

Table All.8: Summary of five year housing land supply including other forms of accommodation

| Element of supply calculation | Dwellings |
|--|--------------|
| Total requirement based on Local Plan 2013-2036 (policy H1, H6, H12) | 16,224 |
| Net Completions 2013-2020 | 4,747 |
| Net Completions 2020-2021 | 610 |
| Residual requirement 2021-2036 | 10,867 |
| Annual requirement for remaining 15 years, i.e. 10,860/15 | 724 |
| Annual requirement for remaining 15 years with 5% buffer (NPPF para 74) | 761 |
| Total requirement for 5 years 2021/22-2025/26, i.e. 761 x 5 | 3,803 |
| Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2021-2025 | 4,053 |
| Soft commitments (strategic sites) subject to S106 to be delivered 2021-2025 | 598 |
| Local Plan allocations to be delivered 2021-2025 | 0 |
| Allowance for small site windfalls at 127 per annum | 635 |
| Total site-specific supply for 5 years 2021/22-2025/26 | 5,286 |

Table All.9: Elements of supply by year including other forms of accommodation

| Type of supply | 2021/ 22 | 2022/ 23 | 2023/ 24 | 2024/ 25 | 2025/ 26 | Total |
|--|-------------|--------------|--------------|--------------|-------------|--------------|
| Annual supply for strategic sites (10 dwellings +) (including lapse rates) | 763 | 986 | 970 | 1,327 | 605 | 4,651 |
| Annual supply for small sites at 127 per annum | 127 | 127 | 127 | 127 | 127 | 635 |
| Total annual supply (strategic sites + small sites) | 890 | 1,113 | 1,097 | 1,454 | 732 | 5,286 |

Table All.10: Strategic sites with permission and under construction (including other forms of accommodation)

| Site | Area (ha) | Total dwellings | 2021/ 22 | 2022/ 23 | 2023/ 24 | 2024/ 25 | 2025/ 26 |
|--|-----------|-----------------|-------------|-------------|-------------|-------------|-------------|
| 114 Oxford Road | 0.14 | 16 | 16 | 0 | 0 | 0 | 0 |
| Clarendon House, 59-75 Queens Rd (conversion) | 0.22 | 49 | 49 | 0 | 0 | 0 | 0 |
| Clarendon House, 59-75 Queens Rd (new build) | 0.21 | 43 | 4 | 0 | 39 | 0 | 0 |
| Former Cooper BMW, Kings Meadow Road | 0.49 | 315 | 315 | 0 | 0 | 0 | 0 |
| Land between Weldale Street and Chatham Street | 1.32 | 422 | 0 | 253 | 126 | 43 | 0 |
| Land at Kenavon Drive | 2.8 | 765 | 169 | 179 | 136 | 218 | 63 |
| 1-2 Wesley Gate, Queens Road | 0.08 | 15 | 15 | 0 | 0 | 0 | 0 |
| Former Cox & Wyman, Cardiff Road | 1.31 | 96 | 8 | 74 | 10 | 0 | 0 |
| Dukesbridge House, 23 Duke Street | 0.19 | 77 | 0 | 76 | 0 | 0 | 0 |

| Site | Area (ha) | Total dwellings | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|---|--------------|-----------------|------------|------------|------------|------------|------------|
| Dukesbridge Chambers, 1 Duke Street | 0.12 | 25 | 0 | 25 | 0 | 0 | 0 |
| Former Battle Hospital Site, Portman Road | 2.78 | 211 | 129 | 15 | 0 | 0 | 0 |
| Norcot Community Centre, Lyndhurst Road | 0.17 | 18 | 18 | 0 | 0 | 0 | 0 |
| Green Park Village | 24.65 | 836 | 42 | 108 | 94 | 125 | 0 |
| Green Park Village Phase 6A | 1.44 | 339 | 0 | 76 | 112 | 83 | 68 |
| TOTAL | 35.92 | 3,227 | 765 | 806 | 517 | 469 | 131 |
| TOTAL including lapse rates (0% on sites under construction) | N/A | 3,227 | 765 | 806 | 517 | 469 | 131 |

Table All.11: Strategic sites with permission and not started (including other forms of accommodation)

