2019/20. Named Parsons Grange Care Home. Four developers have operated on the dwelling portion of the site: Vistry, Bloor Homes, Bovis Homes, and Linden. 1,022 dwellings have planning permission under Reserved Matters. The remaining 178 will not be delivered as the Reserved Matters deadline has passed. 21 dwellings were left to complete as of 31 March 2025. The dwellings with Reserved Matters are: • 161189: Land West of Shinfield, Phase 1: 517 units. Complete • 172450: Land West of Shinfield, Phase 2: 473 units. Under construction. • 211530. Land at Shinfield West, North of Beke Avenue: 25 units. Complete • 223333. Land East of Food Store: 7 units. Under construction.	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	20289/30	5-year total	Post March 2030
SDL	172450	RM	Land West of Shinfield (Phase 2), South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP	Shinfield	473	2	2	471	Yes	Reserved Matters was approved for 473 units on 14/12/2017. The development consists of 400 market dwellings, 73 affordable dwellings on site and a commuted sum for off-site affordable housing which was secured through a deed of variation. There are a range of products on site. There were three developers for this parcel: Vistry, Bloor and Linden. Bloor completed their last units in 2022/2023 and now only Vistry remains. There have been 414 completions to date. The final 2 dwellings completed early summer 2025.	40	2	0	0	0	0	2	0
SDL	223333	RM	Land East of Food Store Land West of Shinfield, West of Hyde End Road and South of Church Lane Shinfield Wokingham RG7 1BJ	Shinfield	7	7	0	0	Yes	Reserved Matters was approved for 7 dwellings along with a food store was approved on 29 February 2024. The site has a phased delivery. The Lidl food store has opened December 2024. The developer responded to requests from the council and said that first housing will be complete in May 2026 and the site would be fully built out by December 2026.	0	0	7	0	0	0	7	0
South of the M4 SDL Totals:					2,893	10	2	2,872			40	2	8	0	0	0	10	0

A3.3 – North Wokingham Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	F/2013/2515	FUL	North Wokingham - Land adj. 65 Plough Lane, Wokingham	Wokingham	2	0	0	2	Complete	Completed	0	0	0	0	0	0	0	0
SDL	F/2007/2517	FUL	North Wokingham - Land at Plough Farm, Binfield Road	Wokingham	150	0	0	150	Complete	Completed	0	0	0	0	0	0	0	0
SDL	F/2012/2031	FUL	North Wokingham - Land at Plough Farm, Buttercup Close, Wokingham	Wokingha	30	0	0	30	Complete	Completed	0	0	0	0	0	0	0	0
SDL	O/2011/0699 & RM/2013/1164	RM	North Wokingham - East Kentwood Farm	Wokingha	274	0	0	274	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
SDL	162212 (O/2011/0699)	FUL	North Wokingham - East Kentwood Farm (Phase 1d)	Wokingha	10	0	0	10	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	150093 & 162423 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 1	Wokingha	99	0	0	99	Complete	Completed 2017/18	0	0	0	0	0	0	0	0
SDL	160765 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 2a	Wokingha	82	0	0	82	Complete	Completed 2018/19	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	161839	FUL	North Wokingham - Bell Farm, Bell Foundry Lane Wokingham Berkshire RG40 5Q	Wokingham	127	0	0	127	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
SDL	162140 (O/2014/2242)	RM	North Wokingham - Matthewsgreen Farm, Phase 2b	Wokingham	73	0	0	73	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
SDL	191024, O/2014/2242	RM	North Wokingham - MatthewsGreen Farm, Local Centre	Wokingham	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	191949, O/2014/2242	RM	North Wokingham - Matthewsgreen Farm, Phase 4d	Wokingham	33	0	0	33	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	191026, 193058, O/2014/2242	RM	North Wokingham - Phase 1b Matthewsgreen Farm	Wokingham	4	0	0	4	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	170083, O/2013/2295	RM	North Wokingham - West Kentwood Farm	Wokingham	225	0	0	225	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	153247, O/2014/2435	RM	North Wokingham - Keeppatch Beech, Wokingham	Wokingham	300	0	0	300	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	181888, O/2014/2242, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 5	Wokingham	89	0	0	89	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
SDL	O/2014/2242, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 4a	Wokingham	45	0	0	45	Complete	Completed 2022/23	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	210174, 181888	RM	North Wokingham - Matthewsgreen Farm, Phase 3b	Wokingham	19	0	0	25	Complete	Completed 23/24	0	0	0	0	0	0	0	0
SDL	170618, O/2014/2242	RM	North Wokingham - Matthewsgreen Farm, Phase 3a	Wokingham	74	0	0	74	Complete	Completed 23/24	0	0	0	0	0	0	0	0
SDL	O/2014/2242, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 4b	Wokingham	114	0	0	114	Complete	Completed 24/25	7	0	0	0	0	0	0	0
SDL	220581, 170883, 220582	FUL	North Wokingham - Ashridge Farm Warren House Road Wokingham RG40 5QB	Wokingham	5	0	0	5	Complete	Completed 24/25	1	0	0	0	0	0	0	0
SDL	201515	FUL	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	Wokingham	153	0	0	153	Complete	Completed 24/25	20	0	0	0	0	0	0	0
SDL	O/2014/2242, 172751, 181888, 191232, 191949	RM	North Wokingham - Matthewsgreen Farm, Phase 4c	Wokingham	124	0	0	124	Complete	Completed 24/25	36	0	0	0	0	0	0	0
North Wokingham SDL Totals:					2,048	0	0	2,054			64	0	0	0	0	0	0	0

A3.4 – South Wokingham Strategic Development Location

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	RM/2013/0242 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 2) (formerly Buckhurst Farm)	Wokingham	160	0	0	160	Complete	Completed 2015/16	0	0	0	0	0	0	0	0
SDL	RM/2014/0586 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 3) (formerly Buckhurst Farm)	Wokingham	66	0	0	66	Complete	Completed 2016/17	0	0	0	0	0	0	0	0
SDL	RM/2014/0265 + 152378 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 5) (formerly Buckhurst Farm)	Wokingham	195	0	0	195	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	163264, O/2010/1712	RM	South Wokingham - Montague Park (Phase 6)	Wokingham	115	0	0	115	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
SDL	153263 (O/2010/1712)	RM	South Wokingham - Montague Park (Phase 7) (formerly Buckhurst Farm)	Wokingham	100	0	0	100	Complete	Completed 2018/19	0	0	0	0	0	0	0	0
SDL	151858, 171017	FUL	South Wokingham - Land At Waterloo Crossing Cottage Waterloo Road Wokingham RG40 2JU	Wokingham	2	1	1	1	Yes	The site is a self-build project, comprised of 2 dwellings under separate applications (151858, 171017). One house is complete and the other is under construction as of March 2025. The second dwelling will be delivered within the 5-year period.	0	1	0	0	0	0	1	0
SDL	192325	HYBRID	Land South East of Finchampstead Road South Wokingham	Wokingham	171	171	0	0	Yes	A hybrid planning application consisting of outline application with up to 171 dwellings and full application for SANG (192325). Planning permission was issued on 24 December 2024. There is one developer – Charles Church Delivery within the next 5 years is likely, but a cautious approach has been applied.	0	0	0	0	0	0	0	171
SDL	190914	OUT	South Wokingham - Land at phase 2a of the South Wokingham SDL	Wokingham	215	215	0	0	Yes	Outline application for up to 215 dwellings was approved on 19 July 2024. That application works in conjunction with application 190900 to help form the South Wokingham SDL. A Reserved Matters application is expected shortly.	0	0	0	0	0	0	0	215

Site Category	App No/Site Ref	App t/ype	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
SDL	191068, 192325	OUT /HYBRID	Land at South Wokingham SDL	Wokingham	876	876	0	0	Yes	A hybrid application for a mixed-use development of up to 1,434 dwellings (Phase 2B) and associated infrastructure on remaining consortium land (191068) was approved on 19th July 2024. Planning permission was granted for the Eastern Gateway (highways infrastructure), which included a new bridge over the Reading – Waterloo railway line. Planning permission (192928) for the South Wokingham Distributor Road (SWDR) between Finchampstead Road and Waterloo Road was permitted on 24th May 2021. Enabling works started in early 2025, including improvements around Molly Millars Lane. Works on the eastern section by Waterloo Road have also underway, facilitating delivery in parcels R10 and R11. This allowed for an enhanced delivery profile for the site, enabling construction to be undertaken on both the western and eastern sections. Parcel R10 Land at Phase 2b, of the South Wokingham SDL has Reserved Matters permission for 215 units. A Reserved Matters application for R11 at Phase 2b (250678) for 343 units has been submitted and is expected to be approved shortly. Kier and Miller are the two developers operating on these parcels. Other Reserved Matters applications are expected which will deliver the remaining parts of the sites.	0	0	0	0	0	876		
SDL	250399	RM	Parcel R10 Land at Phase 2b of the South Wokingham Strategic Development Location (SDL) Wokingham	Wokingham	215	215	0	0	Yes	Reserved Matters application was submitted in February 2025 and approved on 23 June 2025. It is anticipated the first homes will be completed in late 2026, before the end of the house builder's fiscal year, as proposed by the developer's phasing plans.	0	0	20	65	65	65	215	0
SDL	250678	RM	Parcel R11 Land at Phase 2b of the South Wokingham Strategic Development Location (SDL)	Wokingham	343	343	0	0	Yes	Reserved Matters application (250678) was received in March 2025. A revised design was received by the council in July. The application is expected to be approved shortly. Kier is the sole developer. Kier submitted a phasing plan to the council, which set out a 4 year build out for R11.	0	0	97	78	112	56	343	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
	South Wokingham SDL Totals:				2,458	1,821	1	637			0	1	117	143	177	121	559	1,262

