

Wokingham Borough Council

# **Housing and Economic Land Availability Assessment (HELAA)**

January 2020

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# 1 INTRODUCTION

- 1.1 This Housing and Economic Land Availability Assessment (HELAA) examines the potential for accommodating housing and economic development within Wokingham Borough. It is an essential part of the evidence base used in preparing the Local Plan Update in that it assists in the identification of a pool of land that is suitable, available and achievable for development.

## National Policy and Guidance

- 1.2 The National Planning Policy Framework (NPPF) states that

*“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”*

- 1.3 The HELAA process represents a combination of the assessment of the supply of land for housing and economic development, as recommended by the NPPF.

- 1.4 The national Planning Practice Guide (PPG) Housing and economic land availability assessment, sets out more detail on undertaking a HELAA. It states its purpose is to:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (availability, achievability and deliverability).

- 1.5 It is important to note that the HELAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority’s requirements, but it is for the development plan (the local plan) itself to determine which of those sites are the most suitable to meet those requirements.

## Identified Requirements

- 1.6 The HELAA includes both housing and economic development. For clarity, the following land uses are covered in this assessment:

Housing	All types of housing (C2 and C3 Planning Use Classes) including Gypsies, Travellers and Travelling Showpeople and specialist housing for older people and vulnerable people.
Economic	<ul style="list-style-type: none"><li>• A1 (Shops)</li><li>• A2 (Financial and Professional Services)</li><li>• A3 (Restaurants and Cafes)</li><li>• A4 (Drinking Establishments)</li><li>• A5 (Hot Food Takeaways)</li><li>• B1 (Business)</li><li>• B2 (General Industrial)</li><li>• B8 (Storage and Distribution)</li><li>• C1 (Hotels)</li><li>• D1 (Non-residential Institutions)</li><li>• D2 (Assembly and Leisure)</li></ul>

- 1.7 The HELAA focusses on sites outside the planning process, to avoid duplication of existing data/published documents. Sites which have received planning permission since their promotion<sup>1</sup> into the local plan process are recorded in the Council's housing commitments/five year land supply statement.
- 1.8 It should be noted that the potential of sites in the HELAA is indicative only, as final capacities will be subject to more detailed assessments considered as part of the planning process, including the local plan allocation process, any masterplanning, detailed viability assessments and the planning application consideration. All assumptions are made without prejudice to the consideration of a subsequent decisions by the Council.

