

Table All.1: Housing trajectory 2013/14 to 2035/36 as at 31st March 2021

Site	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	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Small Scale unidentified windfalls (< 10 units)	114	155	127	103	141	124	117	107	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2893
Planning permissions under construction (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
114 Oxford Road	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Clarendon House, 59-75 Queens Road (conversion)	0	0	0	0	0	0	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49
Clarendon House, 59-75 Queens Road (new build)	0	0	0	0	0	0	0	0	4	0	39	0	0	0	0	0	0	0	0	0	0	0	0	43
Former Cooper BMW, Kings Meadow Road	0	0	0	0	0	0	0	0	315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	315
Land between Weldale Street and Chatham Street	0	0	0	0	0	0	0	0	0	253	126	43	0	0	0	0	0	0	0	0	0	0	0	422
Land at Kenavon Drive	0	0	0	0	0	0	0	0	169	179	136	218	63	0	0	0	0	0	0	0	0	0	0	765
1-2 Wesley Gate, Queens Road	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Former Cox & Wyman, Cardiff Road	0	0	0	0	0	0	0	4	8	74	10	0	0	0	0	0	0	0	0	0	0	0	0	96
Dukesbridge House, 23 Duke Street	0	0	0	0	0	0	0	0	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	76
Dukesbridge Chambers, 1 Duke Street	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25
Former Battle Hospital Site, Portman Road	0	0	0	0	0	-28	4	63	129	15	0	0	0	0	0	0	0	0	0	0	0	0	0	183
Norcot Community Centre, Lyndhurst Road	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Green Park Village	0	0	0	26	60	249	44	88	42	108	94	125	0	0	0	0	0	0	0	0	0	0	0	836
Green Park Village Phase 6a	0	0	0	0	0	0	0	0	0	76	112	83	68	0	0	0	0	0	0	0	0	0	0	339
Total Per under construction (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	765	806	517	469	131	0	0	0	0	0	0	0	0	0	0	2688
Total Per u/c (10+) incl lapse rates (0%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	765	806	517	469	131	0	0	0	0	0	0	0	0	0	0	2688
Planning permissions not started (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bristol and West Arcade, Market Place	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29-35 Station Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Station Hill Site, Station Hill (5%)	0	0	0	0	0	0	0	0	0	0	0	370	168	0	0	0	0	0	0	0	0	0	0	538

Site	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	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Havell House, 62-66 Queens Road (20%)	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Greyfriars House, 30 Greyfriars Road (20%)	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
1 Station Road and 22 Friar Street (20%)	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
City Wall House, 26 West Street	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
33 Blagrove Street (20%)	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28
Former Reading Family Centre, North Street	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41
Eaton Court, 106-112 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	58
Sapphire Plaza, Watlington Street (20%)	0	0	0	0	0	0	0	0	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
45 Caversham Road	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
42 Portman Road (20%)	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
53-55 Argyle Road	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
St Martins Precinct	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
Woodley Arms, Waldeck Street*	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
14 Arkwright Road (20%)	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
54 Queens Road (20%)	0	0	0	0	0	0	0	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	0	29
85-87 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23
34-38 Southampton Street	0	0	0	0	0	0	0	0	-1	0	11	0	0	0	0	0	0	0	0	0	0	0	0	10
43 London Street	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Chazey Farm, The Warren*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cadogan House, Rose Kiln Lane (20%)	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24
Wensley Road	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	46
Dee Park Phase 3	0	0	0	0	0	0	0	0	0	-82	0	95	95	0	0	0	0	0	0	0	0	0	0	108
Alexander House, 205-207 Kings Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aspen House, Kings Road (new build)	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Warwick House, Warwick Road	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
199-207 Henley Road*	0	0	0	0	0	0	0	-2	-1	41	0	0	0	0	0	0	0	0	0	0	0	0	0	38
Land at Madejski Stadium, Shooters Way	0	0	0	0	0	0	0	0	0	0	0	98	98	100	100	100	100	22	0	0	0	0	0	618