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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	O/2013/1221 + 161301	RM	Land West Of Beech Hill Road Spencers Wood RG7 1FG	Shinfield	120	0	0	120	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	171328	FUL	15-27 High Street, Wargrave, RG10 8BU	Wargrave	10	0	0	10	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	F/2014/1317	FUL	74-80 Peach Street Wokingham RG40 1XH	Wokingham	36	0	0	36	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	F/2014/2637	FUL	Land at Market Place, Peach St & Rose St, Wokingham	Wokingham	21	0	0	21	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Large sites (non-allocations)	163058	FUL	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	Wokingham	43	0	0	43	Completed	Completed 2020/21	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	183380	FUL	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	Woodley	10	0	0	10	Completed	Completed 2020/21	0	0	0	0	0	0	0	0
Large sites (non-allocations)	142536	FUL	Former Bearwood Golf Course, Mole Rd, Sindlesham	Winnersh	18	0	0	18	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	200413, 180753	FUL	Trident House 2 King Street Lane Winnersh Berkshire RG11 5AS	Winnersh	12	0	0	12	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	181951	FUL	Land at Arnett Avenue and Barkham Ride, RG40 4EE	Finchampstead	46	0	0	46	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	180988	FUL	Pitts Works Colemansmoor Road Woodley RG5 4DA	Woodley	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Large sites (non-allocations)	143292, 213160	FUL	Land West Of Park Lane Charvil Reading, RG10 9TS.	Charvil	25	0	0	25	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	182460	FUL	Silkmakers Court West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	Wokingham	49	0	0	47	Complete	Completed 23/24	0	0	0	0	0	0	0	0
Large sites (non-allocations)	202065	FUL	54 - 58 Reading Road, Wokingham RG41 1EH	Wokingham	31	0	0	34	Complete	Completed 23/24	0	0	0	0	0	0	0	0
Large sites (non-allocations)	221904, 212914, O/2014/2101, 143279	RM	Land at Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	Shinfield	56	0	0	56	Complete	Completed 24/25	53	0	0	0	0	0	0	0
Large sites (non-allocations)	241896	CLE	Pineridge Farm, Nine Mile Ride, Wokingham, RG40 3ND	Wokingham Without	18	0	0	18	Complete	Completed 24/25	18	0	0	0	0	0	0	0
Large sites (non-allocations)	210554, 192852	RM	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	Wokingham	38	0	0	38	Complete	Completed 24/25	38	0	0	0	0	0	0	0
Large sites (non-allocations)	203439	FUL	36 and 39-48 Grovelands Park Winnersh Wokingham RG41 5LD	Winnersh	23	0	0	23	Complete	Completed 24/25	1	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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	211937, 193402, 191809, 190416, 162682, 152851	FUL	31 Barkham Ride, Finchampstead, Wokingham, RG40 4EX	Finchampstead	25	0	0	25	Complete	Completed 24/25	17	0	0	0	0	0	0	0
Large sites (non-allocations)	232490	OUT	Land off Langley Common Road, Arborfield, Wokingham	Barkham	50	50	0	0	Yes	Outline planning application (232490) for up to 50 dwellings. Planning committee resolved to approve the application on 13/11/2024 and is therefore expected to be approved as soon as the S106 is signed. Submission of Reserved Matters application is anticipated shortly afterwards.	0	0	0	0	0	0	0	50
Large sites (non-allocations)	232704	OUT	Land To West Of Park Lane, Charvil, RG10 9TS	Charvil	75	75	0	0	Yes	Outline planning application (232704) for up to 75 dwellings. Planning committee resolved to approve the application on 11/12/2024 and the decision notice was issued in May 2025. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	75
Large sites (non-allocations)	213457	FUL	Land Adjoining Liberty House, Strand Way, Lower Earley, RG6 4EA	Earley	18	18	0	0	Yes	The full application was received on 18/10/2021 and granted full permission at committee on 07/06/2022. The site is comprised of 3 apartment buildings, with 6 apartments in each (18 in total). The delivery of the three blocks can be achieved within the 5-year period.	0	0	18	0	0	0	18	0
Large sites (non-allocations)	202133	FUL	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF	Finchampstead	71	249	37	-78	Yes	Full planning permission was approved on 19/02/2021 Most of the Gorse Ride site is in the ownership of Wokingham Borough Council. The purchase of one final property is due to conclude in summer 2025. WBC has an active decanting programme of existing tenants from Gorse Ride to other alternative social housing properties where they wish to move away from the regeneration area. Many residents currently living in final phase of the existing development will move into the new Phase 2b properties when completed in 2027. WBC estimates final completion of the site in 2029/30.	31	19	0	40	0	59	118	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	223256	FUL	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham RG45 6BX	Finchampstead	30	31	0	0	Yes	Full application (223256) for the erection of 60 bedroom care home was approved at appeal 26/09/2024. The plans will include demolition of the existing dwelling. Using the communal accommodation adjustment 1.9, the care home equals a gross of 31.5 new units, net of 30. As a full application, it realistic the site will start building out in the next 18 months.	0	-1	0	31	0	0	30	0
Large sites (non-allocations)	230791	OUT	31 Barkham Ride, Finchampstead, Wokingham, RG40 4EX	Finchampstead	25	26	0	0	Yes	Outline application for the proposed erection of 26 no. dwellings following demolition of the existing dwelling was approved in September 2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	25
Large sites (non-allocations)	223528	OUT	33 Barkham Ride, Finchampstead, Wokingham, RG40 4EX	Finchampstead	55	56	0	0	Yes	Outline application for the proposed erection of 56 dwellings and demolition of existing dwelling. Planning committee resolved to approve the application in March 2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	55
Large sites (non-allocations)	241567	FUL	Land East of Longwater Road, Finchampstead, Wokingham, RG40 3TS	Finchampstead	38	38	0	0	Yes	Full application for the proposed erection of 38 dwellings. Planning committee resolved to approve the application in March 2025. Following agreement of the S106, delivery within 5 years is realistic, but a cautious approach has been taken.	0	0	0	0	0	0	0	38
Large sites (non-allocations)	240803	OUT	Hillside, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX	Finchampstead	18	17	0	0	Yes	Outline application for the proposed erection of 18 no. dwellings following demolition of the existing dwelling Planning committee resolved to approve the application on 09/10/2024 and the decision notice issued on 28/04/2025. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	17
Large sites (non-allocations)	230074	OUT	Land between School Road and Orchard Road, Hurst, Reading, RG10 0SD	Hurst	23	23	0	0	Yes	Outline planning application for the proposed erection of 23 dwellings was allowed via appeal in 2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	23

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	232026	Hybrid	Land Adjacent to Amen Corner North of London Road/East 329M	Hurst	45	45	0	0	Yes	Hybrid planning application (part outline/part detailed) for up to 45 residential dwellings. Planning committee resolved to approve 14/08/2024. The decision notice was issued on 11/07/2025. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	45
Large sites (non-allocations)	201002 242665	OUT (RM)	Land west of Kingfisher Grove, Three Mile Cross	Shinfield	49	49	0	0	Yes	An outline application for 49 affordable homes, with publicly accessible open space was allowed at appeal on 31st January 2024. A Reserved Matters application (242665) was received on 24 th October 2024 and approved on 4 July 2025. Given the progress on the site, it is realistic the site will be built out within the 5 year period.	0	0	10	39	0	0	49	0
Large sites (non-allocations)	231094	OUT	Land at 69 King Street Lane, Winnersh RG41 5BA	Sindleshham	28	28	0	0	Yes	Outline application for the proposed erection of 28 no. dwellings. Planning committee resolved to approve the application on 10/01/2024 and the decision notice was issued on 11/11/2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	28
Large sites (non-allocations)	200951, 161529	RM	Sonning Golf Club Duffield Road Sonning RG4 6GJ	Sonning	13	13	0	0	Yes	An outline application (161529) for 13 dwellings was approved at appeal on 03/07/2018. Reserved Matters permission (200951) was approved on 16/12/2020. Various applications have been submitted to discharge conditions (222425, 222426, 222427) under the original application. Ground works have commenced for the 13 dwellings.	0	13	0	0	0	0	13	0
Large sites (non-allocations)	220663, 201833, 213022	RM	Land South of Old Bath Road, Sonning RG4 6GQ	Sonning	54	57	0	0	Yes	Outline application was approved on 29/07/21 for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3), following demolition of existing 3 dwellings. Reserved Matters application (213022) pursuant to outline planning permission was granted permission on 07/01/22. Application 220663 was approved in May 2023.	0	-3	19	19	19	0	54	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030	
Large sites (non-allocations)	223458	OUT	Sonning Golf Club, Duffield Road, Reading, RG4 6GJ	Sonning	50	50	0	0	Yes	Outline permission for up to 50 no. dwellings was approved 30 November 2023. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	50	
Large sites (non-allocations)	202845, 162498, 181130	RM	Land To The West Of Trowes Lane, Swallowfield	Swallowfield	20	20	2	0	Yes	An outline application for 20 dwellings was allowed at appeal on 07/02/2018. Reserved Matters (202845) for 20 dwellings was approved on 29/06/21. There is one developer on site - Cove Construction Ltd. The developer responded to the councils request for forecasted completion rates. Work has commenced and that they will complete in 2026. Given that the site has already commenced, it is realistic for the site to deliver within the 5-year period.	0	12	8	0	0	0	0	20	0
Large sites (non-allocations)	230422	FUL	Land West of Trowes Lane and North of Charlton Lane, RG7 1RT	Swallowfield	80	80	0	0	Yes	Full application (230422) for 81 dwellings, including 40% affordable homes, was allowed at appeal on 17 July 2024. The site is now owned by Croudace Homes.	0	0	0	40	41	0	81	0	
Large sites (non-allocations)	200509, 092311, 192201	FUL	Land At Bridge House, Garden Cottage, 46, 50 & 58 High Street Twyford Reading RG109AQ	Twyford	120	120	0	0	Yes	Application (09231) for increased care provision at Bridge House Nursing Home was approved on 28/04/10 Another application (192201) reduced the number of extra care units from 137 to 131. A non-material amendment application, submitted on 25/02/20 (200509), changed the site further. The final number of apartments and cottages to be delivered will be 120 self-contained units. The developer for Phase 2 is Axis Construction Ltd. Phase 2 is planned to start in 2025, with a full completion in 2028/29, placing it within the 5-year delivery timespan.	0	0	0	79	41	0	120	0	
Large sites (non-allocations)	212720, 243124	RM	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire	Twyford	200	200	0	0	Yes	Outline permission (212720) for 200 dwellings, including 40% affordable, was approved July 2023. A Reserved Matters application (243124) was approved 19/06/2025. There is one developer, Croudace Homes. Building works are expected to begin in late 2025, with first homes delivered in late 2026 and site completion in 2030.	0	0	30	55	55	60	200	0	

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	223455	OUT	Land to the North of the A4, New Bath Road, Twyford (Riverways Farm)	Twyford	230	230	0	0	Yes	Outline permission for up to 230 dwellings was allowed at appeal on 5 Feb 2025. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	230
Large sites (non-allocations)	222456	FUL	The Mount Nursing Home, School Hill, Wargrave, Wokingham, RG10 8DY	Wargrave	15	34	0	-19	Yes	Full application (203544) for a 65-bed care home to replace the current home. Using the communal accommodation adjustment of 1.9, the former care home equals 19.47 units. The new 65 bed home equals 34.21 units, with a net gain of 14.74 units or 14. Construction commenced in the autumn of 2024. The developer advised the site would complete by January 2026.	-19	34	0	0	0	0	34	0
Large sites (non-allocations)	190233	FUL	Lord Harris Court Mole Road Sindlesham RG41 5EA	Winnersh	36.1	60	0	25	Yes	The Full application was approved on 25/10/2019. Phase 1, comprising a 45 bed care home, completed in 2022/23. The 45-bed care home was divided by 1.8 (The communal adjustment at the time) to yield an increase of 25 dwellings. For Phase 2, no adjustment is needed as the 60 self-contained have their own front door and self-contained kitchens and bathroom. Phase 2 is expected to begin construction in 2025/26 and projected to be complete by 2027/28 - placing all 60 units within the 5-year period.	0	0	0	60	0	0	60	0
Large sites (non-allocations)	230208	OUT	Land off Watmore Lane, Winnersh, Berkshire	Winnersh	234	234	0	0	Yes	Outline permission for up to 234 no. dwellings was allowed at appeal on 6 March 2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	234
Large sites (non-allocations)	200700	FUL	1 Barkham Road, Wokingham, RG41 2XR	Wokingham	14	14	0	0	Yes	Full application for 14 flats, was granted planning permission on 13/06/2022. There is one developer – Cleanslate Ltd. The developer responded to the council's request for information. Development commenced in May 2025 and is expected to take 18 months.	0	0	14	0	0	0	14	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	200089, O/2015/1056, 172012	FUL	Carnival Pool, Wellington Rd, Wokingham	Wokingham	55	55	55	0	Yes	Full planning permission was approved on 02/02/2018. A further application for the residential aspect of the development (200089) was approved on 19/03/2020. WBC is the sole landowner. Development commenced on 11/10/21, with the block of 55 flats under construction and nearing completion as of March 2025. The council's Town Centre Regeneration Team provided delivery rates. A new contractor has been appointed with completion anticipated in 2025.	0	55	0	0	0	0	55	0
Large sites (non-allocations)	203544	FUL	Land To The West Of St Annes Drive, And South Of London Road, Wokingham, RG40 1PB	Wokingham	54	54	0	0	Yes	Full application (203544) for 54 dwellings, including 19 affordable homes, was allowed at appeal on 20 December 2022. The site has been sold several times and is now owned by Antler Homes. The developer responded to the council's requests for information and advised in there would likely be 10 completions in 2025/26 and 20 in 26/27 and the last 24 in 2027/2028. The site is expected to be fully built out by May 2028.	0	10	20	24	0	0	54	0
Large sites (non-allocations)	223691	FUL	Lee Spring, Latimer Road, Wokingham, RG41 2WA	Wokingham	42	42	0	0	Yes	Full planning permission (223691) for 42 affordable homes following demolition of existing use, to be delivered by the Registered Provider, Abri. The developer responded to the council's request for information and stated they expect completion in 2027/28	0	0	0	42	0	0	42	0
Large sites (non-allocations)	230881	FUL	Market House 19-21 Market Place Wokingham	Wokingham	60	60	0	0	Yes	Full application for the proposed redevelopment was approved on 16 December 2024. This mixed used development will create 60 dwellings as well as Class E commercial floorspace. At 31st March 2025, works had not commenced.	0	0	0	30	30	0	60	0
Large sites (non-allocations)	211777	OUT	Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA	Wokingham	169	169	0	0	Yes	An outline application for up to 130 residential units and a 70-bed care home was determined by committee in December 2022. A Reserved Matters application (223778) was received in January 2023 is under consideration.	0	0	0	0	0	0	0	169

