

Land at Blagrove Lane

Five Year Housing Land Supply and Affordable Housing Delivery Statement of Common Ground

Berkeley Group

05 February 2025

LICHFIELDS

16209/03/DL/RC
33353279v11

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This Statement of Common/Uncommon Ground has been agreed by:

Wokingham Borough Council

Signed.....*L. Ashton*.....

Name.....Laura Ashton (LAUK Planning Ltd for WBC).....

Dated.....5th February 2025.....

Berkeley Strategic Land Limited

Signed: *Daniel S Lampard*

for Lichfields on behalf of the Appellant (Berkeley Strategic Land Limited)

Name: Daniel Lampard

Dated: 05.02.2025

1.0 Context

- 1.1 The latest five-year housing land supply (5YHLS) position¹ by Wokingham Borough Council (WBC) was published on 30 January 2025 and covers the period 1st April 2024 to the 31 March 2029. This is hereafter referred to as the 'January 2025 position'.

¹ Wokingham Borough Five Year Housing Land Supply Statement at 31 March 2024

2.0 Matters in agreement

Five Year Housing Land Supply

5YHLS under the NPPF 2024

- 2.1 It is agreed that the January 2025 position is the latest 5YHLS position published by WBC.
- 2.2 NPPF (December 2024) paragraph 78 states that “*Local planning authorities should 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 five years old*”. Footnote 39 of the Framework does not apply to WBC as strategic policies have not been reviewed and found not to not require updating.
- 2.3 The housing requirement should therefore be updated to the local housing need figure which is calculated using the Standard Method (December 2024).
- 2.4 The standard method requirement for Wokingham is 1,336 dwellings per annum.
- 2.5 It applies for the calculation of 5YHLS from the publication of the NPPF (2024) on 12 December 2024.

Housing requirement

- 2.6 The five-year housing requirement over this period amounts to 6,680 dwellings (ie 1,336 dwellings x 5 years).
- 2.7 As per the requirements of NPPF paragraph 78a) a 5% buffer is applied to the housing requirement. This increases the five-year requirement to 7,014 dwellings.

Housing supply

- 2.8 The January 2025 position identifies total deliverable housing supply of 2,321 dwellings over the period 1st April 2024 to the 31 March 2029.
- 2.9 The appellant has not reviewed WBCs assessment of deliverable housing supply as it is not considered that this would form an appropriate use of inquiry time. For the purposes of this appeal both parties agree the 5YHLS position summarised in para 2.10 below.

5YHLS position

- 2.10 There is total deliverable housing supply of **1.7 years** rounded up to one decimal place, over the period 1 April 2024 to the 31 March 2029 (ie 2,321 / 7,014).

3.0 **Matters in disagreement**

- 3.1 The appellant considers that there are implications of the NPPF (2024) for the emerging LPU upon adoption , with regard to future HLS calculations and the requirement for a successor plan .
- 3.2 The historic delivery of and scale of need for affordable housing are not agreed.