

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2022

Information on the progress of residential development between
1 April 2021 and 31 March 2022 in Reading Borough

Published May 2022

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2022. 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 2021 to 31 March 2022 are summarised below:

Summary of figures for 2021-22

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
2,367	3,833	2,519	6,352	8,030	14,382	850	203

The figures this year demonstrate very strong levels of current and future housing delivery. The net completions have increased significantly from the relatively low levels reported in 2020 and 2021, and are some way ahead of the Local Plan target of 689. Net completions in 2021-22 are at the lowest level since 2014 and are some way below the Local Plan target of 689. The number of dwellings under construction is by some distance the highest we have recorded, meaning that future completion figures are likely to continue to be strong. New permissions are also extremely high this year, with a number of major sites receiving permission. By far the main focus of completions, new construction and new permissions is the town centre.

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](#).

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1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2022 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 2022, and what has been completed during the monitoring year (1 April 2021 to 31 March 2022). 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 2022 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 [2021 survey](#) were identified, together with relevant planning permissions granted between 1 April 2021 - 31 March 2022. 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 2022 as possible, during April and early May 2022. Site visits were supplemented by Council Tax and Building Control information where required.
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 2022:

- 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. Reading's ward boundaries changed at the 2022 local elections, but the previous wards are used for this year's figures because they were still in place at the end of the monitoring year.
- **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 2022.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2022. 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 2022. 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 2022. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':

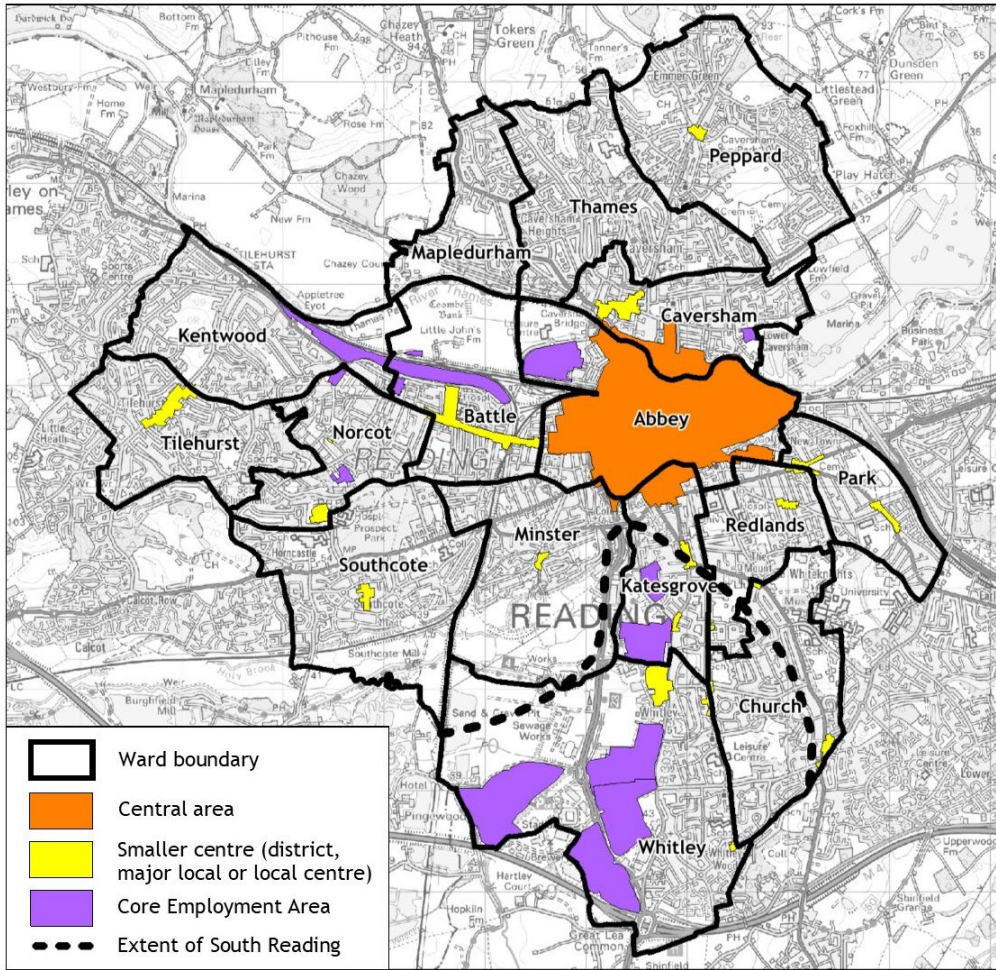
- Sites where there has been a resolution to grant permission, usually at Planning Applications Committee, but where the decision had not been

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 2022. 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 2021 and 31 March 2022. 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 2021 and 31 March 2022. 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 2021 and 31 March 2022. 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 a number of permissions were extended into the beginning of this monitoring year.