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Large sites (non-allocations)	231351	OUT	171 Evendons Lane, Wokingham, RG41 4EH	Wokingham	33	33	0	0	Yes	An outline application for a 64 bed care home was approved in November 2024. Following submission and approval of Reserved Matters delivery within 5 years is possible, but a cautious approach has been applied.	0	0	0	0	0	0	0	33
Large sites (non-allocations)	230743	FUL	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX	Woodley	14	14	0	0	Yes	Full application for 14 dwellings for a new first, second and third floor was approved at committee on 10 January 2024. As of 31 of March 2025 work had not started. Work is anticipated to commence in July 25, with delivery in the 2026/2027.	0	0	14	0	0	0	14	0
Large sites (non-allocations)	233168	FUL	Former Travis Perkins Site, Woodley Green, Woodley, Wokingham, RG5 4QP	Woodley	35	35	35	0	Yes	Full application (233168) for a 68-bed care home following the demolition of a builder's yard. Using the communal adjustment of 1.9, the new care home equals 35 units. Construction commenced in the spring of 2025. The developer responded to the council's request for information and advised the site is expected to be fully built out by April 2027.	0	0	35	0	0	0	35	0
Large Sites (Non-Allocations) Totals:					2,619	2,248	129	545			139	139	168	459	186	119	1,071	1,072

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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
MDD Allocations	161845	FUL	134-146 London Road Twyford RG10 9HJ	Ruscombe	31	0	0	31	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	F/2014/1561	FUL	Junction of Hatch Ride/Old Wokingham Road, Crowthorne (Pinewood) RG40 3DU	Wokingham Without	116	0	0	116	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	161953 (O/2012/1863)	RM	The Courtyard, Sandford Farm, Perimeter Rd, Woodley	Woodley	27	0	0	27	Complete	Completed 2019/20	0	0	0	0	0	0	0	0
MDD Allocations	172704	FUL	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN	Twyford	5	0	0	5	Complete	Completed 2020/21	0	0	0	0	0	0	0	0
MDD Allocations	182788 / 150595 (O/2012/1863)	RM	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	Woodley	21	0	0	21	Complete	Completed 2020/22	0	0	0	0	0	0	0	0
MDD Allocations	152359, O/2006/8687	RM	Hatch Farm Dairies, Winnersh	Winnersh	433	0	0	433	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	152651, 110458	FUL	Sandford Farm, Woodley RG5 4TE	Woodley	471	0	0	471	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	201721, 130750	FUL	Sandford Farm, Perimeter Rd, Woodley, Phase 6	Woodley	73	0	0	73	Complete	Completed 2021/22	0	0	0	0	0	0	0	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (net)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
MDD Allocations	162219, SA104	FUL	Valley Nurseries Whistley Green Hurst RG10 0DX	St Nicholas Hurst	16	0	0	16	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocation	191750, WK151, O/173034, 190331	RM	North of The Shires, Barkham Hill, RG41 4SZ	Barkham	4	0	0	4	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
MDD Allocations	140791	RM	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	Shinfield	125	0	0	125	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
MDD Allocations	153125	FUL	Elms Field & The Paddocks, Elms Rd, Wokingham	Wokingham	126	0	0	126	Complete	Completed 2022/23	0	0	0	0	0	0	0	0
MDD Allocations	250655	RM	Land At And To The Rear Of 240 Nine Mile Ride	Finchampstead	24	26	0	0	Yes	An outline application for 32 dwellings was allowed at appeal on 13th December 2022. Work has not commenced on the site. Elivia Homes, through King Acre Estates, did not respond to the council's request for information. A Reserved Matters application (250655) was submitted in March 2025 and approved in June 2025 for 26 dwellings, bringing the net number of dwellings to 24.	0	0	-2	26	0	0	24	0
Managing Development Delivery (MDD) Totals:					1,528	82	0	1,448			0	0	-2	26	0	0	24	0

Appendix 7 – Prior Approvals

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Under construction at 31/03/2025	Current Remaining Capacity (gross)	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Prior Approvals (large)	180184	POD	81-109 Crockhamwell Road, Woodley, RG5 3JP	Woodley	8	0	0	8	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Prior Approvals (large)	172772 + 182688	POD	Baileys House Central Walk Wokingham RG40 1AZ	Wokingham	12	0	0	12	Completed	Completed 2019/20	0	0	0	0	0	0	0	0
Prior Approvals (large)	173728 + 190270/191181	POD	Charles House Toutley Road Wokingham RG411QN	Wokingham	18	0	0	18	Completed	Completed 2020/21	0	0	0	0	0	0	0	0
Prior Approvals (large)	200025, 172050, 180799, 200428, 201406	POD	12 Oaklands Business Centre, Oaklands Park Wokingham RG412FD	Wokingham	25	0	0	25	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Prior Approvals (large)	191907, 172091, 182732, 191204	POD	Ilex House (Ground and First Floor) Fishponds Road Wokingham Berkshire RG41 2GY	Wokingham	57	0	0	57	Complete	Completed 2021/22	0	0	0	0	0	0	0	0
Prior Approvals (large)	210304, 201743, 221527, 221121	POD	Interserve House, Ruscombe Park, Reading, RG10 9JU	Ruscombe	41	0	0	41	Complete	Completed 23/24	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 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Prior Approvals (large)	191541, 210534	POD	Spitfire House Ruscombe Park Ruscombe RG10 9JT	Ruscombe	16	0	0	16	Complete	Completed 23/24	0	0	0	0	0	0	0	0
Prior Approvals (large)	212322, 211148, 203094	POD	Ascot House Finchampstead Road Wokingham RG40 2NW	Wokingham	24	0	0	24	Complete	Completed 23/24	0	0	0	0	0	0	0	0
Prior Approvals (large)	241855	POD	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT	Earley	62	62	0	0	Yes	Prior approval to convert ground, 1st, 2nd and 3rd floors to 62no residential dwellings was approved 20/09/2024.	0	0	0	62	0	0	62	0
Prior Approvals (large)	250188	POD	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW	Shinfield	-2	-2	0	0	Yes	Prior approval to demolish the office building, two bungalows and ancillary buildings. Shinfield Park will be developed in two applications. Application 250188 is for the demolition, while a second application, 250415, for the redevelopment of the site for employment uses was validated on 25 February 2025.	0	-2	0	0	0	0	-2	0
Prior Approvals (large)	242193	POD	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU	Swallowfield	10	10	0	0	Yes	Prior approval for proposed conversion of 2 no. agricultural buildings to form 10 no. dwellings was approved 22/10/2024.	0	0	10	0	0	0	10	0
Prior Approvals (large)	210769, 211508	POD + FULL	Rosa Building Mulberry Business Park Fishponds Road Wokingham RG41 2GY	Wokingham	45	45	45	0	Yes	Prior approval application (210769) for 34 flats was approved on 29/04/2021. Construction commenced in May 2022. Full application for a roof extension (211508) to create 11 apartments was approved in January 2024. There is one developer on the site Mountley Group. The developer responded to the council's request for information and stated they would complete in the 25/26 monitoring year.	0	45	0	0	0	0	45	0

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2025	Total completions at 31/03/2025	Available	Site Comments	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	5-year total	Post March 2030
Prior Approvals (large)	242785 213975	POD + FUL	Mulberry Business Park, Indigo House, Wokingham, RG41 2GY	Wokingham	43	43	0	0	Yes	Prior approval granted February 2025 for a change of use of the ground and 1 st floors to 32 residential dwellings. Full planning permission approved June 2022, for proposed removal of existing roof structure and erection of new second floor providing 11 additional apartments.	0	0	0	43	0	0	43	0
Prior Approvals (large)	242098	POD	Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW	Wokingham	109	109	0	0	Yes	Prior approval to convert a commercial building to 109 no. dwellings was approved on the 10 October 2024.	0	0	109	0	0	0	109	0
Prior Approvals (large)	232695	POD	1-5, Broad Street, Wokingham, RG40 1AX	Wokingham	11	11	11	0	Yes	Prior approval to change part of the ground floor plus the first and second floors of the commercial premises to form 9No. dwellings. + roof/loft conversion Roof was approved 22/12/2023. Building works are well progressed. It is expected the works will finish in the 2025/2026 monitoring year.	0	11	0	0	0	0	11	0
Prior Approvals (large)	211977, 192830, 214184	POD	43-47 Peach Street Wokingham RG40 1XJ	Wokingham	24	24	0	0	Yes	Prior approval for an office conversion to 29 flats (192830) was approved on 11/12/2019. The number of units was reduced to 27 in a subsequent prior approval (211977), which was approved on 13/07/21. A further full application (214184) which proposed 24 flats and link between No 47 and the main building was approved on 24 May 2023. The site was not under construction in March 2025. A cautious build out rate has been applied, but it can still be assumed that the dwellings will be delivered within the 5-year period.	0	0	0	24	0	0	24	0
Prior Approvals Totals:					302	302	56	0			0	54	119	129	0	0	302	0

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

Appendix 8.1 – Overall Averages

Site Size	Decision date (O) to first house sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
10-49	46.4 (14 sites)	23.2 (54 sites)	13.5 (14 sites)
50-99	43.2 (14 sites)	30 (4 sites)	12.8 (14 sites)
100-249	48.8 (24 sites)	24.8 (2 sites)	18.5 (23 sites)
250+	44.1 (10 sites)	14.7 (5 sites)	16.9 (8 sites)
All	45.6	23.2	15.4

Appendix 8.2 – Detailed Breakdown

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
212914	Stanbury house now - 1-49 Odds Excl 13 & 2-64 Evens, Copenhagen Rise, Spencers Wood, Reading RG7 1YT	57	18/09/2018		05/04/2022	28-Mar-24	66		24
210554	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	38	23/06/2020		07/06/2021	19/08/2024	50.6		39
212322	Ascot House (+Basement) Finchampstead Road Wokingham RG40 2NW	17		25/08/2021		09/12/2022		15.7	
220421	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel V2N Biggs Lane Arborfield Garrison Arborfield	73	02/04/2015		16/09/2022	28/03/2024	109.4		18.6
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	140	31/03/2021		11/08/2022	18/12/2023	33.1		16.5
211530	Land at Shinfield West North of Beke Avenue Shinfield Reading	24	08/11/2012		14/10/2021	28/10/2022	119.4		12.6
202065	54 - 58 Reading Road, Wokingham RG41 1EH	34		10/11/2021		25/10/2024		23.4	
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 3 (P14, P15)	158	09/01/2017		15/07/2022	25/09/2024	80		14
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	153		25/06/2021		22/08/2022		14	
203616	Hogwood Farm Sheerlands Road Finchampstead Wokingham RG40 4QY (P2, P3, P7)	135	09/01/2017		21/07/2021	15/07/2022	66		12
201337, 171737	Parklands Basingstoke Road Three Mile Cross RG7 1AP	55	14/02/2018		15/12/2020	17/09/2021	43.1		9.1
180988	Pitts Works Colemansmoor Road Woodley RG5 4DA	16		26/04/2019		25/06/2021		26.0	
203254, 182410, 190737, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcels U1/V2	114	02/04/2015		09/01/2019	07/05/2021	73.2		27.9
153125	Elms Field & The Paddocks, Elms Rd, Wokingham	126		30/03/2016		26/03/2021		59.9	
191024, O/2014/2242	North Wokingham - MatthewsGreen Farm, Local Centre	16	02/04/2015		01/12/2020	18/12/2020	68.5		0.6
210174, 170618, O/2014/2242	North Wokingham - Phase 3b Matthews Green Farm, Toutley Road, Wokingham, Berkshire, RG411JX	19	02/04/2015		25/01/2022	18/12/2020	68.5		13.2

