

RESIDENTIAL PLANNING COMMITMENTS

AT 31 MARCH 2025

**Information on the progress of residential development between
1 April 2024 and 31 March 2025 in Reading Borough**

Published June 2025

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for housing in Reading Borough at 31 March 2025. 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 2024 to 31 March 2025 are summarised below:

Summary of figures for 2024-25

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
561	4,371	1,159	5,530	6,968	12,498	890	594

The figures this year demonstrate continued strong levels of housing delivery, albeit somewhat lower than the particularly high total last year. Net completions of 890 are well ahead of the Local Plan target of 689. The number of dwellings under construction has reduced from a particularly high peak over recent years as developments complete, but still show a healthy number of sites that will deliver in future years. New permissions in 2024-25 are not particularly high by historic standards. 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 2025 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 2025, and what has been completed during the monitoring year (1 April 2024 to 31 March 2025). 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 2025 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 [2024 survey](#) were identified, together with relevant planning permissions granted between 1 April 2024 - 31 March 2025. 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 2025 as possible. Due to the submission of the Local Plan in early May, these visits were slightly later than usual and took place in May and June. 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 2025:
- 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 – e.g. 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 2025.

3.7 **Table 2** shows the number of dwellings with planning permission that were under construction at 31 March 2025. 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.

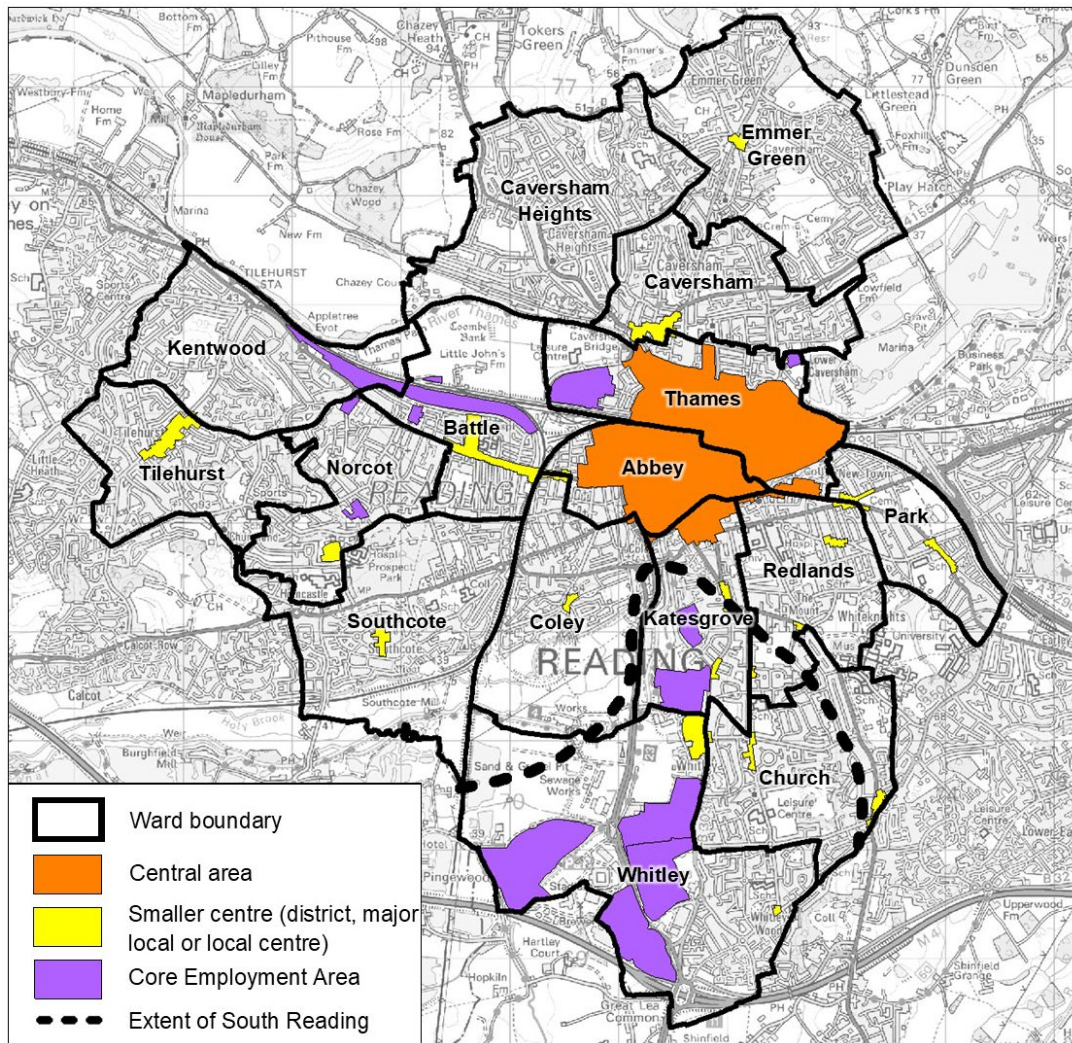
3.8 **Table 3** shows the total number of dwellings outstanding at 31 March 2025. This consists of those not started and those under construction, and therefore is a sum of tables 1 and 2.

