



**WOKINGHAM
BOROUGH COUNCIL**

**Wokingham Borough
Five Year Housing Land Supply Statement
at 31 March 2022**

Published 9 January 2023

Site Category	App No/Site Ref	App type	Address	Parish	Number of Dwellings Permitted (net)	Current Remaining Capacity (gross)	Under construction at 31/03/2022	Total completions at 31/03/2022	Available	Site Comments	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	5-year total	Post March 2027
SDL	170010, O/2013/0346	RM	S of M4 - Land North of Croft Road	Shinfield	363	36	36	327	Yes	<p>Reserved matters were approved on 26/07/2017 as part of the outline O/2013/0346. Two developers have operated on this site - Taylor Wimpey (West London) (265 dwellings) and David Wilson Homes (98 dwellings).</p> <p>There are currently 327 completions, of which Taylor Wimpey have completed 229 and David Wilson Homes have completed all 98 dwellings on their section of the site. Given the construction status of the site, with David Wilson Homes having completed their remaining dwellings in 2020/21, it was expected that the remaining buildout rate with a single developer will be reduced from those levels previously observed on the site. However, this was not the case in 2021/22 as Taylor Wimpey alone delivered 89 units on-site.</p> <p>Taylor Wimpey replied to our request for projected delivery rates in May 2022. They had stated that projections were not necessary as they had 4 months left on the site, placing the completion of the site in 2022/23. The dwellings remaining include 8 houses and 28 flats. Due to the average delivery and that the dwellings are under construction; it is likely that the site will be completed in 2022/23 – and certainly before the end of the 5-year period.</p> <p>This is the last site under construction in O/2013/0346, which is a hybrid application for 900 dwellings. These dwellings were delivered through:</p> <p>South of Croft Road (275 units) – F/2013/0347. Completed. Land North of Church Lane (175 units) – 162829. Completed. Land at Church Lane (86 units) – 181366. Completed. Land North of Croft Road (363 units) – 170010. Under construction.</p>	89	36	0	0	0	0	36	0
South of the M4 SDL Totals:					3,141	857	410	2,284			303	286	147	118	51	0	602	255