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
181422, O/2014/2179	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1 (P1)	178	09/01/2017		16/11/2018	30/10/2020	45.7		23.5
180758, O/2010/1432	S of M4 - Land to West of Shinfield, Local Centre Site (Specialist Housing Site)	80	03/06/2011		20/06/2018	25/03/2020	105.7		21.2
191949, 172751, 181888, 191232, O/2014/2242	North Wokingham - Matthewsgreen Farm, Phase 4 & 5	122	02/04/2015		11/12/2018	12/03/2020	59.3		15.0
163264, O/2010/1712	South Wokingham - Montague Park (Phase 6)	115	18/12/2012		27/04/2017	28/02/2020	86.3		34.0
192609, 170686, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel H, I and J	185	02/04/2015		25/07/2017	21/02/2020	58.6		30.9
171333, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel U2	79	02/04/2015		09/08/2017	21/02/2020	58.6		30.4
140791, O/2011/0204	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	125	08/01/2013		30/06/2017	13/02/2020	85.2		31.4
161747, 193190, O/2014/2280	Land At, Arborfield Garrison Biggs Lane Arborfield - Parcel A-G	220	02/04/2015		23/11/2016	31/01/2020	58.0		38.3
153247, O/2014/2435	North Wokingham - Keephatch Beech, Wokingham	300	27/03/2015		25/07/2016	24/01/2020	57.9		42.0
172450, O/2010/1432	S of M4 - Land to West of Shinfield (Phase 2)	473	03/06/2011		14/12/2017	23/01/2020	103.7		25.3
F/2014/2637	Land at Market Place, Peach St & Rose St, Wokingham	26		05/03/2015		19/12/2019		58.3	
181982 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel M	37	02/04/2015		19/11/2018	18/12/2019	57.4		13.1
163058	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43		18/05/2017		11/12/2019		31.2	
F/2013/0761	Sandford Farm, Perimeter Rd, Woodley, Phase 6	73		13/10/2014		06/12/2019		62.7	
181366 (O/2013/0346)	S of M4 - Land at Church Lane (known as Land South of Church Lane)	86	22/07/2014		12/09/2018	04/12/2019	65.4		14.9
171328	15-27 High Street, Wargrave, RG10 8BU	10		10/08/2017		14/11/2019		27.5	
161845	134-146 London Road Twyford RG10 9HJ	31		15/08/2017		31/10/2019		26.9	
182788 / 150595 (O/2012/1863)	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	21	31/03/2015		19/12/2018	28/10/2019	55.7		10.4
173734 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Arborfield, Parcel K	12	02/04/2015		11/04/2018	05/09/2019	53.9		17.1
172772/181038 + 182688	Baileys House Central Walk Wokingham RG40 1AZ	12		09/03/2018		03/05/2019		14	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
161689	Cyber House 2 Molly Millars Lane Wokingham Berkshire RG41 2PX	65		16/08/2016		25/04/2019		32.7	
F/2013/0517	Sutton Court, Culver Lane, Earley	20		21/06/2013		08/10/2018			
170083 (O/2013/2295)	North Wokingham - West Kentwood Farm	225	27/10/2014		23/10/2017	04/10/2018	47.9		11.5
161255	S of M4 - Land North Of Hyde End Road Hyde End Road Shinfield RG2 9EP	32		15/08/2017		28/09/2018		13.6	
170010 (O/2013/0346)	S of M4 - Land North of Croft Road	363	22/07/2014		26/07/2017	27/07/2018	48.9		12.2
F/2014/1317	74-80 Peach Street Wokingham RG40 1XH	36		30/01/2015		06/07/2018		41.8	
170618 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 3	74	02/04/2015		17/07/2017	29/06/2018	39.5		11.6
161301 (O/2013/1221)	Land West Of Beech Hill Road Spencers Wood RG7 1FG	120	08/07/2015		16/11/2016	25/06/2018	36.1		19.5
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	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
152359 (O/2006/8687)	Hatch Farm Dairies, Winnersh	126	16/11/2011		28/10/2016	23/12/2016	62.1		1.9
RM/2015/1090 (O/2013/1212)	Land off Mohawk Way, Woodley	16	22/07/2014		06/08/2015	28/07/2016	24.6		11.9
F/2013/2204	Warren Close, Finchampstead	24		30/07/2014		22/07/2016		24.1	
F/2013/1483	Land r/o 328 - 348 Barkham Rd, Barkham Hill	24		13/10/2014		02/06/2016		19.9	
F/2013/0347 (O/2013/0346)	S of M4 - South of Croft Road	276	22/07/2014	22/07/2014		27/05/2016	22.5	22.5	
F/2014/0875	Bulmershe Campus, Woodley (Phase 2)	34		17/10/2014		27/05/2016		19.6	
OFF/2014/1034	44 Finchampstead Rd, Wokingham	21		07/07/2014		16/12/2015		17.6	
F/2013/0347 (O/2013/0346)	S of M4 (WDLP) - South of Croft Road	276	22/07/2014	22/07/2014		11/12/2015	16.9	16.9	
F/2014/0912 (O/2013/0692)	Folly Court, Blagrove Lane, Wokingham	100	10/12/2013	26/09/2014		14/08/2015	20.4	10.7	
OFF/2014/1663	Trinity Court, Emmview Cl, Wokingham	24		12/09/2014		29/05/2015		8.6	
RM/2013/2411 (O/2012/0155)	Bulmershe Campus, Woodley (Phase 1)	257	17/02/2014		03/04/2014	27/02/2015	12.5		11
RM/2014/0265 & 152378 (O/2010/1712)	South Wokingham - Montague Park (Phase 5)	195	18/12/2012		20/08/2014	20/02/2015	26.5		6.1
F/2013/1136	Linpac, Headley Road East, Woodley	93		27/02/2014		28/01/2015		11.2	
F/2012/2031	Land east of Buttercup Close Wokingham	30		14/11/2013		26/11/2014		12.6	
RM/2013/1232 (O/2011/2628)	Sibly Hall, Redhatch Drive, Earley	89	15/02/2012		30/12/2013	31/10/2014	33		10.2
RM/2013/1164 (O/2011/0699)	Kentwood Farm (phase 1), Warrenhouse Rd, Wokingham	274	02/07/2012		14/10/2013	28/10/2014	28.3		12.6
OFF/2013/1626	Mulberry House Osborne Road Wokingham, RG40 1TL	12		11/09/2013		17/10/2014		13.4	
RM/2013/0242 (O/2010/1712)	Buckhurst Farm, Wokingham	650	18/12/2012		05/11/2013	25/06/2014	18.5		7.7
F/2011/1629	Sandford Farm, Perimeter Rd, Woodley	468	24/05/2012			23/05/2014		24.3	
F/2009/0392	Lily Court, Banbury Close, Wokingham.	13		27/10/2009		15/11/2013		49.3	
F/2010/1132	Swift House, Market Place, Wokingham.	12		28/09/2010		26/07/2013		34.4	
RM/2011/2155 (O/2009/0932)	Addington School, London Bridge Road, Woodley	51	13/04/2010		17/01/2012	30/04/2013	37.1		15.6

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2011/2047	155 Victoria Road, Wargrave.	11		08/12/2011		25/01/2013		13.8	
RM/2010/2576 (O/2007/2268)	Land north of Grazeley Road, Three Mile Cross, Shinfield	272	25/02/2008		21/10/2011	20/12/2012	58.7		14.2
RM/2010/1734 (O/2007/0273)	Land at Wokingham Cricket Club, Wellington Road, Wokingham	124	11/12/2007		03/11/2010	17/12/2012	61.1		25.8
F/2006/9351	19 - 21 Denmark Street, Wokingham	11		04/06/2010		03/08/2012		26.4	
RM/2011/0835 (O/2007/2483)	Wokingham Resource & Opportunity Centre, 56-58 Woosehill Lane, Wokingham	21	20/12/2007		30/06/2011	15/06/2012	54.6		11.7
F/2007/2441	Land at the junction of Ashville Way and Molly Millars Lane, Wokingham	230		24/11/2009		27/01/2012		26.5	
F/2007/0629	Land adjoining Bromleys Garage Services, Poplar Lane, Winnersh, Wokingham	42		03/07/2008		24/11/2011		41.3	
F/2008/2256	54 Headley Road, Woodley.	10		13/01/2009		28/04/2011		27.8	
F/2007/2517	Land to the North of Binfield Road and north east of Plough Lane, Wokingham	150		17/03/2008		28/01/2011		34.9	
F/2009/0097	6 Headley Road, Woodley	13		20/04/2009		10/12/2010		20	
F/2009/0985	Land rear of 122 - 130 London Road, Ruscombe.	14		29/07/2009		24/05/2010		10	
F/2006/9520	40 and 42 Rectory Road, Wokingham	11		16/08/2007		05/02/2010		30.1	
RM/2008/0773 (O/2007/2156)	72 and 74 Arbor Lane, Winnersh	10	29/10/2007		01/07/2008	11/11/2009	24.8		16.6
F/2007/1160	Tiergarten, Greensleeves, Sherwood, Lyndhurst, Tallis and Wayside, Old Forest Road, Winnersh	28		22/02/2008		30/10/2009		20.5	
F/2005/6448	61 - 67 Kiln Ride, Finchampstead	11		12/10/2007		30/10/2009		25	
F/2007/0849	Questech Ltd, Eastheath Avenue, Wokingham	14		10/10/2007		31/07/2009		22	
F/2002/7562	23 Murdoch Road, Wokingham	10		15/09/2003		11/06/2009		69.9	
F/2006/6835	Land rear of 18 - 26 Chestnut Avenue, Wokingham	21		24/10/2006		05/06/2009		31.8	
F/2007/2007	Land to the rear of Ilex, The Firs, Dunboyne, Elmhurst, Hillside House and Westdene, Basingstoke Road, Spencers Wood.	20		29/10/2007		30/01/2009		15.3	
F/2007/1061	Land rear of 54-70 Oatlands Road and 64 Oatlands Road, Shinfield	22		30/07/2007		17/12/2008		16.9	

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2007/1620	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		12.1
F/2005/6595	Berkshire Masonic Lodge, Mole Road, Sindlesham	11		30/06/2006		29/06/2007		12.1	
RM/2006/6761 (O/2004/2166)	397 - 399 Reading Road and 2 Robinhood Lane, Winnersh	12	10/06/2005		11/04/2006	24/05/2007	23.8		13.6
F/2005/4149	Land to the rear of 387-393 Wokingham Road, 38 & 40 Henley Wood Road and 34-36 Henley Wood Road, Earley	12		03/01/2006		20/04/2007		15.7	
RM/2006/7451 (O/2005/3709)	116/118 Nightingale Road (former southlake school), Woodley	63	17/08/2005		10/07/2006	07/03/2007	18.9		8
RM/2005/5890 (O/2003/8534)	Former Applied Research Station, Shinfield Road, Shinfield	75	20/05/2004		19/12/2005	21/12/2006	31.5		12.2
F/2004/3674	Training College, Meteorological Office, Shinfield Park, Shinfield Road, Shinfield	310		30/06/2005		31/03/2006		9.1	
RM/2004/3319 (O/2002/4221)	Land at Poperinghe Barracks, Wokingham Lane, Arborfield	76	12/03/2002		23/06/2005	24/02/2006	48.2		8.2
F/2004/0991	Land between Basingstoke Road and Beech Hill Road, Spencers Wood	121		15/07/2004		30/12/2005		17.8	
RM/2005/3851 (O/2003/8535)	Land at the Manor, Church Lane, Shinfield	78	24/02/2004		03/05/2005	25/11/2005	21.3		6.9
RM/2004/1022 (O/2003/8525)	Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield	164	01/10/2003		19/07/2004	25/11/2005	26.2		16.5

Application Number	Site Name/Location	Net Number of dwellings	Outline (O) Application Decision Date	Full (F) application decision date	Reserved Matters (RM) Decision Date (if applicable)	First Sale on site registered	Decision date (O) to first sale (in months)	Decision date (F) to first house sale (in months)	Decision date (RM) to first house sale (in months)
F/2003/0709	Land at Marsh Farm, Lower Earley	149		06/05/2004		04/03/2005		10.1	
F/2002/8228	Land at Garden Cottage and 16 Warren Road, Woodley	55		15/10/2003		19/11/2004		13.4	
F/2003/9445	North Court, The Ridges, Finchampstead	12		06/08/2003		30/06/2004		11	
F/2001/5387	415-445 Wokingham Road, Earley	44		09/09/2002		24/12/2003		15.7	
RM/2003/8401 (O/2001/4747)	207-219 Reading Road, Wokingham	24	05/11/2002		24/04/2003	11/12/2003	13.4		7.7
99/70802/O+ RM/2002/6040	Land at Hollow Lane, Shinfield	59	16/05/2000		30/07/2002	25/03/2003	34.8		7.9
RM/2001/5187 (O/2001/1891)	Church Farm and Cattle breeding centre (phase 1), Shinfield	67	20/12/2000		20/02/2002	20/12/2002	24.3		10.1
F/2001/4748	102 Grazeley Road, Three Mile Cross	40		02/05/2002		29/11/2002		7	
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, Sindleshams, 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	