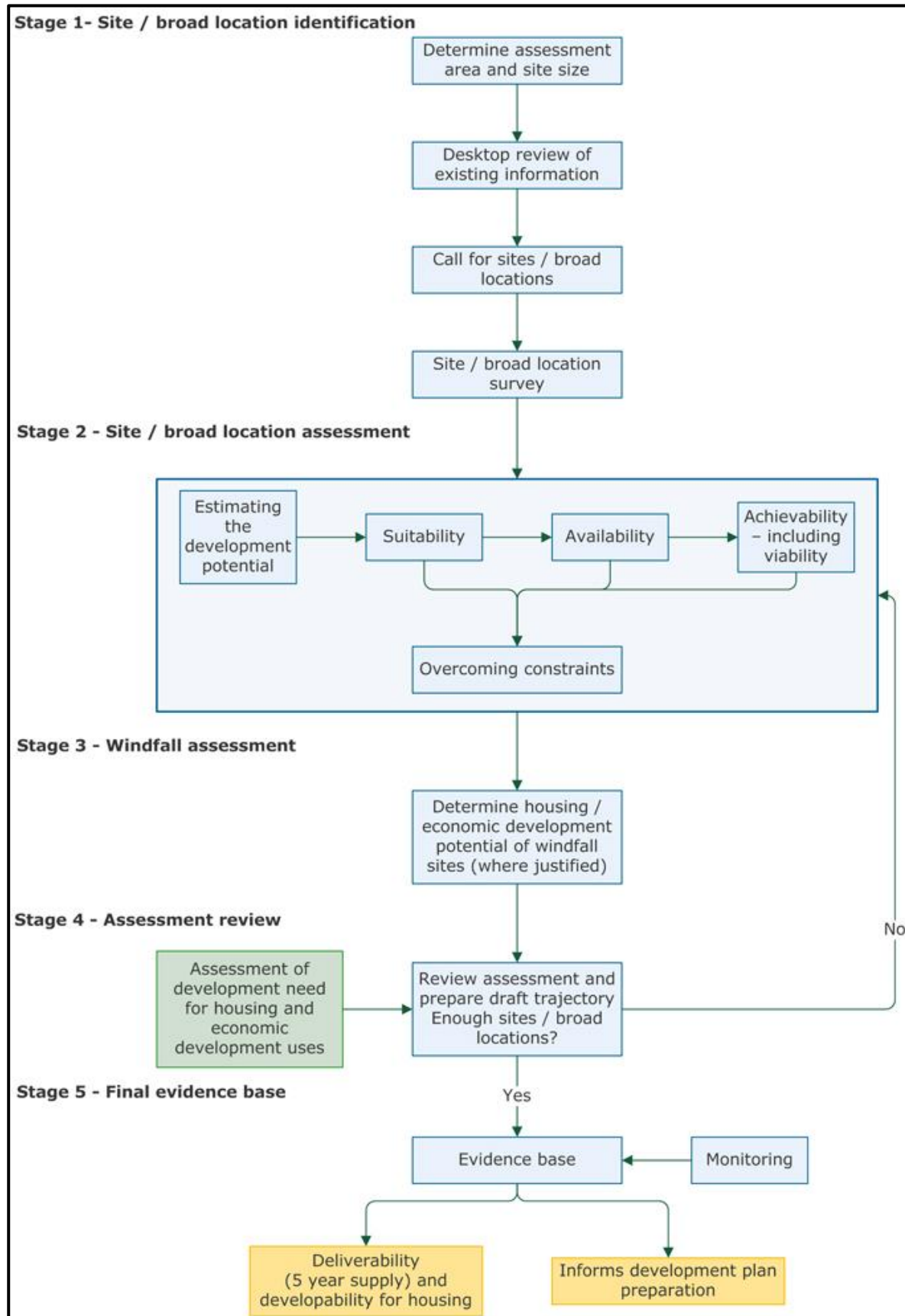
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<sup>1</sup> The site assessments have be finalised over the latter half of 2019 and therefore there is no definitive cut-off date within this time period. The planning permission information has been monitored periodically, but some more recent permission may not have been included.

## **2**     **METHODOLOGY**

- 2.1     In 2016 the Berkshire Housing and Economic Land Availability Assessment Methodology was agreed by the Berkshire authorities of Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, West Berkshire Council and Wokingham Borough Council. Bracknell Forest Borough Council (BFBC) did not sign up to the methodology, because work was already underway on their own study, but BFBC contributed to discussions around the approach, and it is considered that the two approaches are largely compatible.
- 2.2     Stakeholders, including the development industry and neighbouring authorities, were consulted on the draft methodology.
- 2.3     More detailed information is available in the HELAA Methodology, which follows the Planning Practice Guidance (PPG) methodology reproduced in Figure 1 below:
- 2.4     The joint methodology (available on the Council's website) is based on, and complies with, the standard methodology in PPG. The main stages are as follows:
- Stage 1 – Identification of sites and broad locations
  - Stage 2 – Site/broad location assessment
  - Stage 3 – Windfall assessment
  - Stage 4 – Assessment review
  - Stage 5 – Final evidence base

Figure 1 - Basic HELAA methodology (Source: Planning Practice Guidance)



### **3 SITE AND BROAD LOCATION IDENTIFICATION**

3.1 Stage 1 of the HELAA process is to identify sites and broad locations for subsequent further assessment.

3.2 Sites were identified through a number of sources. These sources include sites:

- Promoted to the Council through the 'Call for Sites' process by landowners, developers and other interested parties
- Owned by the Council and considered through internal asset appraisals
- Allocated through the existing development plan and not delivered to date.

