

# RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2023

Information on the progress of residential development between  
1 April 2022 and 31 March 2023 in Reading Borough

Published May 2023

SUMMARY VERSION



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**Reading**  
Borough Council

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## EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2023. 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 2022 to 31 March 2023 are summarised below:

### Summary of figures for 2022-23

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
802	3,881	2,163	6,044	7,429	13,473	888	220

The figures this year demonstrate very strong levels of current and future housing delivery. The net completions have increased somewhat over 2022, and are significantly higher than the relatively low levels reported in 2020 and 2021, and are well ahead of the Local Plan target of 689. The number of dwellings under construction is lower than in 2022 but still remains extremely high by historic standards, meaning that future completion figures are likely to continue to be strong. There were far fewer new permissions than in 2021-22, which was unusually high compared to previous years, but there remains a healthy supply of permissions. By far the main focus of completions, new construction and new permissions is the town centre, with South Reading a secondary focus.

**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 2023 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 people<sup>1</sup>.
- 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 2023, and what has been completed during the monitoring year (1 April 2022 to 31 March 2023). 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 schedules.
- 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.
- 1.9 This document has been produced alongside the Non-Residential Planning Commitments at 31 March 2022 document.

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<sup>1</sup> 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.

- 1.10 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 [2022 survey](#) were identified, together with relevant planning permissions granted between 1 April 2022 - 31 March 2023. 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 2023 as possible, during April and early May 2023. 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 2023:
- 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 given<sup>2</sup>. Reading's ward boundaries changed at the 2022 local elections and the new wards are used for these purposes from this year onwards. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to previous years.
- **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

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<sup>2</sup> No figure for parishes is given, as Reading Borough has no parishes.



boundary used for monitoring this is the definition of South Reading in the Local Plan.

- 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 2023.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2023. 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 completed<sup>3</sup>. 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 2023. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

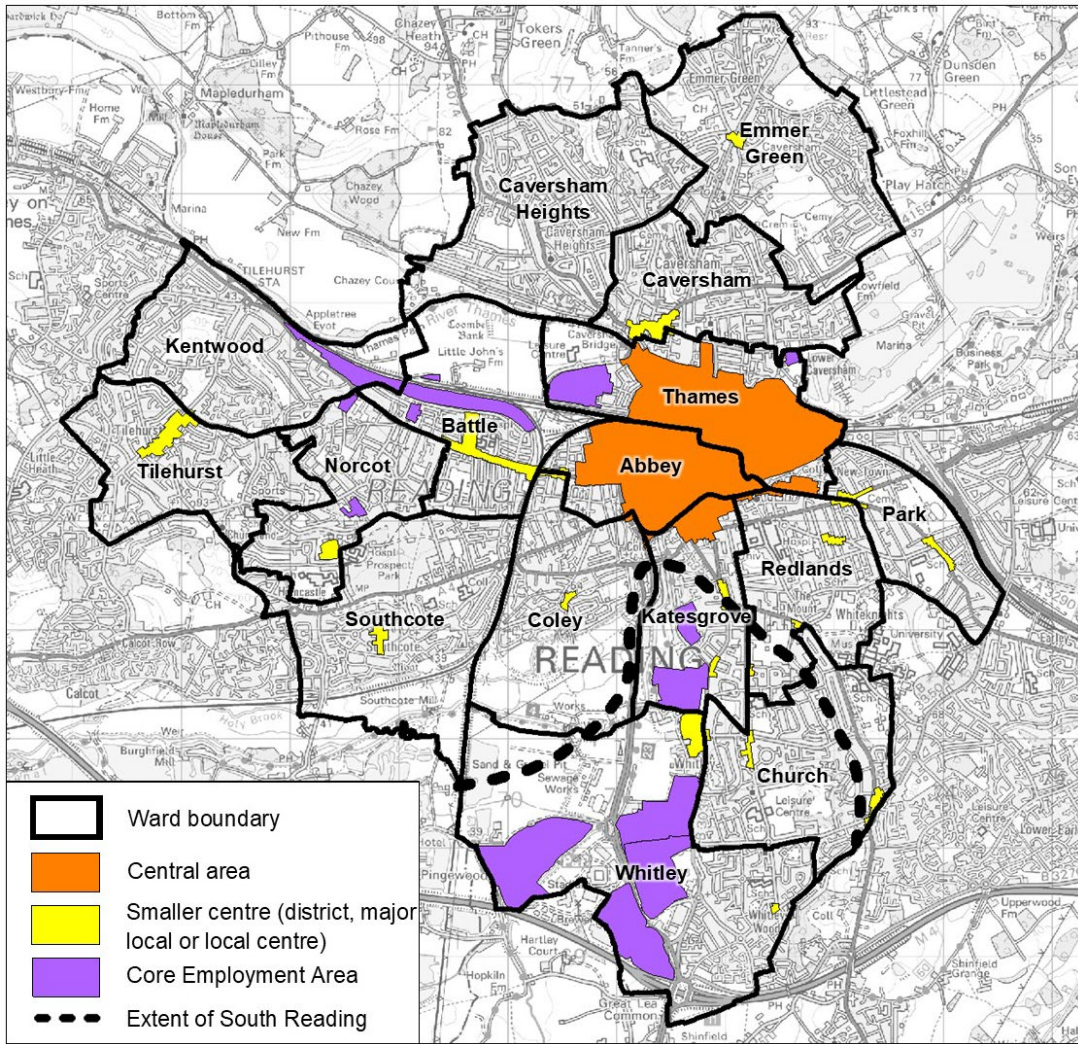
3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2023. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':

