

Land at Blagrove Lane

Affordable Housing Delivery Statement of Common Ground

Berkeley Group

27 February 2025

LICHFIELDS

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1.0 Matters in agreement

Housing Waiting List data

- 1.1 As of 2023/24 there are a total of 1,342 households on the Housing Waiting List in Wokingham (as per MHCLG Local Authority Housing Statistics). Since 2011/12 the total number of households on Wokingham's waiting list has fluctuated between c.1,400 and c.2,600.
- 1.2 There is one associated matter in dispute (see Section 2.0)
- 1.3 Of the 1,342 households currently on the waiting list, 224 households are in 'reasonable preference' categories. This is broadly unchanged from the previous year (2022/23) when there were 221 households in 'reasonable preference' categories.

Affordable Housing Needs

- 1.4 The Berkshire Strategic Housing Market Assessment (SHMA) (October 2007) Figure 14 states that the annual need for affordable housing units (without expected supply of new affordable units) for Wokingham Borough is 400 to 550 dpa over the period 2006 to 2026.
- 1.5 The Berkshire (including South Bucks) SHMA (February 2016) Table 81 states the estimated level of affordable housing need per annum in Wokingham (taking into account supply from existing stock) is 441 dpa over the period 2013 to 2036.
- 1.6 OAN Sensitivity Testing – Western Berkshire Housing Market Area (March 2018) Table 43 states that the estimated level of affordable housing need per annum in Wokingham (taking into account supply from existing stock) is 453 dpa over the period 2016 to 2036.
- 1.7 Wokingham Borough Council: Local Housing Needs Assessment (LHNA) 2022 (November 2023) Figure 39 and paragraph 5.60 state in Wokingham Borough the overall need for affordable housing would comprise a total of 6,689 households over the 19-year period 2021-2040, equivalent to an average of 352 per annum.
- 1.8 There is one associated matter in dispute (see Section 2.0)

Affordable Housing Delivery

- 1.9 Affordable housing completions in Wokingham Borough from 2008/09 to 2022/23 total 2,766 homes as sourced from:
- Wokingham Borough Council Topic Paper: Affordable Housing September 2024 – Figure 4

Bringing together affordable housing needs and delivery

- 1.10 The tables below show the annual difference between affordable housing need and affordable housing delivery dating back to 2008/09 (earlier completions data is not available). The need figure is measured against the most up to date affordable housing needs evidence base report published at the time. Where a new report is published part way

through a monitoring year, it only applies to the below calculations from the next full monitoring year.

1.11

In short, the tables below only apply the affordable housing need figures at the time they were known through the publication of evidence based documents and could be used as targets. It does not back date to the start of the period over which the affordable housing need figure is calculated.

Table 1.1 Affordable housing delivery versus need 2008/09 to 2015/16

Monitoring year	Affordable housing completions	Affordable housing need	Annual surplus/deficit
2008/09	53	400	-347
2009/10	70	400	-330
2010/11	70	400	-330
2011/12	146	400	-254
2012/13	91	400	-309
2013/14	108	400	-292
2014/15	95	400	-305
2015/16	123	400	-277
Total	756	3,200	-2,444

Source: Wokingham Borough Council Topic Paper: Affordable Housing September 2024 – Figure 4 and The Berkshire Strategic Housing Market Assessment (SHMA) (October 2007) Figure 14

Table 1.2 Affordable housing delivery versus need 2016/17 to 2017/18

Monitoring year	Affordable housing completions	Affordable housing need	Annual surplus/deficit
2016/17	212	441	-229
2017/18	482	441	41
Total	694	882	-188

Source: Wokingham Borough Council Topic Paper: Affordable Housing September 2024 – Figure 4 and The Berkshire (including South Bucks) SHMA (February 2016) Table 81

Table 1.3 Affordable housing delivery versus need 2018/19 to 2022/23

Monitoring year	Affordable housing completions	Affordable housing need	Annual surplus/deficit
2018/19	365	453	-88
2019/20	446	453	-7
2020/21	187	453	-266
2021/22	189	453	-264
2022/23	129	453	-324
Total	1,316	2,265	-949

