

Explanation of differences between WBC25 and WBC27

1. The Five Year Housing Land Supply Statement at 31 March 2025 (WBC25) assesses the deliverable housing land supply based on information available at the March 2025 base date. It does not take into account the future adoption of the Local Plan Update.
2. The Housing Trajectory (WBC27) sets out the anticipated timing of housing delivery over the plan period 2023-2040. It was prepared in August 2025 and takes into account the future adoption of the Local Plan Update.
3. The different timing and purpose means that WBC27 takes into account information and delivery from sites not identified in WBC25. This includes information post 31st March 2025 which demonstrates there is a realistic prospect of housing being delivered within five years of adoption of the plan:
 - Sites proposed for allocation in the LPU, identified in Policies SS11, SS12 and SS13, and SS14;
 - Large sites granted planning permission post 31st March 2025; and
 - Development parcels on adopted SDLs where Reserved Matters applications have been submitted or determined.
4. As requested at the Matter 5 discussion, a full comparison between WBC25 and WBC27 has been undertaken. The following corrections have been made within the updated WBC27:
 - South Wokingham SDL delivery – Parcels R10 and R11: As discussed during the hearings, delivery from parcels R10 and R11 has been moved back one year to occur from 2026/27, reflecting the correct years consistent with WBC25. This reduces completions in 2025/26 to 0 and increases completions in 2029/30.
 - The site at 43,43b,43c,45 and 47 Peach Street, Wokingham was duplicated in the Housing Trajectory. The duplicate site entry for 24 dwellings has been deleted.
 - Delivery from small sites has been updated to correct an error when transposing data into the housing trajectory. This increases completions in 2025/26 by 5 dwellings, and in 2026/27 by 6 dwellings.
5. All other aspects of the Housing Trajectory are unchanged. The implications of the above corrections on the projected housing delivery are set out below:

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Housing Trajectory (WBC27)	747	765	1,596	1,259	1,191	868	6,426
Corrected Housing trajectory	635	719	1,562	1,315	1,312	868	6,411