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

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April																								
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025										
O/2010/1432180 758	Specialist Housing Site 1 Local Centre Land West of Shinfield West of Hyde End Road & Hollow Lane South of Church Lane RG2 9EH	80	1	Anchor	80													80												
				Average annual rate	80													80												
O/2013/0346 & F/2013/0347	S of M4 (WDLP) - South of Croft Road	276	2	David Wilson Homes	78											12	30	36	0											
				Taylor Wimpey	198											13	67	105	13											
				All	276											25	97	141	13											
				Average annual rate from builders active on site	36.125											12.5	48.5	70.5	13											
161189	S of M4 - Land to West of Shinfield (Phase 1)	517	3	Bloor Homes	172															27	55	45	45	0	0	0				
				Bovis Homes	172															0	61	25	39	24	17	6				
				Linden Homes	173															0	53	9	0	37	66	8				
				All	517															27	169	79	84	61	83	14				
				Average Annual Rate from builders active on site	28.3											9	56. 3	26.3	28	30.5	41.5	7								
172450 (O/2010/1432)	S of M4 - Land to West of Shinfield (Phase 2)	473	3	Bloor Homes	356																			8	40	65	24	50	129	40
				Bovis Homes	20																			0	0	20	0	0	0	0
				Linden Homes	95																			17	49	29	0	0	0	0
				All	471																			25	89	114	24	50	129	0
				Average annual rate from builders active on site	45.6															8.3	29.7	38	24	50	129	40				
152359 (O/2006/8687)	Hatch Farm, Winnersh	433	2	Bovis Homes	217							12	60	45	64	28	8													
				Persimmon Homes	216							18	64	14	44	10	66													
				All	433							30	124	59	108	38	74													
				Average annual rate	34.8							15	62	29.5	54	19	37													

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April															
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025	
RM/2010/2576	Grazeley Rd, Three Mile Cross	272	2	Bellway Homes	64			0	63	2	0										
				Bovis Homes	208			37	112	56	2										
				All	272			37	175	58	2										
				Average annual rate from builders active on site	34.25			18.5	88	29	2										
F/2007/2517	Plough Lane, Wokingham	150	1	Bellway Homes	150	28	99	23													
				Average annual rate	50	28	99	23													
161536 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel T	127	1	Crest Nicholson Regeneration	127											63	64				
				Average annual rate	63.5											63	64				
170686 + 192609 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel H, I and J	185	1	Redrow Homes	185											4	25	64	50	42	
				Average annual rate	37											4	25	64	50	42	
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	0	0			
				David Wilson Homes	375					4	60	63	36	60	70	28	0	54			
				All	636					6	104	120	135	118	71	28	0	54			
				Average annual rate from builders active on site	39					3	52	60	67.5	59	35.5	28	0	54			
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 from active builders on site	33.3						9.5	48.5	65.5	10							
F/2011/1629	Sandford Farm, Woodley	471	1	Taylor Wimpey	471					68	44	24	120	92	78	25	20				
				Average annual rate	59					68	44	24	120	92	78	25	20				

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April															
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025	
RM/2010/1734	Wokingham Cricket Club, Wokingham	124	1	Taylor Wimpey	124			28	70	26											
				Average annual rate	41.3			28	70	26											
RM/2013/1164	Kentwood Farm, Wokingham	274	1	Crest Nicholson	274					67	108	35	64								
				Average annual rate	68.5					67	108	35	64								
F/2007/2441	Molly Millars Lane, Wokingham	230	1	Cala Homes	230			24	71	85	50										
				Average annual rate	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	29.7					22	52	15									
O/2013/0692 + F/2014/0912	Folly Court, Blagrove Lane, Wokingham	100	1	Bewley Homes	100						47	53									
				Average annual rate	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	31					26	62	5									
O/2013/1212 + RM/2015/1090	Land off Mohawk Way, Woodley	16	1	Bewley Homes	16																
				Average annual rate	16																
O/2013/0668 & RM/2015/0426	Part of Former Linpac Site, Headley Rd East, Woodley	30	1	Redrow Homes	30																
				Average annual rate	30																
F/2013/2582	Cantley Lodge Hotel & Johnson House, Wellington Rd, Wokingham	32	1	McCarthy and Stone	32																
				Average annual rate	32																
F/2014/0704	Land rear of 40 Arbor Lane, Winnersh	29	1	Bellway Homes	29																
				Average annual rate	29																
F/2013/2204	Warren Close, Finchampstead	24	1	Wokingham Area Housing Society	24																
				Average annual rate	24																

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April															
						2010 – 2011	2011 – 2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 – 2017	2017 – 2018	2018 – 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	
F/2013/1483	Land r/o 328 - 348 Barkham Rd, Barkham Hill	24	1	Cala Homes	24							24									
				Average annual rate	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	38.7							46	40	30							
F/2013/0761	Sandford Farm, Perimeter Rd, Woodley, Phase 6	73	1	Taylor Wimpey	73										10	29	34				
				Average annual rate	24.3										10	29	34				
2E+05	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10	1	Wokingham Housing LTD	10										10						
				Average annual rate	10										10						
170010 (O/2013/0346)	S of M4 - Land North of Croft Road	363	2	David Wilson Homes	98									30	40	28	0	0			
				Taylor Wimpey	265									45	47	48	89	36			
				All	363									75	87	76	89	36			
				Average Annual Rate from builders active on site	48.8									37.5	43.5	38	89	36			
181366	S of M4 - Land at Church Lane (known as Land South of Church Lane)	86	1	Taylor Wimpey	86									25	37	24					
				Average annual rate	29									25	37	24					
170083 (O/2013/2295)	North Wokingham - West Kentwood Farm	225	1	Crest Nicholson	225							44	41	41	67	32					
				Average annual rate	45							44	41	41	67	32					
172751 + 181888 + 191232 + 191949 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 4(a,b,c)	283	1	Bovis	279									52	68	41	2	80	36		
				Average annual rate	47									52	68	41	2	80	36		
170618 (O/2014/2242)	North Wokingham - Matthewsgreen Farm, Phase 3a* (Changed from 3)	74	1	Linden Homes	69							15	0	0	39	11	4				
				Average annual rate	12							15	0	0	39	11	4				

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April															
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	
153247 (O/2014/2435)	North Wokingham - Keephatch Beech, Wokingham	300	1	Bellway Homes	300									61	88	53	81	17			
				Average annual rate	60									61	88	53	81	17			
161839	North Wokingham - Bell Farm, Bell Foundry Lane, Wokingham	127	1	Berkeley Homes	127									-1	18	35	72	3			
				Average annual rate	25									-1	18	35	72	3			
190455 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel X	70	1	Bellway Homes	70											36	34				
				Average annual rate	35											36	34				
171333 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel U2	79	1	Crest Regeneration	79											30	21	28			
				Average annual rate	26											30	21	28			
181658 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel C2	104	1	Crest Regeneration	104											104					
				Average annual rate	104											104					
161747 + 193190 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel A-G	220	1	Crest Nicholson South	220									57	25	37	0	19	55	27	
				Average annual rate	31									57	25	37	0	19	55	27	
RM/2014/2062 (O/2011/0204)	Land At The Manor, Brookers Hill Shinfield Reading RG2 9BX	125	1	Persimmon Homes	125									18	19	46	39	3			
				Average annual rate	25									18	19	46	39	3			
172005 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel Q	116	1	Crest Nicholson	116											40	76				
				Average annual rate	58											40	76				
181982 (O/2014/2280)0	Land At, Arborfield Garrison Biggs Lane Parcel M	37	1	Millgate Homes	37											8	29				
				Average annual rate	19											8	29				
173734 (O/2014/2280)	Land At, Arborfield Garrison Biggs Lane Parcel K	12	1	Westbuild Homes	12											9	3				
				Average annual rate	6											9	3				
181422 (O/2014/2179)	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 1	178	1	Legal and General Homes	176											16	29	80	13	38	2
				Average annual rate	30											16	29	80	13	38	2

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April																						
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025								
163058	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43	1	Bellway Homes	43											32	11											
				Average annual rate	21.5											32	11											
182788 / 150595 (O/2012/1863)	Courtyard Offices, Sandford Farm, Perimeter Rd, Woodley	21	1	Antler Homes	21											17	4											
				Average annual rate	11											17	4											
173728 + 190270/191181	Charles House Toutley Road Wokingham RG411QN	18	1	Charles House Toutley Ltd.	18																	18						
				Average annual rate	18																	18						
201337	Parklands Basingstoke Road Three Mile Cross RG7 1AP	55	1	Taylor Wimpey	55																					12	43	
				Average annual rate	27.5																					12	43	
191024	North Wokingham - MatthewsGreen Farm, Local Centre	16	1	Bovis Homes	16											16												
				Average annual rate	16											16												
191949	North Wokingham - Matthewsgreen Farm, Phase 4d	33	1	Bovis Homes	33											33												
				Average annual rate	33											33												
181888	North Wokingham - Matthewsgreen Farm, Phase 5	89	1	Bovis Homes	89											19	70											
				Average annual rate	45											19	70											
200025	12 Oaklands Business Centre, Oaklands Park Wokingham RG412FD	25	1	Barker Homes	25											25												
				Average annual rate	25											25												
191753	Land At, Arborfield Garrison Biggs Lane - Parcel AA	44	1	Millgate Homes	44											44												
				Average annual rate	44											44												
203254	Land At, Arborfield Garrison Biggs Lane Parcels U1/V2	114	1	Crest Regeneration	114											89	19	6										
				Average annual rate	38											89	19	6										
181951	Land at Arnett Avenue and Barkham Ride, RG40 4EE	15	1	Wokingham Housing LTD	15											-31	0	0	46									
				Average annual rate	3.75											-31	0	0	46									

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April														
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025
201515	Ashridge Farm, Warren House Road, Wokingham, RG40 5QB	153	1	Barratt David Wilson	133													50	83	20
				Average annual rate	51													50	83	20
211024	Land at Arborfield Garrison, Parcel V1S (V2E), north of Nuffield Road/ Lakeside Bus Route, Wokingham	126	1	Bloor Homes	111													62	49	15
				Average annual rate	42													62	49	15
213645	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	135	1	Cala Homes	125													36	89	10
				Average annual rate	45													36	89	10
220175	Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY - Phase 2 (P2, P3)	157	1	Cala Homes	29														29	94
				Average annual rate	61.5														29	94
220391	Land At, Arborfield Garrison Biggs Lane - Parcel P (Rowcrofts)	43	1	Taylor Wimpey	11														11	32
				Average annual rate	11														11	32
220421	Land At, Arborfield Garrison Biggs Lane - Parcel V2N Biggs Lane	73	1	Crest Nicholson	73														6	67
				Average annual rate	36.5														6	67
220822	Reading FC Training Ground Park Lane Finchampstead Wokingham RG404PT	140	2	Vistry	100														12	88
				Average annual rate	50														12	88
182460	Silkmakers Court West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	49	1	Bellway Homes	49													2	47	
				Average annual rate	24.5													2	47	
202065	54 - 58 Reading Road, Wokingham RG41 1EH	31	1	McCarthy and Stone	1														1	
				Average annual rate	31														31	

App No/ Site Ref	Address	No. of dwell- ings	No. of deve- opers	Developer/s	No. of houses completed	Dwellings completed: All dates are 31 March to 1 April															
						2010 – 2011	2011 –2012	2012 – 2013	2013 – 2014	2014 – 2015	2015 – 2016	2016 –2017	2017 –2018	2018 – 2019	2019 -2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025	
210554	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	38	1	Radian Housing	1																1
				Average annual rate	38																38
212914	Stanbury House, Spencers Wood, Reading RG7 1YT	57	1	Dandra	1																57
				Average annual rate	57																57

Appendix 10 – Emails from Developers / Agents

A10.1 – Arborfield Garrison Strategic Development Location

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



WOKINGHAM
BOROUGH COUNCIL

Thursday, June 26, 2025

Five Year Housing Land Supply Survey

1. Site Address

Parcel O2, Arborfield Green, RG2 9LL

2. Ownership

Crest Nicholson

3. Application Number (eg: 260897)

230152

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

No

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

In Use

4.2 Please Explain

Site is live with construction works and sales. Homeowners are beginning to move in at the front of the site, as the construction works move backwards away from the bell mouth.

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Phased delivery, some plots have been completed and obtained CML, some are yet to pour foundations.