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<sup>3</sup> 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.

- Sites where there has been a resolution to grant permission, usually at Planning Applications Committee, but where the decision had not been formally issued at 31 March 2023. 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 2022 and 31 March 2023. 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 2022 and 31 March 2023. 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 2022 and 31 March 2023. 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.

**Figure 1: Wards (from May 2022) and development plan designations in Reading**



## **4. SUMMARY TABLES**

READING BOROUGH COUNCIL – RESIDENTIAL COMMITMENTS 2023 (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
<b>Reading Borough Total</b>	3,499	101	31	23	482	7	3,881
Abbey ward	1,269	0	0	0	306	0	1,575
Battle ward	29	0	5	5	0	1	28
Caversham ward	50	2	8	9	10	2	55
Caversham Heights ward	12	7	0	0	0	0	5
Church ward	4	1	0	0	0	0	3
Coley ward	3	0	6	2	38	2	43
Emmer Green ward	237	2	0	0	0	0	235
Katesgrove ward	20	0	6	2	25	2	47
Kentwood ward	14	0	0	0	0	0	14
Norcot ward	225	86	1	2	0	0	138
Park ward	12	0	0	0	36	0	48
Redlands ward	16	1	1	2	14	0	28
Southcote ward	0	0	4	1	1	0	4
Thames ward	976	1	0	0	3	0	978
Tilehurst ward	7	1	0	0	0	0	6
Whitley ward	625	0	0	0	49	0	674
Central Reading (Local Plan designation)	2,231	0	4	1	333	2	2,565
Smaller Centres (Local Plan designation)	50	1	0	0	6	1	54
<b>Town Centres Sub-Total</b>	<b>2,281</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>339</b>	<b>3</b>	<b>2,619</b>
South Reading (Local Plan designation)	625	0	0	0	89	0	714
Core Employment Areas (Local Plan designation)	0	0	0	0	49	0	49
Brownfield sites total	3,246	99	31	23	482	7	3,630
Greenfield sites total	253	2	0	0	0	0	251
Large sites total	2,863	82	0	0	0	0	2,781
Medium sites total	513	4	0	0	398	0	907
Small sites total	123	15	31	23	84	7	193

**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
<b>Reading Borough Total</b>	1,965	0	13	5	197	7	2,163
Abbey ward	841	0	0	0	12	1	852
Battle ward	4	0	1	0	16	0	21
Caversham ward	1	0	2	1	19	0	21
Caversham Heights ward	14	0	0	0	0	0	14
Church ward	1	0	0	0	0	4	-3
Coley ward	46	0	0	0	10	1	55
Emmer Green ward	3	0	0	0	0	0	3
Katesgrove ward	48	0	0	0	25	0	73
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	1	0	3	1	0	0	3
Park ward	14	0	0	0	1	0	15
Redlands ward	1	0	3	1	2	1	4
Southcote ward	14	0	0	0	2	0	16
Thames ward	487	0	0	0	110	0	597
Tilehurst ward	7	0	0	0	0	0	7
Whitley ward	482	0	4	2	0	0	484
Central Reading (Local Plan designation)	1,363	0	0	0	147	0	1,510
Smaller Centres (Local Plan designation)	18	0	3	1	10	1	29
<b>Town Centres Sub-Total</b>	<b>1,381</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>157</b>	<b>1</b>	<b>1,539</b>
South Reading (Local Plan designation)	483	0	4	2	0	2	483
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	1,463	0	9	3	197	7	1,659
Greenfield sites total	502	0	4	2	0	0	504
Large sites total	1,762	0	4	2	110	0	1,874
Medium sites total	141	0	0	0	70	0	211
Small sites total	62	0	9	3	17	7	78

