

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2021

Information on the progress of residential development between
1 April 2020 and 31 March 2021 in Reading Borough

Published June 2021

SUMMARY VERSION



www.reading.gov.uk



Reading
Borough Council

Working better with you

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2021

**Information on the progress of residential development between
1 April 2020 and 31 March 2021 in Reading Borough**

Published June 2021

SUMMARY VERSION

EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2021. It deals with change in the number of dwellings, based on the planning process. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for housing development (soft commitments).

The key net figures for Reading Borough for the monitoring year 1 April 2020 to 31 March 2021 are summarised below:

Summary of figures for 2020-21

Newly permitted dwellings	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
281	3,104	1,976	5,080	9,541	14,621	408	147

Net completions in 2020-21 are at the lowest level since 2014 and are some way below the Local Plan target of 689. Whilst this may have related in part to sites stopping working during the first Covid-19 lockdown, it is also partly related to the fact that much of the ongoing development takes the form of large blocks of flats that tend to deliver in large chunks, rather than smoothly across several years. The number of dwellings under construction is the highest we have recorded, meaning that future completion figures are likely to be much higher. New permissions are low this year, although this can fluctuate substantially from year to year.

This is a summary version of the Commitments document, which excludes the schedules of individual sites. For a full version of the document including the individual schedules, please contact the [Planning Policy Team](#).

CONTENTS

EXECUTIVE SUMMARY	- 3 -
CONTENTS	- 4 -
1. INTRODUCTION AND BACKGROUND.....	- 5 -
2. METHODOLOGY.....	- 7 -
3. UNDERSTANDING THE TABLES.....	- 8 -
4. SUMMARY TABLES	- 12 -
5. COMPARISON WITH PREVIOUS YEARS.....	- 20 -

1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2021 survey of Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the number of dwellings. It is not therefore concerned with changes to the size or form of existing dwellings, unless it would result in a different number of dwellings.
- 1.2 A dwelling includes all forms of permanent residential accommodation (houses, flats, maisonettes etc), excluding caravans, holiday homes, granny annexes and certain types of communal housing such as old people's homes (where care is provided), nurses' and students' hostels and houses in multiple occupation with more than six people¹.
- 1.3 The changes in dwellings are monitored through the planning process. This document shows the overall change in numbers of residential units in terms of what has planning permission at 31 March 2021, and what has been completed during the monitoring year (1 April 2020 to 31 March 2021). As such, it is a major input into the Annual Monitoring Report, and into other housing monitoring tools, such as housing trajectories and the 5-Year Housing Land Supply.
- 1.4 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Before 1982 the surveys recorded commitments outstanding at 30 June each year. Since 1982 the survey date has been 31 March. Information relating to conversions, demolitions and changes of use has been included since 1994.
- 1.5 Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities' Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council in 2011.
- 1.6 The notes in the sections 1 to 3 of this report explain the background to the residential commitments, the methodology involved in carrying out the survey and how to use the tables.
- 1.7 Section 4 contains the summary tables. These set out summary information for the number of dwellings that are at various stages of the process, including completions, dwellings under construction and new permissions. More details on what is contained in the summary tables is set out in section 3.
- 1.8 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.10 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2021 document.

¹ In 2013, an Article 4 Direction came into force in much of Katesgrove, Park and Redlands wards to restrict changes of use from C3 dwellinghouses to C4 small houses in multiple occupation (up to 3 unrelated people). An additional Article 4 Direction came into force for Jesse Terrace, west of the town centre, in 2016. For the purposes of the figures in this document, a change of use from C3 to C4 is not counted as a change in the number of dwellings. This is because, since the Article 4 Direction only applies to a specific part of the Borough, these changes cannot be monitored consistently across Reading. In addition, a change of use back from C4 to C3 does not require planning permission, so also cannot be reliably monitored. Therefore, a C4 HMO counts as a dwelling for these purposes.

- 1.11 For any queries, including requesting a full version of this document containing the individual schedules, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or [by e-mail](#).