6.2 Have you completed (CML'd) any houses yet?

Yes

6.2.1 How many market rate dwelling units were built between 1 April 2024 and 31 March 2025?

0

6.2.2 How many affordable housing dwelling units were built between 1 April 2024 and 31 March 2025?

0

6.3 When do you estimate all housing will be built out?

Friday, October 30, 2026

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	58	41				
Market Ownership: Flats		9				
Affordable Housing: Houses	27					
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total	85	50				

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

Amber ChildsCrest Nicholson

amber.childs@crestnicholson.com

Full Name

Company

Email



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2

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



Wednesday, April 2, 2025

Five Year Housing Land Supply Survey

1. Site Address
Nine Mile Ride Extension, Finchampstead, Wokingham, RG40 4BQ
2. Ownership
Cala Homes (Thames) Ltd
3. Application Number (eg: 260897)
220175
- 3.1 Application Type
Full Permission
- 3.4 Have you completed discharging pre-commencement conditions?
No
4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?
Vacant
5. Barriers: Are there current barriers delaying development?
No
- 5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?
Yes
6. Completions: Has work started on site?
Yes
- 6.1 Which stage is the delivery of dwellings and supporting infrastructure?
Construction stage, approximately 75% completed.
- 6.2 Have you completed (CML'd) any houses yet?
Yes
- 6.2.1 How many market rate dwelling units were built between 1 April 2024 and 31 March 2025?
53
- 6.2.2 How many affordable housing dwelling units were built between 1 April 2024 and 31 March 2025?
42
- 6.3 When do you estimate all housing will be built out?
Friday, August 1, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction?
No

7. Affordable Housing: Is any affordable housing being built by a third party?
No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	34					
Market Ownership: Flats	0					
Affordable Housing: Houses	8					
Affordable Housing: Flats	0					
Private Rent: Houses	0					
Private Rent: Flats	0					
Self Build / Other	0					
Total	42					

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?
No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report
Yes

Joe Smyth Cala Homes jsmyth@cala.co.uk
Full NameCompany Email

1



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2

220822: Reading FC Training Ground Park Lane Finchampstead Wokingham RG40 4PT



Tuesday, July 15, 2025

Five Year Housing Land Supply Survey

1. Site Address

Reading FC Training Ground, Park Lane, Finchampstead, Wokingham, RG40 4PT

3. Application Number (eg: 260897)

163547

3.1 Application Type

Reserved Matters Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

In Use

4.2 Please Explain

Development partially occupied within new residential properties

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Infrastructure has been completed. Plots still in production. 109 plots completed.

6.2 Have you completed (CML'd) any houses yet?

Yes

6.2.1 How many market rate dwelling units were built between 1 April 2024 and 31 March 2025?

42

6.2.2 How many affordable housing dwelling units were built between 1 April 2024 and 31 March 2025?

62

6.3 When do you estimate all housing will be built out?

Friday, December 5, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	19					
Market Ownership: Flats						
Affordable Housing: Houses	12					
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

1

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2

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Wokingham BC Five Year Housing Land Supply Statement 31 March 2025

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



WOKINGHAM

BOROUGH COUNCIL

Monday, June 23, 2025

Five Year Housing Land Supply Survey

1. Site Address

Parcel 9, Finchwood Park, Finchampstead

2. Ownership

Barratt David Wilson

3. Application Number (eg: 260897)

221844

3.1 Application Type

Reserved Matters Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

In Use

4.2 Please Explain

Just started being built. No occupations to date.

5. Barriers: Are there current barriers delaying development?

Yes

5.1 Please explain what they are and how/when they will be overcome

Affordable Housing and contracting on a Registered Provider. Minimal Registered Providers are interested in the tenure split and those that are are bidding at below build-cost as they are aware no one else is currently interested in the market.

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Just commenced, work ongoing for delivery of first units due November-25.

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Sunday, November 30, 2025

6.3 When do you estimate all housing will be built out?

Sunday, August 30, 2026

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	10	23				
Market Ownership: Flats		6				
Affordable Housing: Houses	4	4				
Affordable Housing: Flats		13				
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total	14	46				

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

231095, O/2014/2179: Hogwood Farm, Sheerlands Road, Arborfield, RG40 4QY – Phase 2 (P10)



Tuesday, July 15, 2025

Five Year Housing Land Supply Survey

1. Site Address

Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

3. Application Number (eg: 260897)

231095

3.1 Application Type

Reserved Matters Permission

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Enabling and infrastructure works

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Thursday, January 8, 2026

6.3 When do you estimate all housing will be built out?

Sunday, October 10, 2027

6.4 Are any alternative methods of construction being used, e.g. modular construction?

Yes

6.4.1. Please provide details. Will this accelerate the delivery of housing?

Timber frame

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses						
Market Ownership: Flats						
Affordable Housing: Houses	91	50				
Affordable Housing: Flats	38	77				
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

Steven Rhodes

Vistry Thames Valley

Full Name

Company

steve.rhodes@vistry.co.uk

Email

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



Monday, June 23, 2025

Five Year Housing Land Supply Survey

1. Site Address

Parcel 7, Finchwood Park, Finchampstead

2. Ownership

Barratt David Wilson

3. Application Number (eg: 260897)

223435

3.1 Application Type

Reserved Matters Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

In Use

4.2 Please Explain

Currently being built and occupied.

5. Barriers: Are there current barriers delaying development?

Yes

5.1 Please explain what they are and how/when they will be overcome

Contracting with an Affordable Housing Provider where there is very little interest or the interest there is falls below Build Cost.

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

No

5.2.1 Please explain how and when these will be overcome

As above.

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

~50% of units are delivered with roads prepared.

6.2 Have you completed (CMLtd) any houses yet?

Yes

6.2.1 How many market rate dwelling units were built between 1 April 2024 and 31 March 2025?

39

6.2.2 How many affordable housing dwelling units were built between 1 April 2024 and 31 March 2025?

2

6.3 When do you estimate all housing will be built out?

Wednesday, December 31, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	37	28				
Market Ownership: Flats						
Affordable Housing: Houses	2	12				
Affordable Housing: Flats		21				
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total	39	61				

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

A10.2 – South of the M4 Strategic Development Location

223333: Land East of Food Store Land West of Shinfield, West of Hyde End Road and South of Church Lane RG7 1BJ (Vistry)



WOKINGHAM
BOROUGH COUNCIL

Five Year Housing Land Supply Survey

Thursday, July 10, 2025

1. Site Address

Hyde End Road, Shinfield, Reading, RG2 9EP

3. Application Number (eg: 260897)

223333

3.1 Application Type

Full Permission

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

No

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Not yet started.

6.1.1 When do you estimate work will start on site?

Monday, October 6, 2025

6.2.3 When do you estimate the first housing will be completed?

Monday, May 4, 2026

6.3 When do you estimate all housing will be built out?

Thursday, December 31, 2026

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses		7				7
Market Ownership: Flats						
Affordable Housing: Houses						
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

Natalie BondVistry

natalie.bond@vistry.co.uk

Full Name

Company

Email

A10.3 – Large Sites (Non-Allocations)

200089: Carnival Pool, Wellington Rd, Wokingham



Tuesday, June 24, 2025

Five Year Housing Land Supply Survey

1. Site Address

Carnival Place, Wokingham

2. Ownership

Wokingham Borough Council

3. Application Number (eg: 260897)

200089

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Advanced. Development is scheduled for completion September 2025.

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Tuesday, September 23, 2025

6.3 When do you estimate all housing will be built out?

Tuesday, September 23, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction?

Yes

6.4.1. Please provide details. Will this accelerate the delivery of housing?

Off site panel construction. Did not accelerate delivery.

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses						
Market Ownership: Flats	55					55
Affordable Housing: Houses						
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

David SmithWokingham Borough Council

David.Smith2@wokingham.gov.uk

Full Name Company

Email

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



Tuesday, July 22, 2025

Five Year Housing Land Supply Survey

1. Site Address

Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 4JF

2. Ownership

WBC

3. Application Number (eg: 260897)

202133 / 222001

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

In Use

4.2 Please Explain

In use (part); vacant (part). WBC have an active decanting programme of existing tenants from the Gorse Ride estate to other alternative social housing properties. All of the existing tenants in the Phase 2A and most of phase 2B have now been decanted. The majority is social housing, owned and managed by WBC. Yes, the majority of remaining residents are tenants of WBC. WBC have an active decanting programme of existing tenants from the Gorse Ride estate to other alternative social housing properties.

5. Barriers: Are there current barriers delaying development?

Yes

5.1 Please explain what they are and how/when they will be overcome

One of the biggest risks to development is achieving vacant possession of each phase of the site. WBC has an active decanting programme of existing tenants from each phase, and we have already acquired the majority of properties that were in 3rd party ownership. In addition, the construction industry is facing challenges with the supply and cost of materials and labour which may increase the overall cost of the scheme.

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Currently working on Phase 2A on site, we are currently approximately 75% of the way through the build

phase on site. Phase 2A is programmed to complete in December 2025, Phase 2B will commence in Autumn 2025 and 2C will commence on completion of Phase 2B. 43 properties have already completed. All affordable housing will be delivered directly by WBC.

6.2 Have you completed (CML'd) any houses yet?

Yes

6.2.1 How many market rate dwelling units were built between 1 April 2024 and 31 March 2025?

0

6.2.2 How many affordable housing dwelling units were built between 1 April 2024 and 31 March 2025?

31

6.3 When do you estimate all housing will be built out?

Thursday, November 22, 2029

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses					34	34
Market Ownership: Flats			26			26
Affordable Housing: Houses	8		24		25	57
Affordable Housing: Flats	51		44			95
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other	-40		-54			-94
Total	19		40		59	118



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202845: Land To The West Of Trowes Lane Swallowfield



Wokingham
BOROUGH COUNCIL

Five Year Housing Land Supply Survey

Wednesday, April 2, 2025

1. Site Address

1 Alpha Centre, North Lane, Aldershot, Hampshire, GU12 4RG

2. Ownership

Cove Construction Limited

5. Barriers: Are there current barriers delaying development?

Yes

5.1 Please explain what they are and how/when they will be overcome

Woodland TPO (ref 1750/2020) needs to be modified to exclude consented residential properties (plots 5 & 19)and road.

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

Works have commenced and first units are expected to be completed in Q4 2025.

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Sunday, November 9, 2025

6.3 When do you estimate all housing will be built out?

Sunday, March 15, 2026

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	12					
Market Ownership: Flats						
Affordable Housing: Houses	8					
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

tony webberCove Construction Ltd

tony@covehomes.co.uk

Full Name Company

Email

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



WOKINGHAM
BOROUGH COUNCIL

Wednesday, June 25, 2025

Five Year Housing Land Supply Survey

1. Site Address

St Annes, Wokingham

2. Ownership

Antler Homes plc

3. Application Number (eg: 260897)

203544 (approved under APP/X0360/W/22/3297645)

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

Yes

5.1 Please explain what they are and how/when they will be overcome

No affordable housing provider to deliver the 19 affordable units. Deed of variation to delay the trigger for delivery is under discussion with the council but there is a serious risk to their delivery

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

No

5.2.1 Please explain how and when these will be overcome

Not presently due to lack of an affordable housing provider

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

5 months into site commencement

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Saturday, November 1, 2025

6.3 When do you estimate all housing will be built out?

Saturday, May 1, 2027

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	10	20	5			35
Market Ownership: Flats						
Affordable Housing: Houses			10			10
Affordable Housing: Flats			9			9
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total	10	20	24			

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

Joe HalsteadAntler Homes

joe.halstead@antlerhomes.co.uk

Full NameCompanyEmail

1

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2

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Wokingham BC Five Year Housing Land Supply Statement 31 March 2025

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233168 Former Travis Perkins Site, Woodley Green, Woodley, Wokingham, RG5 4QP



Wednesday, June 25, 2025

Five Year Housing Land Supply Survey

1. Site Address

Woodley Green, RG5 4QP

2. Ownership

Harrington Property (Reading) Ltd

3. Application Number (eg: 260897)

233168

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

Yes

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

No

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

demolition is now finalised and building work to start in August

6.1.1 When do you estimate work will start on site?

Monday, August 4, 2025

6.2.3 When do you estimate the first housing will be completed?

Thursday, April 1, 2027

6.3 When do you estimate all housing will be built out?

Wednesday, April 1, 2026

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

1

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses						
Market Ownership: Flats						
Affordable Housing: Houses						
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other			64			
Total						

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

2

223691 Lee Spring, Latimer Road, Wokingham, RG41 2WA



WOKINGHAM

BOROUGH COUNCIL

Thursday, June 19, 2025

Five Year Housing Land Supply Survey

1. Site Address

Lee Spring, Latimer Road, Wokingham, RG41 2WA

2. Ownership

Abri

3. Application Number (eg: 260897)

223691

3.1 Application Type

Full Permission

3.4 Have you completed discharging pre-commencement conditions?

No

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

Yes

7.1 Affordable housing: Please provide details and estimate delivery timetable for the third party delivery

Whole site to be delivered by Abri as affordable.