#### Call for Sites

3.3 Two formal 'Call for Sites' consultations to inform the Local Plan Update – one from 11 January 2016 to 5 February 2016 and a second from 9 May 2016 to 3 June 2016 – which were an open invitation for anybody to suggest land to be considered for development.

3.4 The Call for Sites was promoted by emailing or writing to all organisations and individuals registered on the planning policy consultation databases. This includes:

- landowners
- agents
- developers
- town and parish councils
- local and national organisations
- local authorities
- other known interested groups and individuals

3.5 The Call for Sites was also advertised on the Council's website, Facebook and Twitter accounts and issued press releases.

3.6 An online form was available for land promoters to complete. A copy of this form is found at Appendix A. This process sought to identify sites that were not already within the planning process, and also to reconfirm the availability of sites that had previously been submitted to the council in past call for sites consultations.

3.7 The list of all submitted sites and a series of maps showing their location is available on the [Council's website](#).

3.8 The desktop information and the call for sites together led to the collation of the full list of sites for consideration in the HELAA. In total, this meant considering 304<sup>2</sup> sites. In total, these sites cover approximately 3,000 hectares, some 17% of the geographical area of Wokingham Borough.

3.9 All sites submitted prior to Spring 2019 have been included in this HELAA and assessed in accordance with the methodology. Sites submitted after this date will be included in later assessments.

3.10 In line with the PPG and joint methodology, the Wokingham HELAA considers all sites which meet the following size criteria unless otherwise justified:

- Capable of delivering five or more dwellings
- Economic development on sites of 0.25ha (or 500sqm of floor space) and above.

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<sup>2</sup> 14 sites were withdrawn after initial submission and are therefore not assessed or included within the HELAA

### Site / Broad Location Survey

- 3.11 The PPG advises that all sites (subject to a site size thresholds) should be assessed against national policies and designations to establish which have reasonable potential for development and should be included in the site assessment.
- 3.12 The joint methodology agreed several types of site which would generally be excluded from further assessment. These are sites which are significantly constrained by one or more of the following criteria:
- Functional flood plain
  - Special Area of Conservation
  - Special Protection Area
  - Within 400m of the Thames Basin Heaths SPA
  - RAMSAR
  - Site of Special Scientific Interest (SSSI)
  - Suitable Alternative Natural Greenspace (SANG)
  - Ancient woodland
  - Notified safety zones
- 3.13 Of this list Wokingham Borough has land which is within: the functional floodplain; 400 metres of the Thames Basin Heaths SPA; Ancient woodland; Sites of Special Scientific Interest; and Suitable Alternative Natural Greenspace (SANG).
- 3.14 Where a site is partially constrained by one of the above criteria, such as the functional flood plain, it will have proceeded to the next stage of assessment, whilst recognising that part of the site is unlikely to be developed.
- 3.15 The description of each site under 'Site Type' refers to the predominant use of the site. If most of a site is brownfield, and is also partially greenfield the description will note 'predominantly brownfield.'
- 3.16 The sites excluded from further consideration are listed in Table 1 below.

