

RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2024

Information on the progress of residential development between
1 April 2023 and 31 March 2024 in Reading Borough

Published April 2024

SUMMARY VERSION



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Note: This was amended on 29 April 2024 to replace an error in an earlier published version

EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2024. 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 2023 to 31 March 2024 are summarised below:

Summary of figures for 2023-24

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
1,460	4,726	1,644	6,370	7,263	13,633	1,021	78

The figures this year demonstrate very strong levels of current and future housing delivery. The net completions are the highest for almost 20 years, and are significantly higher than the already high figures from 2022 and 2023, and are well ahead of the Local Plan target of 689. The number of dwellings under construction has reduced from the peak over the last three years, but still remains high by historic standards, meaning that future completion figures are likely to continue to be strong. There was also a strong supply of new permissions in 2023-24, albeit due largely to one single permission. 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](#).

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 2024 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 2024, and what has been completed during the monitoring year (1 April 2023 to 31 March 2024). 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 2024 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.

- 1.10 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 [2023 survey](#) were identified, together with relevant planning permissions granted between 1 April 2023 - 31 March 2024. 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 2024 as possible, during April 2024. 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 2024:
- 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 and the new wards are used for these purposes. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to totals up to and including 2022.
- **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

² 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 2024.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2024. 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.

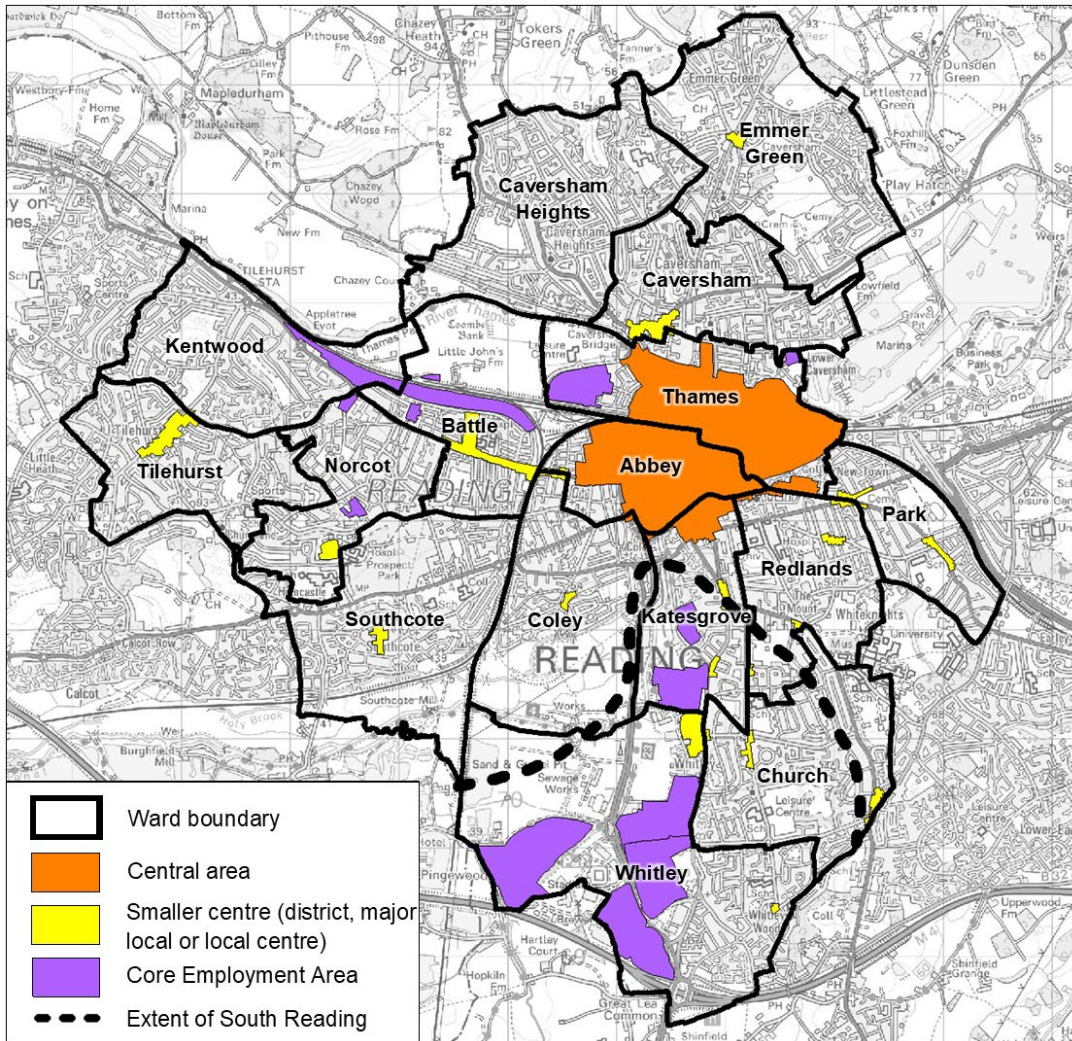
3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2024. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2024. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':