3.9 **Table 4** shows the number of dwellings without planning permission but accepted in principle at 31 March 2025. 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 2025. 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 2024 and 31 March 2025. 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 2024 and 31 March 2025. 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 2024 and 31 March 2025. 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

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	4,054	61	23	16	375	4	4,371
Abbey ward	905	0	6	4	140	0	1,047
Battle ward	30	0	2	4	0	0	28
Caversham ward	42	0	4	2	3	0	47
Caversham Heights ward	3	3	0	0	0	0	0
Church ward	0	0	0	0	1	0	1
Coley ward	3	0	2	1	50	0	54
Emmer Green ward	57	1	0	0	0	0	56
Katesgrove ward	107	0	4	3	56	0	164
Kentwood ward	13	0	0	0	1	0	14
Norcot ward	203	56	0	0	0	0	147
Park ward	6	0	0	0	1	0	7
Redlands ward	28	0	5	2	2	2	31
Southcote ward	47	0	0	0	1	0	48
Thames ward	1,986	1	0	0	117	1	2,101
Tilehurst ward	2	0	0	0	3	0	5
Whitley ward	622	0	0	0	0	1	621
Central Reading (Local Plan designation)	2,924	0	10	7	362	1	3,288
Smaller Centres (Local Plan designation)	74	0	5	4	9	0	84
Town Centres Sub-Total	2,998	0	15	11	371	1	3,372
South Reading (Local Plan designation)	622	0	0	0	2	2	622
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	3,994	61	23	16	375	4	4,311
Greenfield sites total	60	0	0	0	0	0	60
Large sites total	3,218	52	0	0	0	0	3,166
Medium sites total	712	4	0	0	304	0	1,012
Small sites total	124	5	23	16	71	4	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
Reading Borough Total	777	0	24	16	374	0	1,159
Abbey ward	259	0	3	1	182	0	443
Battle ward	5	0	5	5	2	0	7
Caversham ward	1	0	2	1	9	0	11
Caversham Heights ward	5	0	1	3	0	0	3
Church ward	0	0	0	0	0	0	0
Coley ward	46	0	9	3	10	0	62
Emmer Green ward	155	0	0	0	0	0	155
Katesgrove ward	64	0	0	0	22	0	86
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	78	0	0	0	0	0	78
Park ward	9	0	0	0	35	0	44
Redlands ward	45	0	4	3	2	0	48
Southcote ward	5	0	0	0	0	0	5
Thames ward	80	0	0	0	110	0	190
Tilehurst ward	5	0	0	0	2	0	7
Whitley ward	19	0	0	0	0	0	19
Central Reading (Local Plan designation)	362	0	0	0	313	0	675
Smaller Centres (Local Plan designation)	1	0	2	1	14	0	16
Town Centres Sub-Total	363	0	2	1	327	0	691
South Reading (Local Plan designation)	61	0	0	0	1	0	62
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	602	0	24	16	374	0	984
Greenfield sites total	175	0	0	0	0	0	175
Large sites total	376	0	0	0	110	0	486
Medium sites total	341	0	0	0	241	0	582
Small sites total	60	0	24	16	23	0	91