| Site | Area (ha) | Total dwellings | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|--|-----------|-----------------|---------|---------|---------|---------|---------|
| Station Hill Site, Station Hill | 2.56 | 538 | 0 | 0 | 0 | 370 | 168 |
| Havell House, 62-66 Queens Road | 0.06 | 16 | 0 | 16 | 0 | 0 | 0 |
| Greyfriars House, 30 Greyfriars Road | 0.12 | 43 | 0 | 0 | 43 | 0 | 0 |
| 1 Station Road and 22 Friar Street | 0.03 | 11 | 0 | 12 | 0 | 0 | 0 |
| City Wall House, 26 West Street | 0.05 | 10 | 0 | 10 | 0 | 0 | 0 |
| 33 Blagrove Street | 0.07 | 28 | 0 | 28 | 0 | 0 | 0 |
| Former Reading Family Centre, North Street | 0.23 | 41 | 0 | 41 | 0 | 0 | 0 |
| Eaton Court, 106-112 Oxford Road | 0.44 | 58 | 0 | 0 | 58 | 0 | 0 |
| Sapphire Plaza, Watlington Street | 0.33 | 85 | 0 | 0 | 85 | 0 | 0 |
| 45 Caversham Road | 0.15 | 40 | 0 | 0 | 40 | 0 | 0 |
| 42 Portman Road | 0.21 | 16 | 0 | 0 | 0 | 16 | 0 |
| 53-55 Argyle Road | 0.04 | 10 | 0 | 10 | 0 | 0 | 0 |
| St Martins Precinct | 1.71 | 40 | 0 | 0 | 20 | 20 | 0 |
| Woodley Arms, Waldeck Street* | 0.09 | 10 | 0 | 10 | 0 | 0 | 0 |
| 14 Arkwright Road | 0.33 | 37 | 0 | 0 | 37 | 0 | 0 |
| 54 Queens Road | 0.16 | 20 | 0 | 20 | 9 | 0 | 0 |
| 85-87 Basingstoke Road | 0.06 | 23 | 0 | 23 | 0 | 0 | 0 |
| 34-38 Southampton Street | 0.03 | 10 | -1 | 0 | 11 | 0 | 0 |
| 43 London Street | 0.08 | 20 | 0 | 0 | 20 | 0 | 0 |
| 1025-1027 Oxford Road | 0.19 | 12 | 0 | 0 | 12 | 0 | 0 |
| Cadogan House, Rose Kiln Lane | 0.23 | 24 | 0 | 0 | 24 | 0 | 0 |
| Wensley Road | 2.36 | 46 | 0 | 46 | 0 | 0 | 0 |
| Dee Park Phase 3 | 16.4 | 108 | 0 | -82 | 0 | 95 | 95 |
| Aspen House, Kings Road (new build) | 0.06 | 14 | 0 | 14 | 0 | 0 | 0 |
| Warwick House, Warwick Road | 0.15 | 10 | 0 | 10 | 0 | 0 | 0 |

| Site | Area (ha) | Total dwellings | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|---|--------------|-----------------|-----------|------------|------------|------------|------------|
| 199-207 Henley Road* | 0.96 | 38 | -1 | 41 | 0 | 0 | 0 |
| Land at Madejski Stadium, Shooters Way | 19 | 618 | 0 | 0 | 0 | 98 | 98 |
| Former Sales and Marketing Suite, Drake Way | 0.26 | 12 | 0 | 12 | 0 | 0 | 0 |
| TOTAL | 46.36 | 1,944 | -2 | 211 | 359 | 599 | 361 |
| TOTAL including lapse rates (various on sites not started) | N/A | 1,743 | -2 | 180 | 298 | 556 | 333 |

Table All.12: Strategic sites permitted subject to Section 106 (including other forms of accommodation)

| Site | Area (ha) | Total dwellings | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|--|------------|-----------------|----------|----------|------------|------------|------------|
| Station Hill Plot E uplift | 0.77 | 45 | 0 | 0 | 0 | 45 | 0 |
| Station Hill Plot F uplift | 0.21 | 16 | 0 | 0 | 0 | 0 | 16 |
| Unit 16, North Street | 0.04 | 10 | 0 | 0 | 10 | 0 | 0 |
| Broad Street Mall, Broad Street | 2.75 | 422 | 0 | 0 | 148 | 134 | 140 |
| Gas Holder, Alexander Turner Close | 0.71 | 130 | 0 | 0 | 0 | 130 | 0 |
| Land at 362 Oxford Road | 0.13 | 26 | 0 | 0 | 0 | 26 | 0 |
| Arthur Hill Pool, Kings Road | 0.11 | 15 | 0 | 0 | 15 | 0 | 0 |
| TOTAL | 5 | 664 | 0 | 0 | 173 | 335 | 156 |
| TOTAL including lapse rates (10%) | N/A | 598 | 0 | 0 | 156 | 302 | 140 |

Table All.13: Strategic sites allocated in Local Plan without planning permission (including other forms of accommodation)

| Site | Area (ha) | Total dwellings | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|---|------------|-----------------|----------|----------|----------|----------|----------|
| None | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL including lapse rates (various for Local Plan allocations) | N/A | 0 | 0 | 0 | 0 | 0 | 0 |

Table All.14: Total for all strategic sites (including other forms of accommodation)

| Site | Area (ha) | Total dwellings ⁸ | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|--|--------------|------------------------------|------------|------------|------------|--------------|------------|
| TOTAL for all sites including lapse rates | 87.06 | 5,851 | 763 | 986 | 970 | 1,327 | 605 |

⁸ Total net gain in dwellings on site including development outside five-year period