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.

- 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 2024. 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 2023 and 31 March 2024. 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 2023 and 31 March 2024. 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 2023 and 31 March 2024. 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 2024 (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	4,562	93	25	15	255	8	4,726
Abbey ward	1,276	0	6	4	127	0	1,405
Battle ward	30	0	0	0	2	1	31
Caversham ward	45	0	3	1	8	2	53
Caversham Heights ward	6	3	0	0	0	0	3
Church ward	0	0	0	0	0	0	0
Coley ward	3	0	8	4	38	1	44
Emmer Green ward	150	2	0	0	0	0	148
Katesgrove ward	54	0	0	0	72	2	124
Kentwood ward	12	0	0	0	1	0	13
Norcot ward	240	86	0	0	0	0	154
Park ward	1	0	0	0	1	1	1
Redlands ward	16	0	8	6	0	1	17
Southcote ward	47	0	0	0	1	0	48
Thames ward	2,052	1	0	0	5	0	2,056
Tilehurst ward	7	1	0	0	0	0	6
Whitley ward	623	0	0	0	0	0	623
Central Reading (Local Plan designation)	3,337	0	6	4	202	2	3,539
Smaller Centres (Local Plan designation)	47	0	3	1	10	1	58
Town Centres Sub-Total	3,384	0	9	5	212	3	3,597
South Reading (Local Plan designation)	623	0	0	0	40	1	662
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	4,406	92	25	15	255	8	4,571
Greenfield sites total	156	1	0	0	0	0	155
Large sites total	3,783	82	0	0	0	0	3,701
Medium sites total	670	4	0	0	186	0	852
Small sites total	109	7	25	15	69	8	173

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	1,280	0	16	10	359	1	1,644
Abbey ward	481	0	0	0	157	0	638
Battle ward	5	0	6	5	16	0	22
Caversham ward	6	0	0	0	6	0	12
Caversham Heights ward	8	0	0	0	0	0	8
Church ward	4	0	0	0	0	0	4
Coley ward	47	0	2	1	10	0	58
Emmer Green ward	81	0	0	0	0	0	81
Katesgrove ward	43	0	2	1	21	0	65
Kentwood ward	1	0	0	0	2	0	3
Norcot ward	41	0	0	0	0	0	41
Park ward	8	0	0	0	35	1	42
Redlands ward	4	0	2	1	2	0	7
Southcote ward	14	0	0	0	0	0	14
Thames ward	230	0	0	0	110	0	340
Tilehurst ward	3	0	0	0	0	0	3
Whitley ward	304	0	4	2	0	0	306
Central Reading (Local Plan designation)	740	0	0	0	281	0	1,021
Smaller Centres (Local Plan designation)	6	0	1	0	6	0	13
Town Centres Sub-Total	746	0	1	0	287	0	1,034
South Reading (Local Plan designation)	304	0	4	2	0	0	306
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	878	0	12	8	359	1	1,240
Greenfield sites total	402	0	4	2	0	0	404
Large sites total	991	0	4	2	110	0	1,103
Medium sites total	230	0	0	0	226	0	456
Small sites total	59	0	12	8	23	1	85