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	4,831	61	47	32	749	4	5,530
Abbey ward	1,164	0	9	5	322	0	1,490
Battle ward	35	0	7	9	2	0	35
Caversham ward	43	0	6	3	12	0	58
Caversham Heights ward	8	3	1	3	0	0	3
Church ward	0	0	0	0	1	0	1
Coley ward	49	0	11	4	60	0	116
Emmer Green ward	212	1	0	0	0	0	211
Katesgrove ward	171	0	4	3	78	0	250
Kentwood ward	14	0	0	0	1	0	15
Norcot ward	281	56	0	0	0	0	225
Park ward	15	0	0	0	36	0	51
Redlands ward	73	0	9	5	4	2	79
Southcote ward	52	0	0	0	1	0	53
Thames ward	2,066	1	0	0	227	1	2,291
Tilehurst ward	7	0	0	0	5	0	12
Whitley ward	641	0	0	0	0	1	640
Central Reading (Local Plan designation)	3,286	0	10	7	675	1	3,963
Smaller Centres (Local Plan designation)	75	0	7	5	23	0	100
Town Centres Sub-Total	3,361	0	17	12	698	1	4,063
South Reading (Local Plan designation)	683	0	0	0	3	2	684
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	4,596	61	47	32	749	4	5,295
Greenfield sites total	235	0	0	0	0	0	235
Large sites total	3,594	52	0	0	110	0	3,652
Medium sites total	1,053	4	0	0	545	0	1,594
Small sites total	184	5	47	32	94	4	284

*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	6,814	2	0	0	156	0	6,968
Abbey ward	2,178	0	0	0	96	0	2,274
Battle ward	114	0	0	0	0	0	114
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	0	0	24
Emmer Green ward	143	0	0	0	0	0	143
Katesgrove ward	722	0	0	0	12	0	734
Kentwood ward	98	0	0	0	0	0	98
Norcot ward	0	0	0	0	0	0	0
Park ward	28	0	0	0	0	0	28
Redlands ward	89	1	0	0	15	0	103
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)	4,423	1	0	0	141	0	4,563
Smaller Centres (Local Plan designation)	1,101	0	0	0	0	0	1,101
Town Centres Sub-Total	5,524	1	0	0	141	0	5,664
South Reading (Local Plan designation)	1,727	1	0	0	0	0	1,726
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	6,615	1	0	0	156	0	6,770
Greenfield sites total	199	1	0	0	0	0	198
Large sites total	5,902	0	0	0	90	0	5,992
Medium sites total	903	0	0	0	66	0	969
Small sites total	9	2	0	0	0	0	7

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

Table 5: Planning permissions (hard commitments) completed 2024-2025

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	799	32	92	30	71	10	890
Abbey ward	185	0	14	3	38	1	233
Battle ward	2	0	33	7	16	1	43
Caversham ward	7	0	2	2	9	0	16
Caversham Heights ward	4	1	0	0	0	0	3
Church ward	4	0	5	1	0	0	8
Coley ward	1	0	1	2	0	0	0
Emmer Green ward	73	0	0	0	0	0	73
Katesgrove ward	6	0	9	4	0	0	11
Kentwood ward	0	0	0	0	2	0	2
Norcot ward	0	30	2	0	0	0	-28
Park ward	0	0	3	1	6	5	3
Redlands ward	1	0	9	3	0	3	4
Southcote ward	10	0	5	1	0	0	14
Thames ward	216	0	5	4	0	0	217
Tilehurst ward	0	1	0	0	0	0	-1
Whitley ward	290	0	4	2	0	0	292
Central Reading (Local Plan designation)	401	0	11	3	38	1	446
Smaller Centres (Local Plan designation)	7	0	4	0	9	1	19
Town Centres Sub-Total	408	0	15	3	47	2	465
South Reading (Local Plan designation)	290	0	9	3	0	0	296
Core Employment Areas (Local Plan designation)	0	0	0	0	16	0	16
Brownfield sites total	426	32	88	28	71	10	515
Greenfield sites total	373	0	4	2	0	0	375
Large sites total	758	30	4	2	0	0	730
Medium sites total	10	0	21	3	42	0	70
Small sites total	31	2	67	25	29	10	90