Figure 1: Wards (up to May 2022) and development plan designations in Reading



4. SUMMARY TABLES

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2022 (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	3,167	94	31	15	747	3	3,833
Abbey ward	1,818	0	5	2	491	0	2,312
Battle ward	28	0	3	1	31	0	61
Caversham ward	42	1	9	6	15	0	59
Church ward	1	0	0	0	0	0	1
Katesgrove ward	62	0	0	0	72	2	132
Kentwood ward	15	0	0	0	0	0	15
Mapledurham ward	6	3	0	0	0	0	3
Minster ward	0	0	4	1	38	1	40
Norcot ward	201	86	3	1	0	0	117
Park ward	4	0	0	0	37	0	41
Peppard ward	248	2	0	0	0	0	246
Redlands ward	17	1	1	2	3	0	18
Southcote ward	0	0	6	2	3	0	7
Thames ward	5	1	0	0	8	0	12
Tilehurst ward	9	0	0	0	0	0	9
Whitley ward	711	0	0	0	49	0	760
Central Reading (Local Plan designation)	1,857	0	0	0	527	2	2,382
Smaller Centres (Local Plan designation)	46	0	0	0	30	0	76
Town Centres Sub-Total	1,903	0	0	0	557	2	2,458
South Reading (Local Plan designation)	712	0	0	0	111	0	823
Core Employment Areas (Local Plan designation)	0	0	0	0	65	0	65
Brownfield sites total	2,841	93	31	15	747	3	3,508
Greenfield sites total	326	1	0	0	0	0	325
Large sites total	2,487	82	0	0	110	0	2,515
Medium sites total	560	0	0	0	551	0	1,111
Small sites total	120	12	31	15	86	3	207

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2022 (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	2,324	0	34	23	187	3	2,519
Abbey ward	1,591	0	5	4	134	0	1,726
Battle ward	23	0	12	3	8	0	40
Caversham ward	7	0	2	1	7	0	15
Church ward	5	0	0	0	1	3	3
Katesgrove ward	3	0	4	2	0	0	5
Kentwood ward	22	0	0	0	0	0	22
Mapledurham ward	1	0	0	0	0	0	1
Minster ward	46	0	3	10	28	0	67
Norcot ward	0	0	0	0	3	0	3
Park ward	14	0	0	0	1	0	15
Peppard ward	3	0	0	0	0	0	3
Redlands ward	0	0	4	1	5	0	8
Southcote ward	3	0	0	0	0	0	3
Thames ward	7	0	0	0	0	0	7
Tilehurst ward	2	0	0	0	0	0	2
Whitley ward	597	0	4	2	0	0	599
Central Reading (Local Plan designation)	1,517	0	1	2	134	0	1,650
Smaller Centres (Local Plan designation)	25	0	2	1	13	0	39
Town Centres Sub-Total	1,542	0	3	3	147	0	1,689
South Reading (Local Plan designation)	602	0	6	3	24	0	629
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	1,721	0	30	21	187	3	1,914
Greenfield sites total	603	0	4	2	0	0	605
Large sites total	2,157	0	4	2	0	0	2,159
Medium sites total	92	0	0	0	154	0	246
Small sites total	75	0	30	21	33	3	114