**Table 1: Sites excluded at Stage 1**

Site Ref	Site Name	Area (ha)	Reason For Exclusion
5WW015&16	Land adjoining Bigwood House, Waterloo Road, RG40 3DA	6.98	Allocated SANG (MDD Policy SAL05)
5AR016	Land adjoining Hunters Point, Hughes Green	0.09	Site below minimum capacity / size threshold
5FI014	Land to the rear of 6-8 The Village	0.12	Site below minimum capacity / size threshold
5HU042	Land at the junction of Davis Street and Dunt Lane	0.12	Site below minimum capacity / size threshold
5SH012	Land at Cutbush Lane, Shinfield	0.22	Site below minimum capacity / size threshold
5SH030	Rose Cottage, Croft Road	0.33	Obtained planning permission
5SW008	Arkley, Lambs Lane	0.03	Site below minimum capacity / size threshold
5TW008	134 Wargrave Road	0.4	Site below minimum capacity / size threshold
5WI016	9 Winnersh Gate	0.14	Site below minimum capacity / size threshold



5WK021	Land at the Bowers, RG40 3JX	0.23	Site below minimum capacity / size threshold
5WK033	Land adjacent to 229 Barkham Road	0.08	Site below minimum capacity / size threshold
5WW005	Old Sawmill Lane	0.03	Site below minimum capacity / size threshold
5WW012	Land to the east of Heathlands Road	0.13	Site below minimum capacity / size threshold

- 3.17 Sites which are below the threshold of 0.25ha and are located within Wokingham town centre have not been excluded at this initial stage. As urban sites they present the opportunity to provide more than 5 units, unlike the small sites in smaller settlements or rural areas.

**Table 2: Sites below 0.25ha within Wokingham town centre**

Site Ref	Site Name	Area (ha)	Reason For Exclusion
5WK008	Ritz Plaza House, Easthampstead Road	0.13	Site below minimum capacity / size threshold
5WK015	Exa House, Elms Road	0.15	Site below minimum capacity / size threshold

## **4 SITE AND BROAD LOCATION ASSESSMENT**

- 4.1 Stage 2 of the HELAA process is to assess the development potential of each site and broad area.
- 4.2 This was carried out through a combination of desk top assessments, site visits and contact with agents and landowners. In accordance with the PPG and joint methodology, the assessment of suitability, availability and achievability will inform the decision as to whether a site or broad location can be considered deliverable, developable, potentially developable or not developable in the next 15 years.
- 4.3 In some instances landowners and others have promoted land for multiple potential uses, e.g. retail and residential. Where this is the case a separate assessment has been undertaken for each use.

### Clustering of sites

- 4.4 Where it has been considered appropriate, individual sites have been clustered together with nearby sites. This is to make the assessment process more efficient and to reduce repetition where similar logical conclusions can be drawn for sites within the same area. The assessment pro-forma of every site/cluster of sites can be found at Appendices B, C and D, which are separated into housing; gypsy and traveller accommodation; and employment, retail and leisure. The assessments are ordered alphabetically by site reference numbers within the appendices.

### Approach to assessment

- 4.5 All of the site assessments have been undertaken based on the information available to the Council at the time of writing. Evidence undertaken to date, which has informed the site assessments include:
- Green Belt Study
  - Strategic Flood Risk Assessment
  - Transport Modelling
  - Landscape Character Assessment
- 4.6 The Council has also sought factual information from the Town and Parish Council's regarding the sites, in order to take account of their detailed local knowledge on things such as drainage conditions on sites.
- 4.7 Five larger clusters of sites evidence a masterplanning exercise was undertaken to understand how these more complex areas might be developed. The work has been published as in two 'Strategic Growth Locations: Growth Scenarios' studies. The purpose of the masterplanning was not to determine whether any of the sites were suitable for development but to assist the assessment undertaken in this HELAA and through the local plan.
- Land around Grazeley – This area is over 440ha and is assessed as potentially developable due to the opportunity it presents to deliver a new mixed use settlement of a scale that can overcome existing constraints, if appropriately masterplanned.
  - Land at Twyford/Ruscombe – This area is around 230ha and is assessed as potentially developable due to the opportunity for a comprehensive development scheme of large scale, in the sustainable location close to Twyford. However, this area is Green Belt and further consideration of potential exceptional circumstances would need to be taken into account through the policy making process and the sustainability appraisal of alternatives.
  - Barkham Square – This area is over 58ha and is assessed as potentially developable due to the opportunity for extension to the Arborfield Garrison major development. However, development would incur some negative impacts relating to landscape and heritage in particular, which would need to be taken into account through the policy making process and the sustainability appraisal of alternatives.