Source: Wokingham Borough Council Topic Paper: Affordable Housing September 2024 – Figure 4 and OAN Sensitivity Testing – Western Berkshire Housing Market Area (March 2018) Table 43

Table 1.4a Affordable housing delivery versus need 2023/24

Monitoring year	Affordable housing completions	Affordable housing need	Annual surplus/deficit
2023/24	No data provided by WBC	352	Unknown
Total	N/A	N/A	N/A

Source: Wokingham Borough Council: Local Housing Needs Assessment 2022 (November 2023) Figure 39

Affordable Housing General Matter

- 1.12 Housing Land Supply (HLS) and affordable housing are considered separately in national planning policy and guidance.
- 1.13 There is no requirement to meet affordable housing needs, and no separate HLS for affordable housing.

2.0 **Matters in disagreement**

- 2.1 In respect of para 1.1 above WBC contend that the data shows number of households on the Housing Waiting List in 2024 is the lowest in Wokingham Borough since 1996. Whilst the Appellant does not disagree with this specific statement, the Appellant however notes that just two years ago – in 2022 – there were 2,592 households on the waiting list, which is the highest since 2011. The Appellant’s view is that the picture is one of fluctuating numbers on the housing waiting list rather than a clear and steady downward trend.
- 2.2 In respect of paras 1.4 to 1.8 above WBC contend that Affordable housing needs for Wokingham Borough have been considered in several assessments. It is not possible to combine the separate affordable housing needs from these assessments into a single table because each assessment is rebased at the start of the relevant assessment period. Conflating the figures would therefore double count affordable housing needs and result an erroneous dataset.
- 2.3 The appellant’s position is that they have assessed need and delivery separately across each period covered by these assessments (using the start date of when they were actually published) and have not conflated these figures, no double counting has occurred and the dataset is not erroneous.
- 2.4 In respect of Table 1.4a, WBC contends that the LHNA assessment of affordable housing needs covers the period 2021/22 and 2022/23 and this period should be used to assess affordable housing delivery under the LHNA need figure of 352. This alternative approach is shown below at Table 1.4b below.
- 2.5 The appellant disagrees with this approach because it directly conflicts with the agreed methodology in para 1.10 whereby affordable housing need figures are only utilised from the date of publication of the evidence-based document. The LHNA was not published until November 2023, so it would not have been possible to apply the new LHNA affordable need figure of 352 prior to this date.

Table 1.4b Affordable housing delivery versus need 2023/24

Monitoring year	Affordable housing completions	Affordable housing need	Annual surplus/deficit
2021/22	189	352	-163
2022/23	129	352	-223
Total	318	704	-386

Source: Wokingham Borough Council: Local Housing Needs Assessment 2022 (November 2023) Figure 39

- 2.6 WBC contend that each of the assessments of need are separate, so the only way to accurately display the data is to have the starting date for the assessment, followed through to the present day, showing completions and need. For example, the SHMA (2016) covers the period 2013-36. The relevant table should therefore show the need of 441 for each year from 2013 to 2022/23, against completion data. Similarly the LHNA, which covers the period 2021-40, would include need from 2021/22 and 22/23 against completion data. The periods would overlap.

- 2.7 Conversely the appellants consider it is appropriate to take into account the date at which the analysis was prepared.
- 2.8 WBC states: WBC has a supply of affordable housing comprising 505 dwellings over the next five years from the 31st of March 2024 and a 5+ year supply of 1,281 dwellings. The total affordable housing supply equates to 1,785 dwellings. In the next 5 years affordable housing delivery is derived from sites identified in the 5YHLS statement (i.e. those that are deliverable), beyond 5 years developable sites form part of the supply
- 2.9 The appellants have not been able to source this data within the WBC 5YLS Statement or been provided with an annualised list of sites where specific quantum of affordable housing are forecast for delivery. They are therefore unable to agree to this statement.

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

Wokingham Borough Council

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

Name.....Laura Ashton MRTPI (Director LAUK Planning Limited for WBC).....

Dated.....27 February 2025.....

Berkeley Strategic Land Limited

Signed..........

Name Daniel Lampard

Dated 27th February 2025