2. METHODOLOGY

2.1 The housing commitments surveys are updated and published each year, covering the monitoring year 1 April to 31 March. The survey is updated in three main stages as follows:

1. All outstanding housing commitments from the [2020 survey](#) were identified, together with relevant planning permissions granted between 1 April 2020 - 31 March 2021. Relevant information, such as whether they would be classed as 'greenfield' or 'brownfield', was also recorded (see paragraph 3.4).
2. All sites were visited by Council officers in order to obtain information on development progress (i.e. number of units completed, under construction and not started). These visits were carried out as soon after 31 March 2021 as possible, during April and early May 2021.
3. Finally, the survey information was organised and analysed, and the document prepared for publication.

2.2 Sites which have any of the following characteristics are included in both this document and the Non-Residential Commitments document at March 2021:

- a. Sites with alternative residential and non-residential commitments
- b. Sites with a commitment for mixed-use including both residential and non-residential use; and
- c. Sites where there is a loss of non-residential for residential use, or vice versa.

3. UNDERSTANDING THE TABLES

3.1 This section describes and clarifies the information presented in the tables in section 4.

3.2 Section 4 contains seven summary tables, which present information on developments that have not started, are under construction, are outstanding, are agreed in principle, have been completed, were newly permitted this year and have lapsed.

3.3 All tables show the following information:

- Number of new build dwellings
- Number of dwellings demolished (or to be demolished)
- Number of new dwellings gained through conversion of existing residential
- Number of dwellings lost through conversion of existing residential
- Number of new dwellings gained through change of use to residential
- Number of dwellings lost through change of use from residential
- Net change in dwellings (the total of the gains and losses in the other columns)

3.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- **By Ward** - Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given².
- **By Development Plan Designation** - The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
 - Central Reading - the boundary of Central Reading is the boundary shown in the Local Plan (adopted 2019).
 - Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy RL1 of the Local Plan, using the boundaries shown on the [Proposals Map](#).
 - Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
 - South Reading - the Local Plan focuses a significant amount of development on South Reading, in particular the A33 corridor. The boundary used for monitoring this is the definition of South Reading in the Local Plan.

² No figure for parishes is given, as Reading Borough has no parishes.

- Core Employment Areas - policies EM2 and EM3 of the Local Plan refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map and it is these boundaries that are referred to here.

It is important to note that the figures within this set of designations do not sum, because there is some overlap - i.e. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre, whilst many will be outside both.

- **By Type** - Residential commitments are broken down into 'brownfield' and 'greenfield' commitments. 'Brownfield' means previously-developed land, and 'greenfield' means previously undeveloped land. Under national policy, residential gardens count as 'greenfield' land.
- **By Size** - Residential commitments are broken down into large, medium and small commitments to give an indication of the sizes of site that are coming forward. The definitions are as follows:
 - Large: residential development on sites of greater than 1 ha;
 - Medium: residential development on sites of less than 1 ha, but with a net change of 10 or more dwellings;
 - Small: residential development on sites of less than 1 ha and with a net change of less than 10 dwellings.

3.5 The seven tables are divided by status, and these are described below.

3.6 **Table 1** shows the number of dwellings with planning permission (including both full and outline) but not yet started at 31 March 2021.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2021. The construction process for new build dwellings does not include the clearing of the site (although this will be counted against demolition, if it involves demolition of dwellings), but starts from the digging of footings and laying of foundations, and ends when work has completed³. For conversions or changes of use, this includes the period of making internal alterations.

3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2021. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2021. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':