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses						

1



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	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Flats						
Affordable Housing: Houses						
Affordable Housing: Flats			42			
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total			42			

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

2



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230743 Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX



Thursday, June 26, 2025

Five Year Housing Land Supply Survey

1. Site Address Library Parade, Woodley, RG5 3LX
2. Ownership Hanslink Ltd
3. Application Number (eg: 260897) 250717
- 3.1 Application Type Full Permission
- 3.4 Have you completed discharging pre-commencement conditions? Yes
4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use? In Use
- 4.2 Please Explain
Ground floor units let to commercial tenants.
Uppers are being built as residential.
5. Barriers: Are there current barriers delaying development? No
- 5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions? Yes
6. Completions: Has work started on site? Yes
- 6.1 Which stage is the delivery of dwellings and supporting infrastructure?
Site is being built out.
- 6.2 Have you completed (CML'd) any houses yet? No
- 6.2.3 When do you estimate the first housing will be completed? Monday, April 14, 2025
- 6.3 When do you estimate all housing will be built out? Wednesday, May 14, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction? Yes

6.4.1. Please provide details. Will this accelerate the delivery of housing?

SFS
Steel Frame Structure

7. Affordable Housing: Is any affordable housing being built by a third party? No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses						
Market Ownership: Flats	14					
Affordable Housing: Houses						
Affordable Housing: Flats						
Private Rent: Houses						
Private Rent: Flats						
Self Build / Other						
Total	14					

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive? No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report Yes

Hardeep HansHanslink Ltd h.hans@hanslink.co.uk
Full Name Company Email



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A10.3 – Prior Approvals and Full

210769, 211508: Rosa Building Mulberry Business Park Fishponds Road Wokingham RG41 2GY



WOKINGHAM
BOROUGH COUNCIL

Thursday, June 26, 2025

Five Year Housing Land Supply Survey

1. Site Address

Rosa House, Mulberry Business Park, Wokingham, RG41 2GY

2. Ownership

Watercrown Ltd

3. Application Number (eg: 260897)

260897

3.1 Application Type

Prior Approval

4. Existing Use / Tenancy: Is the site currently tenanted, vacant or otherwise in use?

Vacant

5. Barriers: Are there current barriers delaying development?

No

5.2 Is development for the proposed use(s) viable in regard to current and emerging planning policies and market conditions?

Yes

6. Completions: Has work started on site?

Yes

6.1 Which stage is the delivery of dwellings and supporting infrastructure?

almost complete

6.2 Have you completed (CML'd) any houses yet?

No

6.2.3 When do you estimate the first housing will be completed?

Tuesday, September 30, 2025

6.3 When do you estimate all housing will be built out?

Friday, October 31, 2025

6.4 Are any alternative methods of construction being used, e.g. modular construction?

No

7. Affordable Housing: Is any affordable housing being built by a third party?

No

8. Trajectory: Five Year Supply

	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total: 2025-2030
Market Ownership: Houses	0					
Market Ownership: Flats	45					
Affordable Housing: Houses	0					
Affordable Housing: Flats	0					
Private Rent: Houses	0					
Private Rent: Flats	0					
Self Build / Other	0					
Total	0					

9. Commercially Sensitive Information: Have you provided any information that you would regard as commercially sensitive?

No

10. I confirm that the information provided is correct to the best of my knowledge and that the information provided will be used for a published report

Yes

hersch Schneckwatercrown ltd

h@mountley.co.uk

Full Name

Company

Email

1

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2

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Wokingham BC Five Year Housing Land Supply Statement 31 March 2025

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

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

Period for completions	Strategic type site of 1,000+ dwellings (net)						
	Lower Earley, Earley	Woosehill, Wokingham	Woodley Airfield, Woodley	South of M4 SDL	North Wokingham SDL	South Wokingham SDL	Arborfield Garrison SDL
1/4/98 – 31/3/99	121	0	0	0	0	0	0
1/4/99 – 31/3/00	66	0	0	0	0	0	0
1/4/00 – 31/3/01	27	0	0	0	0	0	0
1/4/04 – 31/3/05	10	0	0	0	0	0	0
1/4/05 – 31/3/06	83	0	0	0	0	0	0
1/4/06 – 31/3/07	56	0	0	0	0	0	0
1/4/10 – 31/3/11	0	0	0	0	28	0	0
1/4/11 – 31/3/12	0	0	0	0	99	0	0
1/4/12 – 31/3/13	0	0	0	37	23	0	0
1/4/13 – 31/3/14	0	0	0	175	0	6	0
1/4/14 – 31/3/15	0	0	0	56	95	104	0
1/4/15 – 31/3/16	0	0	0	29	112	120	0
1/4/16 – 31/3/17	0	0	0	166	66	135	57
1/4/17 – 31/3/18	0	0	0	419	154	118	114
1/4/18 – 31/3/19	0	0	0	344	232	71	116
1/4/19 – 31/3/20	0	0	0	361	273	28	268
1/4/20 – 31/3/21	0	0	0	348	165	0	348
1/4/21 – 31/3/22	0	0	0	291	296	54	336
1/4/22 – 31/3/23	0	0	0	366	200	1	185
1/4/23 – 31/3/24	0	0	0	193	153	1	283
1/4/24 – 31/3/25	0	0	0	46	64	0	344
Total	6,753	2,401	1,588	2,831	1,960	638	2,051

Appendix 12 – Trends from Small Site Completions

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

Year	All Small Site Completions (net)	Net Completions on Small Previously Developed (PDL) Sites	Net Completions on Small Non-Residential Greenfield Sites	Net Completions on Small Residential Greenfield Sites
2007/08	168	104	9	55
2008/09	103	49	0	54
2009/10	112	39	0	73
2010/11	97	27	1	69
2011/12	81	50	2	29
2012/13	69	42	4	23
2013/14	78	32	1	45
2014/15	145	82	16	47
2015/16	87	68	1	18
2016/17	87	61	8	18
2017/18	59	52	0	7
2018/19	46	36	6	4
2019/20	115	86	14	15
2020/21	48	42	1	5
2021/22	83	55	10	18
2022/23	68.7	60.7	1	7
2023/24	50	26	2	22
2024/25	60	33	6	21
Total	1,557	945	82	530
Annual average	86	52	5	29

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

Parish	2007 / 08	2008/ 09	2009 / 10	2010/ 11	2011/ 12	2012 / 13	2013/ 14	2014 / 15	2015/ 16	2016/ 17	2017 / 18	2018/ 19	2019 / 20	2020/ 21	2021/ 22	2022 / 23	2023/ 24	2024/ 25	Total per Parish
Arborfield & Newland	0	1	0	1	1	0	1	0	0	0	0	1	0	1	1	0	1	0	8
Barkham	1	0	0	1	0	0	2	2	0	1	0	0	1	0	3	7	3	0	21
Charvil	-1	4	-2	2	1	0	1	0	-1	2	0	0	5	-1	5	0	1	-1	15
Earley	7	14	16	1	6	3	2	26	6	0	2	-1	16	6	0	1	1	2	108
Finchampstead	7	-6	7	7	1	1	2	8	-2	9	-3	1	-4	7	1	20	-3	6	59
Remenham	1	0	0	-7	0	0	0	-2	3	3	0	2	1	0	3	1	-3	6	8
Ruscombe	-1	3	-2	3	3	0	-1	1	0	0	-1	1	0	1	2	0	0	0	9
Shinfield	4	4	0	0	2	2	-1	11	11	6	15	10	8	10	5	1	1	-1	88
Sonning	3	-6	0	4	1	0	2	4	3	0	-1	-3	9	-1	3	0	-1	-1	16
St. Nicholas Hurst	0	3	0	-3	0	2	3	2	-1	-3	1	-5	18	1	1	3	14	1	37
Swallowfield	1	0	0	0	1	3	-3	2	5	-3	0	15	-1	2	3	0	5	0	30
Twyford	4	9	2	5	3	2	0	0	0	2	2	2	5	7	4	0	0	3	50
Wargrave	1	0	1	4	4	4	0	-1	2	4	0	1	3	-1	4	3	-3	3	29
Winnersh	17	13	9	-1	10	0	7	-3	1	14	0	6	3	2	-1	8	-4	0	81
Wokingham	48	10	3	7	15	20	13	33	36	12	28	1	11	3	9	6	9	7	272
Wokingham Without	1	0	-2	1	0	-2	2	1	1	0	4	-1	-2	2	1	3	2	6	16
Woodley	11	0	7	2	2	7	2	-2	4	14	5	6	13	3	11	7.7	3	2	97.7
Total:	104	49	39	27	50	42	32	82	68	61	52	36	86	42	55	60.7	26	32	944.7

A12.3 – Summary of Progress on Small Sites with Permission at 31 March 2025

Small sites (outside of Core Strategy or MDD allocation)	Total not started / under construction (with planning permission) at 31 March 2025
Greenfield Sites (Table A12.4)	42
Previously Developed Land (PDL) Sites (Table A12.5)	149
Total:	191

A12.4 – Net Dwellings on Small Greenfield Sites³²

App No/Site Ref	Address	Net Number of Dwellings Remaining³³
241486	Dun Elm's, Nelsons Lane, Hurst, Wokingham, RG10 0RR	3
240198	Hatchgate Farm, Lines Road, Hurst, Wokingham, RG10 0SP	5
232333	Land East of Croft House, Croft Road, Shinfield, RG2 9EY	1
240912	Land Adjacent to Yewcroft, The Bothy, Wargrave Hill, Wargrave, Reading, RG108JE	1
232998	2a Barrett Crescent, Wokingham, RG40 1UP	1
232810	49 Cypress Road, Woodley, Wokingham, RG5 4BD	1
233108	6 Silver Fox Crescent, Woodley, Wokingham, RG5 3JA	1
240758	Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE	1
212112	128 Reading Road, Wokingham, RG41 1HA	1
213587	Strowdes, Upper Culham Lane, Remenham, Berkshire, RG10 8NU	1
240255	2 Longfield Road, Twyford, Wokingham, RG10 9AR	1
232380	64 Emmbrook Road, Wokingham, RG41 1HG	1
231168	Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH	1
230113	Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA	1
231885	The Haulage Yard, Land adjacent to Bramble Cottage, Hyde End Road, Spencers Wood, RG7 1BU	1
222972	25 Henley Wood Road, Earley, Wokingham, RG6 7EE	2
221876	7 Maple Grove Woodley Reading RG5 4JQ	1
232783	Walnut Tree Farm (+6), Benham Lane, Riseley, Wokingham, RG7 1RY	6
211134	The Fairways Wokingham Family Golf Wokingham RG40 3HG	1
232400	Tennis Courts, Land off Silver Fox Crescent, Woodley, Wokingham	1
222304	Land Adjacent To Lane End House, Shinfield Road, Shinfield, RG2 9BB	6
230367	15 Yeosfield, Riseley, Wokingham, RG7 1SG	1
222556	304 London Road, Wokingham, Wokingham, RG40 1RD	1
213947	12 Coningham Road Shinfield RG2 8QP	1
222710	89 Church Road, Earley, Wokingham, RG6 1HG	1
TOTAL		42

³² Sites with addresses in *italics* were under construction at 31 March 2025.

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

A12.5 – Net Dwellings on Small PDL Sites³⁴

App No/Site Ref	Address	Net Number of Dwellings Remaining³⁵
213610	Hatchgate And Kentons, Kentons Lane, Upper Culham, RG10 8NU	-3
240662	35 and 35A Tangleby Drive, Wokingham, RG41 2PD	-1
241462	Flat 1, Ludgrove Preparatory School, Ludgrove, Wokingham, RG40 3AA	-1
220650	8 Culver Lane Earley Wokingham RG6 1DS	0
230556	49 West Drive, Sonning, Wokingham, RG4 6GE	0
242977	22a and 22b Barkham Ride, Barkham, Wokingham, RG40 4EU	0
240665	178 Bearwood Road, Barkham, Wokingham, RG41 4SH	0
232716	Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD	0
241964	2 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	0
242720	11 Old Bath Road, Sonning, Wokingham, RG4 6SZ	0
240972	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG	0
242171	37 Commons Road, Wokingham, Wokingham, RG41 1JJ	0
223783	Bluebell Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR	0
222044	Old Gamekeepers Cottage, Milkingbarn Lane, Arborfield, Wokingham, RG2 9HT	0
220801	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT	0
223108	Templecombe, Wargrave Road, Remenham, Wokingham, RG9 3HU	0
230693	Gardeners Green, Heathlands Road, Wokingham, RG40 3AW	0
230292	Land to the rear of Little Covert Farm, Dunt Lane, Hurst, Wokingham, RG10 0TA	0
240207	Lockwaters, Wargrave Road, Remenham, Wokingham, RG9 3HX	0
223032	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB	0
220344	25 Chestnut Avenue, Wokingham, RG41 3HW	0
221221	Barn Farm, Wokingham Road, Hurst, Wokingham, RG10 0RX	0
223427	Petro, Crazies Hill, Wargrave, Wokingham, RG10 8LT	0
181113	Campania Oaklands Ln Crowthorne RG45 6JU (Demolition)	0
231327	105 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG	0
233172	Atlanta, Wargrave Road, Remenham, Wokingham, RG9 3JD	0
230317	Greenfinches, The Village, Finchampstead, Wokingham, RG40 4JR	0
232230	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE	0
221887	Foxhaven/Whitewoods/Beech View, Remenham Church Lane, Remenham, Wokingham, RG9 3EX	1
222603	Riverwood Bungalow, New Mill Road, Finchampstead, RG40 4QT	1
240559	14 Old Bath Road, Sonning, Wokingham, RG4 6TA	1
240751	17 Danywern Drive, Winnersh, Wokingham, RG41 5NS	1

³⁴ Sites with addresses in *italics* were under construction at 31 March 2025.