Site	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	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Former Sales and Marketing Suite, Drake Way	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Total Per not started (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-2	211	359	599	361	100	100	100	100	22	0	0	0	0	0	1950
Total Per n/s (10+) incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-2	180	298	556	333	90	90	90	90	20	0	0	0	0	0	1743
Permission subject to S106 (strategic)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Station Hill Plot E uplift	0	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	45
Station Hill Plot F uplift	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	16
Station Hill North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125	125	0	0	0	0	0	0	375
Unit 16, North Street	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Broad Street Mall, Broad Street	0	0	0	0	0	0	0	0	0	0	148	134	140	0	0	0	0	0	0	0	0	0	0	422
Gas Holder, Alexander Turner Close	0	0	0	0	0	0	0	0	0	0	0	130	0	0	0	0	0	0	0	0	0	0	0	130
Land at 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	26
Arthur Hill Pool, Kings Road	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
Total Per subject to S106 (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	173	335	156	0	125	125	125	0	0	0	0	0	0	1039
Total Per subj S106 incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	156	302	140	0	113	113	113	0	0	0	0	0	0	935
Allocated sites (not yet with PP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CR11a: Friar Street and Station Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24	0	0	0	0	0	72
CR11b: Greyfriars Road Corner (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11d: Brunel Arcade and Apex Plaza (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	50	50	50	50	50	50	50	401
CR11e: North of Station (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	64	64	64	64	63	63	63	63	63	63	634
CR11f: West of Caversham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	11	11	11	10	10	10	96
CR11g: Riverside (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	51	51	51	51	51	0	0	0	0	0	255
CR11i: Napier Court (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	53	52	52	52	52	0	0	0	0	0	261
CR12a: Cattle Market (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90	90	90	450
CR12b: Great Knollys Street and Weldale Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0	0	36
CR12c: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	0	0	0	0	0	0	0	82

Site	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	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
CR12e: Hosier Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	137	137	137	136	136	0	0	0	0	0	683
CR13a: Reading Prison (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	0	0	0	0	0	0	0	80
CR13b: Forbury Retail Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78	78	77	77	388
CR13c: Forbury Business Park and Kenavon Drive (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	59	59	0	0	0	0	0	0	238
CR14a: Central Pool, Battle Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	49	48	0	0	0	0	0	0	0	0	97
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR14h: Central Club, London Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
CR14i: Enterprise House, 89-97 London Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
CR14j: Corner of Crown Street & Southampton Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
CR14l: 187-189 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	27
CR14m: Caversham Lock Island (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	-1
SR2: Land North of Manor Farm Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	171	171	171	171	855
SR3: South of Elgar Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37	37	37	37	37	36	36	36	330
SR4a: Pulleyn Park, Rose Kiln Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	17	17	17	17	86
SR4b: Rear of 3-29 Newcastle Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0	0	0	22
SR4d: 169-173 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR2: Park Lane Primary School, The Laurels and Downing Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3b: 2 Ross Road and part of Meadow Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3e: Yeomanry House, Castle Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3f: 4 Berkeley Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
WR3g: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3h: Rear of 303-315 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17

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WR3i: Battle Hospital, Portman Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
WR3k: 784-794 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3l: 816 Oxford Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17
WR3m: 103 Dee Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	0	0	0	0	0	42
WR3n: Amethyst Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
WR3p: Alice Burrows Home, Dwyer Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	22
WR3r: Charters Car Sales, Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15
WR3s: Land at Kentwood Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	51	0	0	0	0	0	0	0	0	0	51
WR3t: Land at Armour Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
CA1a: Reading University Boat Club, Thames Promenade (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	20
CA1b: Part of Reading Golf Club, Kidmore End Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	11	11	11	11	11	11	11	110
CA1c: Land at Lowfield Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	6	0	0	0	0	0	30
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 and 8 Copse Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	9	0	0	0	0	0	0	0	19
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road (remainder) (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	10
CA2: Caversham Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
ER1b: Dingley House, 3-5 Craven Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	18
ER1c: Land rear of 8-26 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	8	7	0	0	0	0	0	0	10
ER1d: Land adjacent to 40 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	15
ER1e: St Patricks Hall, Northcourt Avenue* (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	60	59	0	0	0	0	0	0	0	0	119
ER1i: 261-275 London Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	13
ER1k: 131 Wokingham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10
Total Local Plan sites	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	778	758	583	540	496	529	528	526	525	525	5788

Site	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	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Local Plan sites including lapse rate (mixed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	675	647	490	454	412	435	434	433	432	432	4843	
Total Past Completions (C3 resi)	361	635	751	717	700	910	521	408	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5003
Total Past Completions (non-C3 resi)	0	-41	-5	96	36	42	24	202	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	354
Total Past Completions (all)	361	594	746	813	736	952	545	610	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5357
Total Projected Completions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	890	1113	1097	1454	732	892	977	820	783	559	562	561	560	559	559	12116	
Cumulative Completions	361	955	1701	2514	3250	4202	4747	5357	6247	7360	8457	9911	10643	11534	12511	13330	14114	14673	15235	15796	16356	16914	17473	N/A	
MONITORING AGAINST LOCAL PLAN TARGETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	15847
PLAN - Non-C3 residential (resi equiv p.a.)	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Strategic Allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	16224
MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-195	-291	-107	301	693	1442	1469	1655	1927	2041	2120	1974	1831	1687	1542	1395	1249	N/A	
MANAGE - Annual requirement taking account of past / projected completions	705	721	727	726	722	721	707	717	724	713	682	647	574	558	521	464	413	352	310	247	143	-66	-690	N/A	