- Land at Ashridge, Hurst - This area is around 250ha and is assessed as not developable, partly due to the negative impacts of the spread of development across the A329(M). The masterplanning work undertaken also concluded that development would not be viable.
- Hall Farm, Arborfield – This area is over 250ha and is assessed as not developable. The site is largely isolated, with poor existing infrastructure or potential for appropriate improvements.

4.8 The joint methodology sets out how the outcome of each assessment should be classified, and is replicated below:

**Table 3: Deliverable and developable classification**

Deliverable and developable classification	
Deliverable (years 1-5)	The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years.
Developable (years 6-10, 11-15)	The site is a suitable location for defined use and there is a reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-15.
Potentially developable	The site has been identified as potentially suitable and/or potentially available. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability.
Not developable within the next 15 years	Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to become suitable in the next 15 years. Those sites assessed as being unlikely to become available in the next 15 years. Those sites assessed as having no reasonable prospect of becoming achievable in the next 15 years.

#### Assessment Pro-forma

4.9 Each pro-forma contains an aerial photograph to illustrate the location of the site or cluster to show its geographical context. The aerials are the most up to date photographs that the Council has access to which date from 2019. Where this is not available, 2013 or 2010 aerials have been used which are the next most recent photos. In some cases, 2003 aerials have had to be used. The aerials have been provided in order to provide context; it is not intended that they be viewed as providing an up to date picture of what is present on the ground. Instead, every single site has been visited by Council officers in order to understand the site further in terms of aspects such as access, drainage, views, topography, current build status (greenfield, previously developed, mix). The written information contained within the pro-formas therefore provides the latest position at the time.

## Estimating development potential

- 4.10 The assessment of development potential is at this point an estimate, and is subject to revision through future reviews of the HELAA process. Estimates made to inform the HELAA are made without prejudice to the consideration of a subsequent decisions by the Council, including any detailed planning application.
- 4.11 The following assumptions have been made to arrive at capacity figures:
- For proposed residential uses a density of 30 dwellings per hectare (dph) over half of the site area is assumed for all sites, irrespective of size or location. Where the promoter has suggested a smaller number of dwellings to that derived from the assumed density calculations, the lesser promoter's figure has been used.
  - Any sections of a site which are located within Flood Zone 3 have been discounted from the capacity calculations and a 30dph calculation has been applied to half of the remaining site area. Sites wholly within Flood Zone 3 have been given a capacity of 0 dwellings.
  - Town centre residential – Where there is an existing building it is assumed that the proposed use/redevelopment would be contained in a building of the same footprint. A 4-storey building is assumed and where a mixed use has been proposed this is assumed to comprise retail/commercial use on the ground floor and residential use on floors 1-3. 85% of the floorspace for the residential floors is assumed usable for a 50/50 split of 1 and 2 bed flats which have been calculated based on the national minimum internal floorspace standards. Retail floorspace estimates are based on the Gross Internal Area corresponding to the building footprint.
  - Office space – due to the variety of site locations and sizes promoted for office use, the potential floorspace capacities have been assessed on a site by site basis based on the floorspace and number of storeys of adjacent office uses to the promoted site.
  - Retail – Unknown at this early stage without specifics of what type of retail is being proposed.
  - Residential Care use – the number of bed spaces is considered to be unknown at this stage.
  - Leisure – as leisure use encompasses a wide range of potential uses which may require buildings (e.g. an indoor swimming pool) or not require buildings (e.g. an outdoor playing pitch) a potential capacity is not known at this stage until a more detailed proposal is provided.
  - Gypsy and traveller pitches – an average pitch size of roughly 500m<sup>2</sup> has been assumed (this includes hardstanding for 2 parking bays, a static caravan/mobile home and a touring caravan; bin store, utility block and garden space). A maximum site size of 15 pitches is applied based on former DCLG guidance<sup>3</sup>.
  - Constrained shapes – where a site is constrained due to its triangular shape, a capacity of 0 dwellings is assumed.
  - Where a site has a live planning application for a proposed capacity, and the proposal is for less dwellings than at a density of 30dph, the lower figure has been used. Whilst these sites may have greater potential than the permission allows for, this is no longer within the control of the Council, and the most likely scenario is that the permission will be built out.