Table 6: Planning permissions (hard commitments) permitted during 2024-2025*

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	207	0	94	33	303	10	561
Abbey ward	14	0	14	3	137	1	161
Battle ward	2	0	34	11	0	0	25
Caversham ward	2	0	4	2	8	0	12
Caversham Heights ward	0	0	0	0	0	0	0
Church ward	0	0	5	1	1	0	5
Coley ward	0	0	2	1	50	0	51
Emmer Green ward	56	0	0	0	0	0	56
Katesgrove ward	80	0	11	6	3	0	88
Kentwood ward	1	0	0	0	0	0	1
Norcot ward	0	0	2	0	0	0	2
Park ward	6	0	3	1	6	3	11
Redlands ward	42	0	9	3	0	4	44
Southcote ward	1	0	5	1	0	0	5
Thames ward	0	0	5	4	93	1	93
Tilehurst ward	0	0	0	0	5	0	5
Whitley ward	3	0	0	0	0	1	2
Central Reading (Local Plan designation)	32	0	15	6	280	2	319
Smaller Centres (Local Plan designation)	8	0	7	4	16	0	27
Town Centres Sub-Total	40	0	22	10	296	2	346
South Reading (Local Plan designation)	45	0	5	1	2	1	50
Core Employment Areas (Local Plan designation)	0	0	0	0	0	0	0
Brownfield sites total	149	0	94	33	303	10	503
Greenfield sites total	58	0	0	0	0	0	58
Large sites total	0	0	0	0	0	0	0
Medium sites total	132	0	21	3	256	0	406
Small sites total	75	0	73	30	47	10	155

* This does not include permissions that are similar to proposals outstanding at 31st March 2024 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2024-2025*

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	482	2	1	2	118	3	594
Abbey ward	422	0	0	0	61	0	483
Battle ward	0	0	0	0	0	0	0
Caversham ward	1	0	0	0	0	0	1
Caversham Heights ward	4	1	0	0	0	0	3
Church ward	0	0	0	0	0	0	0
Coley ward	0	0	0	0	38	1	37
Emmer Green ward	2	1	0	0	0	0	1
Katesgrove ward	0	0	0	0	18	2	16
Kentwood ward	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0
Redlands ward	1	0	1	2	0	0	0
Southcote ward	0	0	0	0	0	0	0
Thames ward	0	0	0	0	1	0	1
Tilehurst ward	3	0	0	0	0	0	3
Whitley ward	49	0	0	0	0	0	49
Central Reading (Local Plan designation)	422	0	0	0	72	2	492
Smaller Centres (Local Plan designation)	3	0	0	0	0	0	3
Town Centres Sub-Total	425	0	0	0	72	2	495
South Reading (Local Plan designation)	49	0	0	0	39	0	88
Core Employment Areas (Local Plan designation)	49	0	0	0	0	0	49
Brownfield sites total	475	1	1	2	118	3	588
Greenfield sites total	7	1	0	0	0	0	6
Large sites total	422	0	0	0	0	0	422
Medium sites total	49	0	0	0	101	0	150
Small sites total	11	2	1	2	17	3	22

* 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 2025 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)
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
2025	890	1,159	4,371	561

- 5.2 In terms of net completions in 2024-25, there is clearly a reduction from the very high figure recorded in 2023-24, but this remains a strong level of housing delivery in historic terms, and is significantly above the Local Plan target of 689. Around half of these completed dwellings have been in the town centre, with completions at Kenavon Drive and Station Hill, but there has also been strong levels of delivery elsewhere, in particular at Green Park in South Reading and the Reading Golf Club site in Emmer Green.
- 5.3 The number of dwellings under construction has decreased from the peak over recent years to be more in line with previous levels, as major developments such as Green Park and Kenavon Drive come to an end, but still represents a healthy pipeline of supply. Significant amounts of housing at sites such as Reading Golf Course and Weldale Street remain under construction. The majority of homes under construction are in the town centre.
- 5.4 The number of dwellings not started is high by historic standards, and this is not driven by new permissions, as the level of new permissions is not particularly high in 2024-25. There are now a number of very large sites with permission but where development has not commenced, and some of the largest are wholly or partly in outline, in particular Vastern Court, 80 Caversham Road, Station Hill Phase 3 and Royal Elm Park.

Planning Section
Reading Borough Council
Civic Offices, Bridge Street
Reading
RG1 2LU
Tel: 0800 626540
[Planning Policy e-mail](#)
[Planning Policy website](#)