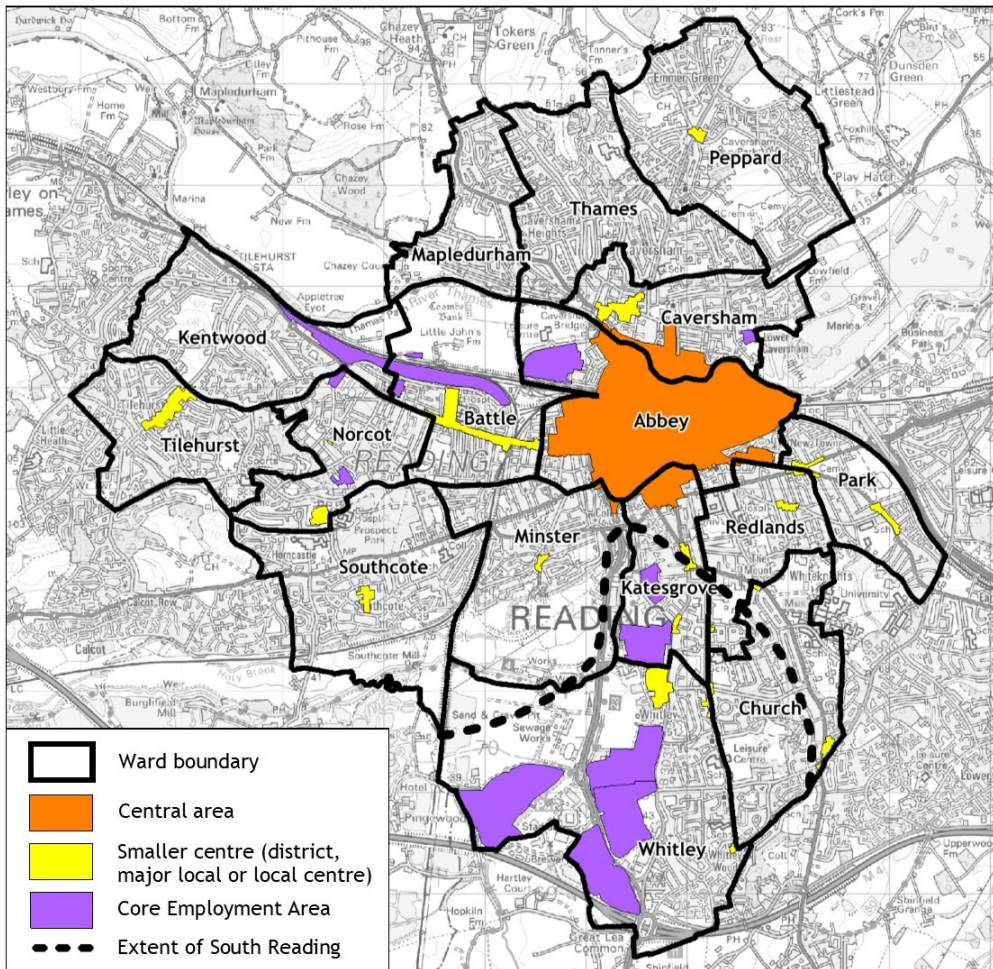
- Sites where there has been a resolution to grant permission, usually at Planning Applications Committee, but where the decision had not been

³ It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

formally issued at 31 March 2021. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.

- Sites which are allocated for residential development in the adopted Local Plan but where planning permission has not yet been granted. Site allocations typically contain a range of dwelling numbers, and it is the highest number expressed in the policy which is used here. Sites are only included if a dwelling number is included in the policy.
- 3.10 The inclusion of such soft commitment sites in the document and their likely dwelling capacity does not necessarily represent a commitment to approve the development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for housing development. All future planning applications on these sites will be considered on their individual merits by the Council.
- 3.11 **Table 5** shows the number of dwellings completed between 1 April 2020 and 31 March 2021. A dwelling is completed for these purposes when work on it has ended, even if it is still unoccupied. This figure inputs into other housing monitoring work, where it is judged against housing provision targets.
- 3.12 **Table 6** shows the number of dwellings newly permitted between 1 April 2020 and 31 March 2021. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site. Where a new permission represents an increase in dwellings over an existing permission on the site, only the uplift is included.
- 3.13 **Table 7** shows the number of dwellings for which planning permission had lapsed between 1 April 2020 and 31 March 2021. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. Although local planning authorities may specify a different timescale if necessary, most permissions use a standard period of three years. It should be noted here that, due to Covid-19, the government legislated to extend all planning permissions that would have expired between 23rd March and 31st December 2020 to 1st May 2021, meaning that they did not expire in this monitoring year, albeit that those due to expire before 19th August 2020 required an Additional Environmental Approval.