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<sup>3</sup> <https://www.gov.uk/government/publications/designing-gypsy-and-traveller-sites-good-practice-guide>. This publication has been withdrawn but still offers useful guidance until such time as replacement guidance is available

## Potential Housing Supply

- 4.12 Of the promoted sites that included provision for housing, 1 was assessed as being deliverable, 2 as developable, 30 as potentially developable and 205 sites were classed as being not developable.

**Table 4: Deliverable housing capacity identified**

Site Ref	Address	Capacity (dwellings)
5WI011	Land at Wheatsheaf Close, Sindlesham, RG41 5PT	20

**Table 5: Developable housing capacity identified**

Site Ref	Address	Capacity (dwellings)
5RU007, 5RU008	Land East and West of Northbury Avenue	20
5SH031	'Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road, RG2 9BE	10

**Table 6: Potentially developable housing capacity identified**

Site Ref	Address	Capacity (dwellings)
5BA010	Barkham Square, RG40 4PN	500
5BA012	Reading Football Club, Hogwood Park, Park Lane, RG40 4PT	140
5BA018	Land at Highlands Avenue, RG41 4SP	40
5CV001	Land east and west of Park View Drive North, Charvil, RG10 NQY	85
5CV002	Land West of Park Lane, Charvil	100
5FI003	31 & 33 Barkham Ride, RG40 4EX	81
5FI004	Greenacres Farm, Nine Mile Ride, RG40 4NE	70
5FI024	Hillside (formerly Jovike), Lower Wokingham Road, Crowthorne, RG45 6BX	15
5FI028	Westwood Cottage, Sheerlands Road, RG40 4QX	12
5HU002, 5HU030	Land adjacent to Whistley Green Cottage and Land North-West of Hogmoor Lane	15
5HU006	Land on the North side of Orchard Road, RG10 OSD	16
5RU001, 5RU002, 5RU003, 5RU004, 5RU005, 5RU006	Land at Ruscombe	3260
5SH003, 5SH008	The Paddock on Croft Lane, Land between Orchard House, Sunways and Greenfields on Croft Road	18
5SH011	Lane End House, Shinfield Road, RG2 9BT	5
5SH023, 5SH026, 5SH027	Land east of Hyde End Road, Land south of Millworth Lane, Land west of Hyde End Road	180
5SH025	Land south of Cutbush Lane, Shinfield, RG2 9FY	216
5SH029, 5SH040, 5SH041, 5SH047, 5SH048	Land at Grazeley including Great Lea Farm and Land at Pound Green	10000
5SO001	Land at Sonning Farm, RG4 6TH	25
5TW005, 5TW009, 5TW010	Land at Bridge Farm, RG10 9RU	150

5WI004, 5WI006, 5WI010	Land at Poplar Lane and Watmore Lane, RG41 5LP	250
5WI008	Winnersh Plant Hire, Reading Road, Winnersh, RG41 5HA	20
5WI009	Land to the North-West side of Old Forest Road, RG41 1JA	40
5WI014	69 King Street Lane, Winnersh	20
5WK002	Ashridge Farm, Warren House Road	150
5WK006	Land south of Gipsy Lane, RG40 2BW	35
5WK009	Wokingham Sewerage Treatment Works, Bell Foundry Lane	Unknown
5WK012	54-58 Reading Road, RG41 1EH	9
5WK017	Telephone Exchange, Elms Road, RG40 2AA	17
5WK018	54 – 72 Peach Street, Wokingham, RG40 1XG	42
5WK029	Station Industrial Estate, Oxford Road, RG41 2YQ	92