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	5,842	93	41	25	614	9	6,370
Abbey ward	1,757	0	6	4	284	0	2,043
Battle ward	35	0	6	5	18	1	53
Caversham ward	51	0	3	1	14	2	65
Caversham Heights ward	14	3	0	0	0	0	11
Church ward	4	0	0	0	0	0	4
Coley ward	50	0	10	5	48	1	102
Emmer Green ward	231	2	0	0	0	0	229
Katesgrove ward	97	0	2	1	93	2	189
Kentwood ward	13	0	0	0	3	0	16
Norcot ward	281	86	0	0	0	0	195
Park ward	9	0	0	0	36	2	43
Redlands ward	20	0	10	7	2	1	24
Southcote ward	61	0	0	0	1	0	62
Thames ward	2,282	1	0	0	115	0	2,396
Tilehurst ward	10	1	0	0	0	0	9
Whitley ward	927	0	4	2	0	0	929
Central Reading (Local Plan designation)	4,077	0	6	4	483	2	4,560
Smaller Centres (Local Plan designation)	53	0	4	1	16	1	71
Town Centres Sub-Total	4,130	0	10	5	499	3	4,631
South Reading (Local Plan designation)	927	0	4	2	40	1	968
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	5,284	92	37	23	614	9	5,811
Greenfield sites total	558	1	4	2	0	0	559
Large sites total	4,774	82	4	2	110	0	4,804
Medium sites total	900	4	0	0	412	0	1,308
Small sites total	168	7	37	23	92	9	258

*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	7,091	29	0	0	201	0	7,263
Abbey ward	2,186	0	0	0	96	0	2,282
Battle ward	114	0	0	0	0	0	114
Caversham ward	1	0	0	0	0	0	1
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	0	0	24
Emmer Green ward	71	0	0	0	45	0	116
Katesgrove ward	762	0	0	0	12	0	774
Kentwood ward	98	0	0	0	0	0	98
Norcot ward	258	27	0	0	0	0	231
Park ward	28	0	0	0	0	0	28
Redlands ward	131	1	0	0	15	0	145
Southcote ward	0	0	0	0	0	0	0
Thames ward	2,311	1	0	0	33	0	2,343
Tilehurst ward	75	0	0	0	0	0	75
Whitley ward	1,020	0	0	0	0	0	1,020
Central Reading (Local Plan designation)	4,448	1	0	0	141	0	4,588
Smaller Centres (Local Plan designation)	1,360	27	0	0	0	0	1,333
Town Centres Sub-Total	5,808	28	0	0	141	0	5,921
South Reading (Local Plan designation)	1,769	1	0	0	0	0	1,768
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	6,892	28	0	0	201	0	7,065
Greenfield sites total	199	1	0	0	0	0	198
Large sites total	6,198	27	0	0	90	0	6,261
Medium sites total	882	0	0	0	111	0	993
Small sites total	11	2	0	0	0	0	9

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

Table 5: Planning permissions (hard commitments) completed 2023-2024

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	945	7	72	36	55	8	1,021
Abbey ward	456	0	12	3	20	1	484
Battle ward	2	0	14	4	0	0	12
Caversham ward	1	2	11	10	17	0	17
Caversham Heights ward	10	3	1	0	0	0	8
Church ward	1	1	0	0	0	4	-4
Coley ward	0	0	0	0	3	1	2
Emmer Green ward	2	0	0	0	0	0	2
Katesgrove ward	8	0	14	10	8	0	20
Kentwood ward	0	0	5	1	2	0	6
Norcot ward	0	0	6	4	0	0	2
Park ward	14	0	6	3	2	1	18
Redlands ward	0	1	3	1	1	1	1
Southcote ward	0	0	0	0	2	0	2
Thames ward	266	0	0	0	0	0	266
Tilehurst ward	5	0	0	0	0	0	5
Whitley ward	180	0	0	0	0	0	180
Central Reading (Local Plan designation)	722	0	4	1	17	0	742
Smaller Centres (Local Plan designation)	16	1	16	10	6	0	27
Town Centres Sub-Total	738	1	20	11	23	0	769
South Reading (Local Plan designation)	181	0	10	9	0	1	181
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	758	6	72	36	55	8	835
Greenfield sites total	187	1	0	0	0	0	186
Large sites total	851	0	0	0	0	0	851
Medium sites total	55	0	10	9	23	0	79
Small sites total	39	7	62	27	32	8	91