Figure 1: Wards and development plan designations in Reading



4. SUMMARY TABLES

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2021 (SUMMARY)

Table 1: Planning permissions (hard commitments) not started

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	2,645	95	49	24	536	7	3,104
Abbey ward	1,188	0	16	7	311	0	1,508
Battle ward	17	0	5	2	36	1	55
Caversham ward	44	1	11	7	12	0	59
Church ward	9	1	0	0	2	4	6
Katesgrove ward	59	1	4	2	102	0	162
Kentwood ward	17	1	0	0	0	1	15
Mapledurham ward	3	3	0	0	0	0	0
Minster ward	46	0	5	3	43	0	91
Norcot ward	204	86	0	0	1	1	118
Park ward	59	0	0	0	14	0	73
Peppard ward	26	2	0	0	0	0	24
Redlands ward	37	0	2	1	6	0	44
Southcote ward	6	0	6	2	1	0	11
Thames ward	1	0	0	0	8	0	9
Tilehurst ward	6	0	0	0	0	0	6
Whitley ward	923	0	0	0	0	0	923
Central Reading (Local Plan designation)	1,204	1	4	2	343	0	1,548
Smaller Centres (Local Plan designation)	44	0	2	1	33	1	77
Town Centres Sub-Total	1,248	1	6	3	376	1	1,625
South Reading (Local Plan designation)	931	0	2	1	99	1	1,030
Core Employment Areas (Local Plan designation)	0	0	0	0	53	0	53
Brownfield sites total	2,321	94	49	24	536	7	2,781
Greenfield sites total	324	1	0	0	0	0	323
Large sites total	2,191	82	0	0	0	0	2,109
Medium sites total	303	2	0	0	401	0	702
Small sites total	151	11	49	24	135	7	293

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2021 (SUMMARY)

Table 2: Planning permissions (hard commitments) under construction

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	1,786	1	14	14	194	3	1,976
Abbey ward	1,160	1	0	0	169	0	1,328
Battle ward	146	0	2	1	5	0	152
Caversham ward	7	0	2	1	6	0	14
Church ward	2	0	2	1	2	0	5
Katesgrove ward	3	0	0	0	0	0	3
Kentwood ward	20	0	0	0	0	0	20
Mapledurham ward	1	0	0	0	0	0	1
Minster ward	0	0	1	9	0	0	-8
Norcot ward	1	0	0	0	6	0	7
Park ward	7	0	2	1	0	2	6
Peppard ward	4	0	0	0	0	0	4
Redlands ward	0	0	5	1	5	1	8
Southcote ward	1	0	0	0	1	0	2
Thames ward	8	0	0	0	0	0	8
Tilehurst ward	2	0	0	0	0	0	2
Whitley ward	424	0	0	0	0	0	424
Central Reading (Local Plan designation)	1,076	1	0	0	165	0	1,240
Smaller Centres (Local Plan designation)	12	0	6	3	8	0	23
Town Centres Sub-Total	1,088	1	6	3	173	0	1,263
South Reading (Local Plan designation)	426	0	0	0	0	0	426
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	1,351	1	14	14	194	3	1,541
Greenfield sites total	435	0	0	0	0	0	435
Large sites total	1,374	0	0	0	0	0	1,374
Medium sites total	357	0	0	0	165	0	522
Small sites total	55	1	14	14	29	3	80

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2021 (SUMMARY)

Table 3: Planning permissions (hard commitments) outstanding*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	4,431	96	63	38	730	10	5,080
Abbey ward	2,348	1	16	7	480	0	2,836
Battle ward	163	0	7	3	41	1	207
Caversham ward	51	1	13	8	18	0	73
Church ward	11	1	2	1	4	4	11
Katesgrove ward	62	1	4	2	102	0	165
Kentwood ward	37	1	0	0	0	1	35
Mapledurham ward	4	3	0	0	0	0	1
Minster ward	46	0	6	12	43	0	83
Norcot ward	205	86	0	0	7	1	125
Park ward	66	0	2	1	14	2	79
Peppard ward	30	2	0	0	0	0	28
Redlands ward	37	0	7	2	11	1	52
Southcote ward	7	0	6	2	2	0	13
Thames ward	9	0	0	0	8	0	17
Tilehurst ward	8	0	0	0	0	0	8
Whitley ward	1,347	0	0	0	0	0	1,347
Central Reading (Local Plan designation)	2,280	2	4	2	508	0	2,788
Smaller Centres (Local Plan designation)	56	0	8	4	41	1	100
Town Centres Sub-Total	2,336	2	12	6	549	1	2,888
South Reading (Local Plan designation)	1,357	0	2	1	99	1	1,456
Core Employment Areas (Local Plan designation)	0	0	0	0	53	0	53
Brownfield sites total	3,672	95	63	38	730	10	4,322
Greenfield sites total	759	1	0	0	0	0	758
Large sites total	3,565	82	0	0	0	0	3,483
Medium sites total	660	2	0	0	566	0	1,224
Small sites total	206	12	63	38	164	10	373