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2022 (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	5,491	94	65	38	934	6	6,352
Abbey ward	3,409	0	10	6	625	0	4,038
Battle ward	51	0	15	4	39	0	101
Caversham ward	49	1	11	7	22	0	74
Church ward	6	0	0	0	1	3	4
Katesgrove ward	65	0	4	2	72	2	137
Kentwood ward	37	0	0	0	0	0	37
Mapledurham ward	7	3	0	0	0	0	4
Minster ward	46	0	7	11	66	1	107
Norcot ward	201	86	3	1	3	0	120
Park ward	18	0	0	0	38	0	56
Peppard ward	251	2	0	0	0	0	249
Redlands ward	17	1	5	3	8	0	26
Southcote ward	3	0	6	2	3	0	10
Thames ward	12	1	0	0	8	0	19
Tilehurst ward	11	0	0	0	0	0	11
Whitley ward	1,308	0	4	2	49	0	1,359
Central Reading (Local Plan designation)	3,374	0	1	2	661	2	4,032
Smaller Centres (Local Plan designation)	71	0	2	1	43	0	115
Town Centres Sub-Total	3,445	0	3	3	704	2	4,147
South Reading (Local Plan designation)	1,314	0	6	3	135	0	1,452
Core Employment Areas (Local Plan designation)	0	0	0	0	65	0	65
Brownfield sites total	4,562	93	61	36	934	6	5,422
Greenfield sites total	929	1	4	2	0	0	930
Large sites total	4,644	82	4	2	110	0	4,674
Medium sites total	652	0	0	0	705	0	1,357
Small sites total	195	12	61	36	119	6	321

*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	7,856	29	0	0	203	0	8,030
Abbey ward	5,215	1	0	0	130	0	5,344
Battle ward	59	0	0	0	0	0	59
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	124	1	0	0	1	0	124
Norcot ward	309	27	0	0	0	0	282
Park ward	28	0	0	0	0	0	28
Peppard ward	72	0	0	0	45	0	117
Redlands ward	89	0	0	0	15	0	104
Southcote ward	75	0	0	0	0	0	75
Thames ward	12	0	0	0	0	0	12
Tilehurst ward	75	0	0	0	0	0	75
Whitley ward	1,022	0	0	0	0	0	1,022
Central Reading (Local Plan designation)	5,186	1	0	0	142	0	5,327
Smaller Centres (Local Plan designation)	1,316	27	0	0	0	0	1,289
Town Centres Sub-Total	6,502	28	0	0	142	0	6,616
South Reading (Local Plan designation)	1,729	0	0	0	0	0	1,729
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	7,646	28	0	0	203	0	7,821
Greenfield sites total	210	1	0	0	0	0	209
Large sites total	6,752	27	0	0	90	0	6,815
Medium sites total	1,100	1	0	0	111	0	1,210
Small sites total	4	1	0	0	2	0	5

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

READING BOROUGH COUNCIL - RESIDENTIAL COMMITMENTS 2022 (SUMMARY)

Table 5: Planning permissions (hard commitments) completed 2021-2022

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	741	6	39	17	101	8	850
Abbey ward	539	1	2	1	86	0	625
Battle ward	141	0	12	5	7	0	155
Caversham ward	2	0	2	1	0	0	3
Church ward	3	0	2	1	3	1	6
Katesgrove ward	0	1	2	1	0	1	-1
Kentwood ward	0	0	0	0	0	0	0
Mapledurham ward	1	1	2	1	0	0	1
Minster ward	0	0	0	0	0	0	0
Norcot ward	3	0	1	1	3	0	6
Park ward	7	0	9	3	0	4	9
Peppard ward	2	1	0	0	0	0	1
Redlands ward	0	0	1	0	1	2	0
Southcote ward	0	0	0	0	1	0	1
Thames ward	3	2	4	2	0	0	3
Tilehurst ward	0	0	2	1	0	0	1
Whitley ward	40	0	0	0	0	0	40
Central Reading (Local Plan designation)	508	2	2	1	75	0	582
Smaller Centres (Local Plan designation)	2	0	9	4	5	0	12
Town Centres Sub-Total	510	2	11	5	80	0	594
South Reading (Local Plan designation)	43	0	0	0	0	2	41
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	690	5	39	17	101	8	800
Greenfield sites total	51	1	0	0	0	0	50
Large sites total	377	0	0	0	0	0	377
Medium sites total	339	2	0	0	64	0	401
Small sites total	25	4	39	17	37	8	72