**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
<b>Reading Borough Total</b>	5,464	101	44	28	679	14	6,044
Abbey ward	2,110	0	0	0	318	1	2,427
Battle ward	33	0	6	5	16	1	49
Caversham ward	51	2	10	10	29	2	76
Caversham Heights ward	26	7	0	0	0	0	19
Church ward	5	1	0	0	0	4	0
Coley ward	49	0	6	2	48	3	98
Emmer Green ward	240	2	0	0	0	0	238
Katesgrove ward	68	0	6	2	50	2	120
Kentwood ward	15	0	0	0	0	0	15
Norcot ward	226	86	4	3	0	0	141
Park ward	26	0	0	0	37	0	63
Redlands ward	17	1	4	3	16	1	32
Southcote ward	14	0	4	1	3	0	20
Thames ward	1,463	1	0	0	113	0	1,575
Tilehurst ward	14	1	0	0	0	0	13
Whitley ward	1,107	0	4	2	49	0	1,158
Central Reading (Local Plan designation)	3,594	0	4	1	480	2	4,075
Smaller Centres (Local Plan designation)	68	1	3	1	16	2	83
<b>Town Centres Sub-Total</b>	<b>3,662</b>	<b>1</b>	<b>7</b>	<b>2</b>	<b>496</b>	<b>4</b>	<b>4,158</b>
South Reading (Local Plan designation)	1,108	0	4	2	89	2	1,197
Core Employment Areas (Local Plan designation)	0	0	0	0	65	0	65
Brownfield sites total	4,709	99	40	26	679	14	5,289
Greenfield sites total	755	2	4	2	0	0	755
Large sites total	4,625	82	4	2	110	0	4,655
Medium sites total	654	4	0	0	468	0	1,118
Small sites total	185	15	40	26	101	14	271

\*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
<b>Reading Borough Total</b>	7,248	28	0	0	209	0	7,429
Abbey ward	2,216	0	0	0	96	0	2,312
Battle ward	91	0	0	0	0	0	91
Caversham ward	0	0	0	0	0	0	0
Caversham Heights ward	12	0	0	0	0	0	12
Church ward	0	0	0	0	0	0	0
Coley ward	24	0	0	0	1	0	25
Emmer Green ward	71	0	0	0	45	0	116
Katesgrove ward	742	0	0	0	15	0	757
Kentwood ward	98	0	0	0	0	0	98
Norcot ward	309	27	0	0	0	0	282
Park ward	28	0	0	0	0	0	28
Redlands ward	89	0	0	0	15	0	104
Southcote ward	75	0	0	0	0	0	75
Thames ward	2,396	1	0	0	37	0	2,432
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)	4,570	1	0	0	148	0	4,717
Smaller Centres (Local Plan designation)	1,316	27	0	0	0	0	1,289
<b>Town Centres Sub-Total</b>	<b>5,886</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>0</b>	<b>6,006</b>
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	7,049	28	0	0	209	0	7,230
Greenfield sites total	199	0	0	0	0	0	199
Large sites total	6,132	27	0	0	90	0	6,195
Medium sites total	1,113	0	0	0	118	0	1,231
Small sites total	3	1	0	0	1	0	3

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



**Table 5: Planning permissions (hard commitments) completed 2022-2023**

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	709	28	60	38	188	3	888
Abbey ward	269	0	13	7	137	0	412
Battle ward	17	0	26	13	8	0	38
Caversham ward	2	0	0	0	2	0	4
Caversham Heights ward	5	3	0	0	0	0	2
Church ward	1	0	0	0	1	0	2
Coley ward	4	0	7	2	28	0	37
Emmer Green ward	2	0	0	0	0	0	2
Katesgrove ward	3	0	2	1	4	2	6
Kentwood ward	21	0	0	0	0	1	20
Norcot ward	0	24	0	0	3	0	-21
Park ward	0	0	5	4	0	0	1
Redlands ward	0	0	4	1	5	0	8
Southcote ward	3	1	1	9	0	0	-6
Thames ward	186	0	2	1	0	0	187
Tilehurst ward	2	0	0	0	0	0	2
Whitley ward	194	0	0	0	0	0	194
Central Reading (Local Plan designation)	381	0	3	3	140	0	521
Smaller Centres (Local Plan designation)	9	0	3	1	6	0	17
<b>Town Centres Sub-Total</b>	<b>390</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>146</b>	<b>0</b>	<b>538</b>
South Reading (Local Plan designation)	195	0	2	1	24	1	219
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	511	27	60	38	188	3	691
Greenfield sites total	198	1	0	0	0	0	197
Large sites total	635	0	0	0	0	0	635
Medium sites total	23	25	0	0	151	0	149
Small sites total	51	3	60	38	37	3	104