*Includes developments not started & under construction (sum tables 1 & 2)

Table 4: Developments without planning permission but accepted in principle (soft commitments)*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	9,317	1	4	1	222	0	9,541
Abbey ward	6,795	1	0	0	134	0	6,928
Battle ward	63	0	4	1	0	0	66
Caversham ward	25	0	0	0	0	0	25
Church ward	0	0	0	0	0	0	0
Katesgrove ward	611	0	0	0	12	0	623
Kentwood ward	140	0	0	0	0	0	140
Mapledurham ward	0	0	0	0	0	0	0
Minster ward	114	0	0	0	15	0	129
Norcot ward	50	0	0	0	0	0	50
Park ward	42	0	0	0	1	0	43
Peppard ward	202	0	0	0	45	0	247
Redlands ward	89	0	0	0	15	0	104
Southcote ward	76	0	0	0	0	0	76
Thames ward	12	0	0	0	0	0	12
Tilehurst ward	75	0	0	0	0	0	75
Whitley ward	1,023	0	0	0	0	0	1,023
Central Reading (Local Plan designation)	6,766	1	0	0	146	0	6,911
Smaller Centres (Local Plan designation)	1,072	0	0	0	1	0	1,073
Town Centres Sub-Total	7,838	1	0	0	147	0	7,984
South Reading (Local Plan designation)	1,730	0	0	0	0	0	1,730
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	8,985	1	4	1	222	0	9,209
Greenfield sites total	332	0	0	0	0	0	332
Large sites total	8,144	0	0	0	90	0	8,234
Medium sites total	1,165	0	0	0	126	0	1,291
Small sites total	8	1	4	1	6	0	16

*Includes adopted Local Plan allocations where a dwelling figure is specified

Table 5: Planning permissions (hard commitments) completed 2020-2021

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	318	11	26	9	96	12	408
Abbey ward	20	0	7	1	21	0	47
Battle ward	66	1	4	2	3	2	68
Caversham ward	3	0	0	0	7	1	9
Church ward	2	0	0	0	0	1	1
Katesgrove ward	90	0	0	0	46	1	135
Kentwood ward	4	0	0	0	11	0	15
Mapledurham ward	4	0	0	0	0	0	4
Minster ward	23	0	0	0	0	0	23
Norcot ward	5	0	4	2	0	0	7
Park ward	2	0	2	1	6	2	7
Peppard ward	3	3	3	1	0	0	2
Redlands ward	0	0	1	0	0	5	-4
Southcote ward	1	0	0	0	0	0	1
Thames ward	1	6	0	0	0	0	-5
Tilehurst ward	1	1	0	0	2	0	2
Whitley ward	93	0	5	2	0	0	96
Central Reading (Local Plan designation)	105	0	1	0	51	0	157
Smaller Centres (Local Plan designation)	6	1	0	0	8	0	13
Town Centres Sub-Total	111	1	1	0	59	0	170
South Reading (Local Plan designation)	116	0	5	2	0	1	118
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	220	9	26	9	96	12	312
Greenfield sites total	98	2	0	0	0	0	96
Large sites total	153	0	0	0	0	0	153
Medium sites total	118	2	0	0	32	0	148
Small sites total	47	9	26	9	64	12	107