Table 6: Planning permissions (hard commitments) permitted during 2021-2022*

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	1,929	6	51	22	420	5	2,367
Abbey ward	1,629	0	1	2	300	0	1,928
Battle ward	30	0	20	6	5	0	49
Caversham ward	0	0	0	0	7	0	7
Church ward	0	0	0	0	0	0	0
Katesgrove ward	6	0	2	1	16	1	22
Kentwood ward	1	0	0	0	0	0	1
Mapledurham ward	4	1	2	1	0	0	4
Minster ward	0	0	4	1	38	1	40
Norcot ward	2	0	4	2	0	0	4
Park ward	15	0	7	2	2	2	20
Peppard ward	225	1	0	0	0	0	224
Redlands ward	4	1	1	2	1	1	2
Southcote ward	1	0	0	0	2	0	3
Thames ward	6	3	4	2	0	0	5
Tilehurst ward	4	0	2	1	0	0	5
Whitley ward	2	0	4	2	49	0	53
Central Reading (Local Plan designation)	1,629	0	1	2	301	0	1,929
Smaller Centres (Local Plan designation)	17	0	3	1	9	0	28
Town Centres Sub-Total	1,646	0	4	3	310	0	1,957
South Reading (Local Plan designation)	2	0	4	2	88	1	91
Core Employment Areas (Local Plan designation)	0	0	0	0	49	0	49
Brownfield sites total	1,695	5	47	20	420	5	2,132
Greenfield sites total	234	1	4	2	0	0	235
Large sites total	1,456	0	4	2	110	0	1,568
Medium sites total	436	0	0	0	276	0	712
Small sites total	37	6	47	20	34	5	87

* This does not include permissions that are similar to proposals outstanding at 31st March 2021 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2021-2022*

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	84	2	10	5	118	2	203
Abbey ward	43	0	5	2	65	0	111
Battle ward	1	0	0	0	0	0	1
Caversham ward	0	0	0	0	3	0	3
Church ward	2	1	0	0	0	0	1
Katesgrove ward	3	0	0	0	46	0	49
Kentwood ward	1	1	0	0	0	1	-1
Mapledurham ward	0	0	0	0	0	0	0
Minster ward	0	0	3	2	0	0	1
Norcot ward	3	0	0	0	1	1	3
Park ward	0	0	0	0	0	0	0
Peppard ward	0	0	0	0	0	0	0
Redlands ward	24	0	2	1	3	0	28
Southcote ward	5	0	0	0	0	0	5
Thames ward	0	0	0	0	0	0	0
Tilehurst ward	1	0	0	0	0	0	1
Whitley ward	1	0	0	0	0	0	1
Central Reading (Local Plan designation)	41	0	2	1	69	0	111
Smaller Centres (Local Plan designation)	0	0	0	0	2	0	2
Town Centres Sub-Total	41	0	2	1	71	0	113
South Reading (Local Plan designation)	2	0	0	0	37	0	39
Core Employment Areas (Local Plan designation)	0	0	0	0	37	0	37
Brownfield sites total	73	2	10	5	118	2	192
Greenfield sites total	11	0	0	0	0	0	11
Large sites total	0	0	0	0	0	0	0
Medium sites total	63	0	0	0	83	0	146
Small sites total	21	2	10	5	35	2	57

* 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 2022 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)
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
2022	850	2,519	3,833	2,367

- 5.2 In terms of net completions in 2021-22, the figure has recovered from the relatively low levels in 2020 and 2021 and is now some way above the Local Plan target of 689. A large majority of these completions have been in the town centre. To some extent this explains the significant fluctuations from year to year, as so much of Reading's current delivery is through a small number of large flatted developments, which tend to deliver large numbers of homes in one go rather than a steady supply over several years. For instance, the largest contribution to this year's completions figure was 315 dwellings in one development at Thames Quarter.
- 5.3 The number of dwellings under construction has been increasing rapidly in recent years, and is once again the highest level the Council has recorded in commitments monitoring, by some distance. Major schemes already under construction last year, such as at Green Park Village, Kenavon Drive and Weldale Street, were joined by new starts on the first plots of Station Hill, as well as local authority housebuilding sites at Wensley Road and North Street. These will not all deliver completions next year, but it does indicate that strong completion numbers are likely to continue in the near future.
- 5.4 The number of dwellings not started is also at a strong level in comparison to historic rates. This is in part due to the very high levels of new permissions that have been granted in 2021-22, many of which were on sites identified in the Local Plan (and therefore considered to be 'soft commitments' last year). New permissions include Phase 3 of Station Hill, Broad Street Mall, 55 Vastern Road, the gas holder site at Kenavon Drive and Reading Golf Club. There has also been a relatively significant level of prior approvals for office to residential conversions. Once again, the focus for new permissions has very much been the town centre.

- 5.5 One other matter to note is that there have been a large number of permissions that have lapsed this year. This is because the automatic extension of unimplemented permissions put in place by the government in response to the pandemic expired in May 2021, so a number of permissions that would otherwise have lapsed in 2020-21 actually lapsed during this monitoring year.

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