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

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
240055	31A Sturges Road, Wokingham, RG40 2HG	1
231674	65 Ellis Road, Crowthorne, Wokingham, RG45 6PP	1
231903	7 West Drive, Sonning, Wokingham, RG4 6GE	1
232361	84 Easthampstead Road, Wokingham, RG40 2HL	1
231857	Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE	1
222538	Four Acres, Dunt Lane, Hurst, Wokingham, RG10 0TA	1
223258	Lea Farm, Lodge Road, Hurst, Wokingham, RG10 0SS	1
232856	L'Ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY	1
233089	24 Bramshill Close, Arborfield, Wokingham, RG2 9NF	1
241348	2 The Drive, Earley, Wokingham, RG6 1EG	1
240657	206 Nine Mile Ride, Finchampstead, Wokingham, RG40 3PX	1
231383	Brooklands, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR	1
233036	4 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD	1
241158	The Forge, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT	1
242058	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF	1
240903	24 Murdoch Road (WING), Wokingham, RG40 2DF	1
212826	29 Denton Road, Wokingham, RG40 2DX	1
222535	Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU	1
232567	Kingsbridge Farm, Lambs Lane, Swallowfield, Wokingham, RG7 1JE	1
230226	12 Arundel Road, Woodley, Wokingham, RG5 4JL	1
223742	176 Bearwood Road, Barkham, Wokingham, RG41 4SH	1
223614	247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR	1
222974	35 & 35A Robin Hood Lane, Winnersh, Wokingham, RG41 5ND	1
221683	The Hope And Anchor, Station Road, Wokingham, RG40 2AD	1
231648	20 Pitts Lane, Earley, Wokingham, RG6 1BT	1
231537	260 Shinfield Road, Shinfield, Wokingham, RG2 8HG	1
221557	62 Reading Road, Woodley, Wokingham, RG5 3DB	1
222150	63 High Street, Wargrave, Wokingham, RG10 8BU	1
223007	7 The Ridgeway, Woodley, Wokingham, RG5 3QD	1
221699	Bearwood Hall (formerly The Manse), The Gate Sindlesham, 1 Bearwood Rd, Wokingham, RG41 5BB	1
212486	The New Mill Restaurant New Mill Lane Eversley RG27 0RA	1
221865	The Garth, Wargrave Hill, Wargrave, Wokingham, RG10 8JH	1
230887	Land At Heathlands, Heathlands Road, Wokingham, Berkshire	1
203650	Bowsey Cottage Canhurst Lane Knowl Hill RG10 9XT	1
212982	98 Highgate Road Woodley Wokingham RG5 3QR	1
173735	Beechbrook, The Holt, Hare Hatch, Wokingham, RG10 9TG	1
232273	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU	1

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
240194	74 Eastheath Avenue, Wokingham, RG41 2PJ	1
241865	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB	1
242727	Land to rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB	1
220587	19 Belmont Road Crowthorne RG45 6SA	1
222828	Campania (+1) Oaklands Ln, Crowthorne, RG45 6JU (+1)	1
211962	Sandhurst House Sandhurst Road Finchampstead RG40 3TH	1
223388	Shorne Lodge, Sandhurst Road, Finchampstead, Wokingham, RG40 3JE	1
220792	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE	1
221676	Hutts Farm Cottage (outb), Blagrove Lane, Wokingham, RG41 4AX	1
240337	Hutts Farm Cottage (Anx), Blagrove Lane, Wokingham, RG41 4AX	1
232812	8 Sussex Lane, Spencers Wood, Reading, RG7 1BY	1
231459	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ	1
232033	The White Cottage, Western Avenue, Woodley, Wokingham, RG5 3BN	1
223713	St Nicholas barn, Dunt Lane, Wokingham, RG10 0TA	1
200757	11 South Drive Sonning RG4 6GB	1
222280	182 Reading Road, Woodley, Wokingham, RG5 3AA	1
222834	6 Old Bath Road, Charvil, Wokingham, RG10 9QR	1
212372	60 & 62 Millbank Crescent Woodley Reading RG5 4ER	1
210251	Creekside Willow Lane Wargrave RG10 8LH	1
232502	Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH	1
241315	Rose Cottage Stables, Binfield Road, Binfield, Wokingham, RG40 5PP	1
231682	4 Old Bath Road, Charvil, Wokingham, RG10 9QR	2
240833	105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA	2
221685	Diesel House, Honey Hill, Crowthorne, Wokingham, RG40 3BL	2
223577	18-32 London Road, Twyford, RG10 9ER	2
220934	Loddon Vale House Hurricane Way Woodley RG5 4UX	2
240694	1 Compton Close, Earley, Wokingham, RG6 7EA	2
191705	Meadow Sweet, Station Road, Wargrave, Wokingham, RG10 8HD	2
241539	Kimberdale, Heathlands Road, Wokingham, Wokingham, RG40 3AS	2
221890	Land at Bucks Copse, 74-76 Rear Of Barkham Road, Wokingham, RG41 2RD	2
231579	25 Murdoch Road, Wokingham, RG40 2DQ	2
240767	22- 24 Smallmead Cottages, Kirtons Farm Road, Pingewood, Wokingham, RG30 3UT	3
222484	Old Grain Store, Swallowfield Road, Arborfield, RG2 9LA	3
233112	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY	3
232241	6, Market Place, Wokingham, Wokingham, RG40 1AL	3
232680	Thames Bridge House, Henley Bridge, Henley On Thames, RG9 2LN	3
212110	422 Finchampstead Road, Finchampstead, RG40 3RB	3

App No/Site Ref	Address	Net Number of Dwellings Remaining ³⁵
223084	59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND	4
243098	Stokes Farm, Binfield Road, Wokingham, Berkshire, RG40 5PR	5
222868	Units 1, 2 and 3, 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP	5
230057	Fire Station, Victoria Road, Wargrave, Wokingham, RG10 8BP	5
223539	Hatch Farm, Mill Lane, Sindlesham, Wokingham, Berkshire, RG41 5DY	6
203604	424-426 Reading Road Winnersh RG41 5EP	6
201644	Spice Lounge 45 High Street Wargrave RG10 8BU	6
233086	Land At Rear Of, 6 Johnson Drive, Finchampstead, RG40 3NW	8
223566	59 Crockhamwell Road, Woodley, Wokingham, RG5 3JP	9
Total:		149

Appendix 13 – Large Sites Data

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

Year from 1 April to 31 March	Completions (Net)
2007/08	12
2008/09	80
2009/10	10
2010/11	4
2011/12	30
2012/13	59
2013/14	32
2014/15	-83
2015/16	45
2016/17	87
2017/18	134
2018/19	187
2019/20	195
2020/21	48
2021/22	79
2022/23	34
2023/24	161
2024/25	139
Total	1,253
Annual Average (Total ÷ 18)	69

A13.2 – Large Windfall Site Completion Data (2017/18 – 2024/25)

Monitoring Year	Site Category	Application Reference	Application Type	Site Address	Dwellings Permitted (Net)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Years to Completion ³⁶		
2024/25	Large Windfall	212914	RM	Stanbury House, Spencers Wood, Reading RG7 1YT	38											38	1		
2024/25	Large Windfall	210554	RM	Site Of Former Sorbus House, Fishponds Road, Wokingham, RG41 2GY	56										3	54	2		
2023/24	Large Windfall	182460	Full	Silkmakers Court West Forest Gate Wellington Road/ Finchampstead Wokingham RG40 2AT	49									2	47		2		
2023/24	Large Windfall	202065	Full	54 - 58 Reading Road, Wokingham RG41 1EH	31								-3		34		3		
2021/22	Large Windfall	143292	Full	Land West Of Park Lane Charvil Reading, RG10 9TS	25								25				1		
2021/22	Large Windfall	181951	Full	Land at Arnett Avenue and Barkham Ride, RG40 4EE	15								31	0	0	46			4
2021/22	Large Windfall	200413	Full	Trident House 2 King Street Lane Winnersh Berkshire RG11 5AS	12								12				1		
2021/22	Large Windfall	142536	Full	Former Bearwood Golf Course, Mole Rd, Sindlesham	18								18				1		
2021/22	Large Windfall	180988	Full	Pitts Works Colemansmoor Road Woodley RG5 4DA	16								-1	0	17			3	
2020/21	Large Windfall	183380	Full	The Day Centre South Lake Crescent Woodley Wokingham RG5 3QW	10								10				1		
2020/21	Large Windfall	163058	Full	Hewden Plant Hire Old Forest Road Wokingham RG41 1HY	43								32	11			2		
2019/20	Large Windfall	161301 (O/2013/1221)	RM	Land West Of Beech Hill Road Spencers Wood RG7 1FG	120										1	69	50		
2019/20	Large Windfall	F/2014/2637	Full	Land at Market Place, Peach St & Rose St, Wokingham	21			-5	0	0	26					4			

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

Monitoring Year	Site Category	Application Reference	Application Type	Site Address	Dwellings Permitted (Net)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Years to Completion ³⁶
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/2013/247 7 / 153258	Full	Marlborough House, Basingstoke Rd, Spencers Wood. RG7 1AE	15					15							1
2018/19	Large Windfall	F/2013/0517	Full	Sutton Court, Culver Lane, Earley	-70	-90	0	0	0	20							5
2017/18	Large Windfall	F/2014/0940	Full	Willow Tree Works, Swallowfield St, Swallowfield RG7 1QX	38			6	32								2
2017/18	Large Windfall	161445	Full	Stratfield & Apsley Houses, Riseley Business Park Basingstoke Road Riseley RG7 1QF	11				11								1
2017/18	Large Windfall	170020	Full	Kronos House Finchampstead Road Wokingham RG40 2NP	31				31								1
2017/18	Large Windfall	DEM/2013/165 6 + F/2014/1612	Full	Eustace Crescent (now Phoenix Ave), Wokingham RG40 1PS	68				8								1
2017/18	Large Windfall	DEM/2014/058 8 + 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 2025

	Site Categories	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2013- 2030
	Completions	488	454	675	967	1,528	1,284	1,555	1,206	1,440	865	841	647						15,403
1	Large sites not started / under construction with full planning permission													119	101	346	112	59	737
2	Large sites not started / under construction with outline planning permission													0	107	117	112	56	392
3	Large sites with resolution to grant full planning permission													0	0	0	0	0	0
4	Large sites with resolution to grant outline planning permission													0	0	0	0	0	0
5	Other large sites considered deliverable (within 5 years for the current Five Year Housing Land Supply Statement but will also include others beyond that period)													348	279	389	264	231	1,511
6	Large site prior approval not started / under construction with planning permission													54	119	129	0	0	302
7	Small sites not started / under construction with full planning permission													110	71	2	0	0	183
8	Small sites not started / under construction with outline planning permission													0	0	0	0	0	0
9	Small sites with resolution to grant outline planning permission													0	0	0	0	0	0
10	Other small sites considered deliverable (within 5 years for the current Five-Year Housing Land Supply Statement but will also include others beyond that period)													4	4	0	0	0	8
11	Small Windfall Sites													0	0	80	80	80	240
12	Large Windfall Sites													0	0	0	40	40	80
	Total	488	454	675	967	1,528	1,284	1,555	1,206	1,440	865	841	647	635	681	1,063	608	466	3,453