Table 6: Planning permissions (hard commitments) permitted during 2020-2021*

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	173	3	40	19	104	14	281
Abbey ward	46	0	6	3	21	0	70
Battle ward	2	0	6	3	32	1	36
Caversham ward	1	0	9	6	11	0	15
Church ward	3	0	2	1	4	4	4
Katesgrove ward	37	0	4	2	10	1	48
Kentwood ward	20	0	0	0	3	0	23
Mapledurham ward	3	2	0	0	0	0	1
Minster ward	46	0	2	1	4	0	51
Norcot ward	1	0	2	1	5	0	7
Park ward	3	0	0	0	0	3	0
Peppard ward	9	0	3	1	0	0	11
Redlands ward	0	0	1	0	6	5	2
Southcote ward	1	0	2	0	0	0	3
Thames ward	1	1	0	0	8	0	8
Tilehurst ward	0	0	0	0	0	0	0
Whitley ward	0	0	3	1	0	0	2
Central Reading (Local Plan designation)	73	0	2	1	24	0	98
Smaller Centres (Local Plan designation)	3	0	2	1	9	1	12
Town Centres Sub-Total	76	0	4	2	33	1	110
South Reading (Local Plan designation)	3	0	5	2	0	1	5
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	167	3	40	19	104	14	275
Greenfield sites total	6	0	0	0	0	0	6
Large sites total	46	0	0	0	0	0	46
Medium sites total	91	0	0	0	35	0	126
Small sites total	36	3	40	19	69	14	109

* This does not include permissions that are similar to proposals outstanding at 31st March 2020 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2020-2021

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
Reading Borough Total	135	0	0	0	12	0	147
Abbey ward	135	0	0	0	8	0	143
Battle ward	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	0	0
Kentwood ward	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	4	0	4
Park ward	0	0	0	0	0	0	0
Peppard ward	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0
Central Reading (Local Plan designation)	135	0	0	0	8	0	143
Smaller Centres (Local Plan designation)	0	0	0	0	0	0	0
Town Centres Sub-Total	135	0	0	0	8	0	143
South Reading (Local Plan designation)	0	0	0	0	0	0	0
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	135	0	0	0	12	0	147
Greenfield sites total	0	0	0	0	0	0	0
Large sites total	0	0	0	0	0	0	0
Medium sites total	135	0	0	0	0	0	135
Small sites total	0	0	0	0	12	0	12

* Permissions which have lapsed and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 This section compares the key headline figures from the 2021 survey (i.e. dwellings completed, dwellings under construction, dwellings completed and new dwellings permitted) against the figures from previous surveys.

Table 8: Key figures - comparison with previous years

Year	Completed (net)	Under construction (net)	Not started (net)	New permissions (net)
2010	693	533	3,536	733
2011	321	688	2,693	142
2012	312	599	3,806	1,350
2013	474	424	3,809	667
2014	361	719	3,601	544
2015	635	998	2,883	764
2016	751	1,060	2,221	393
2017	717	1,003	2,353	1,172
2018	700	1,206	2,769	1,402
2019	910	1,128	4,467	2,588
2020	524	1,633	3,754	492
2021	408	1,976	3,104	281

- 5.2 In terms of net completions in 2020-21, the figure is the lowest since 2014, when development in Reading was still recovering from recession, and is some way below the Local Plan target of 689. There may well have been an impact from the lockdown in response to Covid-19 that began in March 2020, when some of the biggest sites stopped working for a limited period. However, in part, this is also related to the types of construction that are currently taking place in Reading, where many of the largest developments consist of large blocks of flats that tend to deliver large numbers in one go, rather than maintaining a steady supply of completions over several years.
- 5.3 This is borne out to some extent by the number of dwellings under construction, which at almost 2,000 is the highest level the Council has recorded in commitments monitoring, and represents a significant increase over last year which was in itself very high by historic standards. Major schemes already under construction last year, such as at Green Park Village, Kenavon Drive, Thames Quarter and Portman Road were joined by new starts at Weldale Street and Cardiff Road. Whilst only some of these will deliver completions next year, it is likely to significantly boost completion figures.
- 5.4 The number of dwellings not started is lower than last year, due to a number of sites getting underway as referred to above. However, it is still at a healthy level in comparison to historic rates.
- 5.5 New permissions granted in 2020-21 are low by recent standards, with a net gain of 281 new dwellings newly permitted. This does tend to fluctuate quite substantially from year to year, and, with up to around 1,400 dwellings having received a resolution to grant permission (classed as 'soft' commitments) at Planning Applications Committee, this is not thought to be a cause for concern.

Planning Section
Reading Borough Council
Civic Offices, Bridge Street

Reading

RG1 2LU

Tel: 0800 626540

[Planning Policy e-mail](#)

[Planning Policy website](#)



Reading
Borough Council

Working better with you