**Table 6: Planning permissions (hard commitments) permitted during 2022-2023\***

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	719	36	47	28	110	10	802
Abbey ward	-2	0	8	3	81	1	83
Battle ward	3	0	27	17	0	1	12
Caversham ward	9	2	0	0	11	2	16
Caversham Heights ward	7	6	0	0	0	0	1
Church ward	4	1	0	0	0	1	2
Coley ward	3	0	0	0	0	1	2
Emmer Green ward	1	0	0	0	0	0	1
Katesgrove ward	6	0	4	1	5	2	12
Kentwood ward	0	0	0	0	0	1	-1
Norcot ward	24	24	1	2	0	0	-1
Park ward	8	0	5	4	13	0	22
Redlands ward	0	0	0	0	0	1	-1
Southcote ward	10	1	0	0	0	0	9
Thames ward	637	1	2	1	0	0	637
Tilehurst ward	8	1	0	0	0	0	7
Whitley ward	1	0	0	0	0	0	1
Central Reading (Local Plan designation)	621	0	6	2	85	0	710
Smaller Centres (Local Plan designation)	9	1	4	1	4	1	14
<b>Town Centres Sub-Total</b>	<b>630</b>	<b>1</b>	<b>10</b>	<b>3</b>	<b>89</b>	<b>1</b>	<b>724</b>
South Reading (Local Plan designation)	1	0	0	0	1	3	-1
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	699	34	47	28	110	10	784
Greenfield sites total	20	2	0	0	0	0	18
Large sites total	616	0	0	0	0	0	616
Medium sites total	40	25	0	0	67	0	82
Small sites total	63	11	47	28	43	10	104

\* This does not include permissions that are similar to proposals outstanding at 31<sup>st</sup> March 2022 on the same site

**Table 7: Planning permissions (hard commitments) lapsed during 2022-2023\***

Ward, designation or site type	New Build	Demolition	Conversion Gain	Conversion Loss	Change of Use Gain	Change of Use Loss	Net Change
<b>Reading Borough Total</b>	28	1	7	3	189	0	220
Abbey ward	7	0	3	1	147	0	156
Battle ward	0	0	0	0	2	0	2
Caversham ward	2	1	0	0	0	0	1
Caversham Heights ward	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	0	0	0	0	0	0	0
Emmer Green ward	3	0	0	0	0	0	3
Katesgrove ward	0	0	0	0	23	0	23
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	0	0	0	0	0	0	0
Park ward	0	0	0	0	14	0	14
Redlands ward	0	0	2	1	3	0	4
Southcote ward	0	0	2	1	0	0	1
Thames ward	0	0	0	0	0	0	0
Tilehurst ward	3	0	0	0	0	0	3
Whitley ward	12	0	0	0	0	0	12
Central Reading (Local Plan designation)	6	0	0	0	150	0	156
Smaller Centres (Local Plan designation)	3	0	0	0	23	0	26
<b>Town Centres Sub-Total</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>173</b>	<b>0</b>	<b>182</b>
South Reading (Local Plan designation)	12	0	0	0	23	0	35
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	27	1	7	3	189	0	219
Greenfield sites total	1	0	0	0	0	0	1
Large sites total	0	0	0	0	0	0	0
Medium sites total	12	0	0	0	166	0	178
Small sites total	16	1	7	3	23	0	42

\* 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 2023 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)
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
2023	888	2,163	3,881	802

- 5.2 In terms of net completions in 2022-23, the figure has increased slightly from 2021-22 and is the second highest level recorded in the last decade. It is significantly above the Local Plan target of 689. The majority (around 60%) of these completed dwellings have been in the town centre, with significant numbers of completions on large town centre sites at Weldale Street and Kenavon Drive. There have also been significant numbers of completions on the ongoing development at Green Park.
- 5.3 The number of dwellings under construction has declined from the high of 2021-22 but is still very high by historic standards, indicating that forthcoming years will see continued healthy levels of housing supply. Significant amounts of housing at Green Park Village, Station Hill, Kenavon Drive and Weldale Street remain under construction. Those homes under construction are almost all in the town centre or South Reading.
- 5.4 The number of dwellings not started remains at a very similar level to 2021-22, which is still a relatively high level by recent historic standards, still boosted by the high levels of new permissions in 2021-22. New permissions in 2022-23 have been significantly lower, with many of the main town centre Local Plan sites already benefitting from planning permission, but the largest new permission by far has been at 80 Caversham Road, north of Reading station, previously listed as a 'soft' commitment. The pattern for dwellings not started and newly permitted reflects a similar pattern to that seen elsewhere, specifically a concentration on the town centre followed by South Reading.
- 5.5 In addition, permissions totalling more than 200 dwellings have expired in 2022-23. In particular this is because a number of large prior approvals for conversion of offices to residential have lapsed without being implemented.

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