Table 6: Planning permissions (hard commitments) permitted during 2023-2024*

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	1,336	0	72	34	90	4	1,460
Abbey ward	103	0	18	7	23	0	137
Battle ward	2	0	14	4	2	0	14
Caversham ward	1	0	4	1	2	0	6
Caversham Heights ward	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0
Coley ward	1	0	4	3	1	0	3
Emmer Green ward	1	0	0	0	0	0	1
Katesgrove ward	37	0	10	9	51	0	89
Kentwood ward	0	0	5	1	5	0	9
Norcot ward	55	0	2	1	0	0	56
Park ward	0	0	6	3	1	3	1
Redlands ward	3	0	9	5	1	1	7
Southcote ward	47	0	0	0	0	0	47
Thames ward	1,085	0	0	0	4	0	1,089
Tilehurst ward	1	0	0	0	0	0	1
Whitley ward	0	0	0	0	0	0	0
Central Reading (Local Plan designation)	1,205	0	6	4	70	0	1,277
Smaller Centres (Local Plan designation)	1	0	17	10	4	0	12
Town Centres Sub-Total	1,206	0	23	14	74	0	1,289
South Reading (Local Plan designation)	0	0	10	9	0	0	1
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	1,332	0	72	34	90	4	1,456
Greenfield sites total	4	0	0	0	0	0	4
Large sites total	1,000	0	0	0	0	0	1,000
Medium sites total	301	0	10	9	51	0	353
Small sites total	35	0	62	25	39	4	107

* This does not include permissions that are similar to proposals outstanding at 31st March 2023 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2023-2024*

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	17	2	4	1	61	1	78
Abbey ward	0	0	0	0	45	0	45
Battle ward	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0
Caversham Heights ward	3	2	0	0	0	0	1
Church ward	0	0	0	0	0	0	0
Coley ward	0	0	0	0	0	1	-1
Emmer Green ward	9	0	0	0	0	0	9
Katesgrove ward	0	0	0	0	0	0	0
Kentwood ward	2	0	0	0	0	0	2
Norcot ward	0	0	0	0	0	0	0
Park ward	3	0	0	0	0	0	3
Redlands ward	0	0	0	0	14	0	14
Southcote ward	0	0	4	1	0	0	3
Thames ward	0	0	0	0	2	0	2
Tilehurst ward	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0
Central Reading (Local Plan designation)	0	0	0	0	58	0	58
Smaller Centres (Local Plan designation)	0	0	0	0	0	1	-1
Town Centres Sub-Total	0	0	0	0	58	1	57
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	2	2	4	1	61	1	63
Greenfield sites total	15	0	0	0	0	0	15
Large sites total	0	0	0	0	0	0	0
Medium sites total	0	0	0	0	43	0	43
Small sites total	17	2	4	1	18	1	35

* 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)
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
2024	1,021	1,644	4,726	1,460

- 5.2 In terms of net completions in 2023-24, this is the highest figure recorded since 2005, and is significantly above the Local Plan target of 689. The vast majority (around 73%) of these completed dwellings have been in the town centre, with the completed Plot E at Station Hill making up almost half of all completions, together with significant completions at Kenavon Drive. There have also been strong numbers of completions on the ongoing development at Green Park.
- 5.3 The number of dwellings under construction has decreased from the peak over the previous three years, but is still 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. The vast majority of homes under construction are in the town centre or South Reading.
- 5.4 The number of dwellings has increased significantly over 2022-23, and is the highest on record. In part this is due to the high levels of new planning permissions, much of which is due to a recent permission at Vastern Court which could deliver up to 1,000 homes in the town centre. There is some uncertainty around this figure, as both Vastern Court and phase 3 of Station Hill are permitted in outline with a wide range of potential dwelling numbers. 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.

Planning Section
Reading Borough Council
Civic Offices, Bridge Street
Reading
RG1 2LU

Tel: 0800 626540

[Planning Policy e-mail](#)

[Planning Policy website](#)