**Table 7: Deliverable and developable housing capacity identified**

Classification	Capacity (dwellings)
Deliverable (years 1-5)	20
Developable (years 6-10, 11-15)	30
Potentially Developable	15,603
Not developable within the next 15 years	22,874

- 4.13 Most of the sites which make up the potential housing supply are therefore in the potentially developable classification. This is largely due to the agreed methodology for assessing the suitability and availability of sites. Only sites within the existing settlements are considered to be suitable at this time and only sites with planning permission or some evidence of intent are considered to be available. Any site assessed as either potentially suitable and/or potentially available would automatically be added into the potentially developable category.
- 4.14 Two sites, Land at Highlands Avenue (5BA018) and Greenacres (5FI004) are considered to currently contain 'unneighbourly uses'. One is a scrapyard and the other is a car repair centre. These sites have been assessed as potentially developable due to their potential to enable a more neighbourly use and allow the re-use of brownfield land. However, both of these sites would not relate well to the existing settlements and consideration will need to be taken through the planning process and sustainability appraisal.
- 4.15 A number of sites have been promoted in Wokingham town centre. Two of these sites fall below the site size threshold but are considered to be acceptable for development and could provide housing supply. Further sites pose additional questions regarding ownership and potential to relocate, for example, the telephone exchange. Overall, the Council considers Wokingham town centre to be a broad area with a minimum capacity of 100 dwellings achievable within the period to 2015/36.
- 4.16 All existing allocations designated through the Core Strategy local plan and Managing Development Delivery local plan are considered developable. The majority have already been completed, are under construction or benefit from planning permission. The site 'land east of Toutley Depot' is allocated as employment provision under the current local plans, but has not been delivered. This provides an opportunity to explore alternative uses for the site, such as housing.

#### Potential Gypsy & Traveller Pitch Supply

- 4.17 Of the 12 promoted sites that included provision for Gypsy and Traveller pitches, 4 were assessed as being potentially developable and 7 were classed as not developable, and 1 was below the site size threshold and so was not assessed.

**Table 8: Potentially Developable GRT capacity identified**

Site Ref	Address	Capacity (dwellings)
5BA013	Woodlands Farm, Wood Lane, RG41 4TS	15
5FI001	Tintagel Farm, Sandhurst Road, RG40 3JD	5
5FI015	Land at the rear of 166 Nine Mile Ride, RG40 4JA	4
5FI032	Honeysuckle Lodge, Commonfield Lane, RG40 4PR	1-2
TOTAL		25-26

**Table 9: Deliverable and developable GRT pitch capacity identified**

Classification	Capacity (pitches)
Deliverable (years 1-5)	0
Developable (years 6-10, 11-15)	0
Potentially Developable	25 - 26
Not developable within the next 15 years	58 - 59

- 4.18 There were no sites promoted for Gypsy and Traveller use within existing settlements. Gypsy and Traveller sites are almost exclusively located within the countryside. Whether a site is suitable for Gypsy and Traveller use requires a more balanced judgement than for conventional housing. Four sites were identified as potentially suitable and therefore classified as potentially developable.
- 4.19 Some of the sites promoted for Gypsy and Traveller use were also promoted for alternative uses. Given Gypsy and Traveller sites are expected to be located in the countryside, site may have been considered potentially developable for Gypsy and Traveller use but not developable for other promoted uses.

#### Potential Employment Supply

- 4.20 Potential employment capacity of sites was largely not stated through site promotions. 5 sites were assessed based on specific capacities and therefore the table below shows only the known floorspace capacities.

**Table 10: Deliverable and developable known employment capacity identified**

Classification	Capacity (m2)
Deliverable (years 1-5)	0
Developable (years 6-10, 11-15)	46,610
Potentially Developable	24,000
Not developable within the next 15 years	1,000

- 4.21 The Thames Valley Science Park was allocated through the Core Strategy local plan for around 55,000m2 of employment floorspace, part of which has already been delivered with planning permission existing for the reminder. This land was re-promoted through the call for sites (5SH020) for additional capacity. Land

adjacent to the Science Park was also promoted (5SH050) and provides an opportunity for expansion. This has been assessed as providing an additional 46,610m<sup>2</sup> of floorspace.

- 4.22 Land at Kirton's Farm is an existing allocation for 20,000m<sup>2</sup> of employment floorspace as part of an expansion to Green Park and has been re-promoted through the call for sites (5SH021). This site has been assessed as potentially developable, as the availability of the site for employment is unknown.
- 4.23 Land adjoining Lambs Farm Business Park could provide an opportunity for expansion to the existing business park and has been assessed as potentially developable for 4000m<sup>2</sup> of floorspace.
- 4.24 Further sites promoted for employment floorspace were largely within unsustainable, rural locations.

#### Potential Retail Supply

- 4.25 One site was put forward for retail use only and has been assessed as being not developable (5WO002). It is noted through the assessment process, that there is a current planning application for the redevelopment of the site for a range of employment uses. This site is therefore unlikely to contribute to potential retail supply in the future.
- 4.26 Sites were also promoted within Wokingham town centre for mixed use schemes of ground floor retail floorspace and residential. These could provide retail capacity as part of the regeneration of the town centre.



## 5 WINDFALL ASSESSMENT

- 5.1 The NPPF, PPG and the joint methodology advise that, where justified, an allowance may be allowed for development on previously unidentified sites. These sites are known as 'windfall'. The Council considers that there is a clear case for an allowance for development of windfall sites.
- 5.2 Analysis of housing completions shows that since 2007, an average of just under 94 dwellings are completed each year from developments involving 9 dwellings or fewer. Over the same period 44 dwellings are completed on large, previously unidentified sites each year. This analysis excludes sites that were previously identified through the development plan process and technical studies.

**Table 11: Delivery from small sites 01/04/2007 to 31/03/2019**

Small site type	Average annual dwelling completion
Previously developed land	52.92
Non-residential greenfield land	4
Residential greenfield land	36.83

- 5.3 It is notable that that delivery from small sites has been robust, with delivery being less impacted by the economic downturn than development on larger sites.
- 5.4 Since 2017, the council has applied an allowance for large sites of 55 dwellings per year for small sites and 32 dwellings per year from large sites.
- 5.5 The Council believes applying an allowance based on this historic completion rate is justified and appropriate. To ensure against potential double counting with sites which have been granted planning permission, an allowance is only made in years following the standard three years implementation time for permissions. Over the period 2018/19 to 2035/36 the windfall allowance equates to (956 + 448) dwellings.
- 5.6 It is not proposed to include any windfall allowance for economic development.

## **6**      **SUMMARY AND CONCLUSIONS**

- 6.1      The conclusions of the assessment when considered against need are set out below.
- 6.2      There is potential capacity to provide 15,653 dwellings from 2018/19 to 2035/36 in Wokingham Borough. This excludes sites which already benefit from planning permission. This represents a surplus both against the level of housing need advanced by the Council under exceptional circumstances and as calculated by the standard method.
- 6.3      There is potential capacity to provide 25-26 Gypsy and Traveller pitches from 2018/19 to 2035/36 in Wokingham Borough. This excludes sites which already benefit from planning permission. This represents a shortfall against the level of need identified by the Council's Gypsy and Traveller Accommodation Assessment.
- 6.4      There is potential capacity to provide approximately 70,000m<sup>2</sup> of economic floorspace from 2018/19 to 2035/36. This represents a surplus against the level of need.