

Reading Borough Council

# ANNUAL MONITORING REPORT

## 2013-2014

December 2014



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CONTENTS	Page
Executive Summary .....	2
Introduction.....	4
Context to AMR 2013/2014.....	4
Approach and Structure of the Report .....	4
Sources of background information and data on Reading.....	6
Monitoring Policy Progress.....	7
Duty to Co-Operate .....	11
Monitoring Policy Performance.....	14
Cross-cutting Policies.....	14
Sustainability .....	14
Waterspaces.....	16
Infrastructure, Services, Resources and Amenities .....	17
Economic Development and Employment .....	18
Housing (Include Housing Trajectory and 5 Year Land Supply) .....	22
Retail, Leisure and Culture .....	31
Transport .....	35
Natural Environment .....	36
Minerals .....	38
Waste .....	39
Appendix I: PLANNING POLICIES AT 26 <sup>TH</sup> MARCH 2014 .....	42
Appendix II: FIVE YEAR HOUSING LAND SUPPLY .....	47
Appendix III: HOUSING TRAJECTORY 2013-14 (Detailed Sites) .....	50

## Executive Summary

The Annual Monitoring Report (AMR) presents a digest of monitoring information collected by Council to evaluate the progress of the Local Plan and to monitor the outcome of Local Plan policies. This 2013/14 Monitoring Report is in compliance of the regulations which require local authorities to put monitoring information on their websites on at least an annual basis. Reading Borough Council is committed to ensuring that effectiveness of its Local Plan policies is comprehensively monitored, evaluated, and published.

*The main outcomes for this monitoring year (1st April 2013 to 31st March 2014) are outlined below.*

### **Key Findings:**

- **Housing completions** for the year remain below Core Strategy targets and, house building rates have not been maintained or improved on the initial recovery rates seen in 2013. Two factors conceivably account for this which include, firstly, the demolition of 87 existing units at Dee Park and, secondly, most major schemes under construction similar to Chatham Place and Kennet Island Phase 3b are blocks of flats which are close to completion.

However delivery over the plan period remains ahead of target and the number of dwellings under construction is at its highest level since 2008.

- **Affordable housing completions** are lower this year than in recent years, at 109 units. The average delivery from 2006 to 2013 has been 199 units per annum which represent 30% of completions in each monitoring year. This represents a healthy source of supply, but the need for additional affordable dwellings remains strong.

- The Borough's **five year land supply** shows a healthy provision of housing in the immediate future. This represents 8.49 years supply.

- The **total gross internal floor-space of development for employment** uses has been fairly limited in this monitoring year, which in effect has been a net reduction. The net loss of B1 floorspace was 4,918m<sup>2</sup>, and B2 floorspace net loss this year is 14,738 m<sup>2</sup>, mostly due to the demolition of a large factory in South Reading in advance of new employment development.

On the other hand, B8 floorspace has seen an increased in floorspace in both newly permitted and under-construction developments following the significant floorspace delivered last year.

- **Progress against Milestones in the LDS, 2013-14:** Progress has been made on adoption of supplementary planning documents during the year. However, the main area of work has been in amending the Council's affordable housing policies and in progressing with the Community Infrastructure Levy. There have been some delays in progress of some documents, and, in order to focus resources on priorities, the production of some supplementary planning documents has been abandoned.

# 1. INTRODUCTION

The Authorities Monitoring Report (AMR) is a statutory<sup>1</sup> requirement on Local Authorities to be produced and published annually. The purposes are to monitor the progress of the Local Development Scheme (LDS) including the positions of planning policy documents; to review the performance of the Local Plan in relation to key policy targets (indicators) set out in the documents; and to determine the extent to which objectives, targets and programmes are being met to inform and guide the development of future plans and policies.

This Annual Monitoring Report covers the period from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014 and, is one of the key documents of Reading Borough Council's Development Plan accomplishing these objectives. It provides a concise digest of key statistical information pertinent to the assessment of the impact of the LDF policies

## 1.1 Context to the AMR 2013/14

Since the 2012/13 reporting period the government has issued new regulations<sup>2</sup> which have significantly changed the necessities and procedures for reporting progress and outcomes of LDS policies. In December 2012<sup>3</sup> the Chief Planner at DCLG stated that *"Councils are no longer required to send an annual Monitoring Report to the Secretary of State. Instead, monitoring should be a continuous process, and Councils should publish monitoring information on websites as soon as practical, upon receipt of that information. This measure is designed to improve transparency, and to give your communities access to more regular information"*. As these changes were made late in the 2012-2013 reporting period this report is part of a transition to the new regulations. In the regulations, AMR now stands for Authorities Monitoring Reports.

## 1.2 Approach and Structure of the Report

In this report the approach of 'Monitoring Policy Progress' under Section 2 and 'Monitoring Policy Performance' under Section 3 is being continued. By

<sup>1</sup> Planning and Compulsory Purchase Act 2004 (the 2004 Act: Section 35)

<sup>2</sup> SI 2012 No.767

<sup>3</sup> DCLG Planning Update Newsletter December 2012

and large, the report focusses on data collected by the Council rather than third party data which is available in public elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.

The report is structured broadly into two key sections which comprises of section (1) Monitoring Policy Progress and section (2) Monitoring Policy Performance. The main sections of this report include:

- Introduction and links to sources on Reading's key characteristics
- A description of the current planning policy framework for Reading and, progress made with regard to the Local Development Scheme (LDS) since April 2013 including the status of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate.
- Monitoring numerical indicators relevant to the adopted Local Plan documents.

1.3 Section 1 of the Reading Borough AMR for the monitoring year 2013/14 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and, the progress on the implementation of policies contained in adopted Local Plan documents.

1.4 Section 2 of the AMR 2013/14 deliberates upon the status of key policies and related targets within the adopted Reading Core Strategy (CS), the Sites and Detailed Policies Document (SDPD), the Reading Central Area Action Plan (RCAAP) and the possible impact of these policies on national and local policy targets. It also assesses the performance of these policies in the present economic context.

1.5 The housing trajectory for 2013/14 and headline indicators relating to housing monitoring are included in this section 2 of the AMR. Information included relates to housing delivery, development on previously developed land, and density of development, affordable housing and housing mix. The recent developments in business, retail and tourism development are also outlined through appropriate indicators.

1.6 This AMR presents information regarding the Borough's corporate priorities, e.g. housing, particularly affordable housing, economic progress, improving the local environment and future policy direction on spatial issues.

- 1.7 The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in June 2014, Office of National Statistics (ONS), Thames Valley Environmental Records Centre, Thames Valley Energy etc.

## 1.8 Sources of background information and data on Reading

Major sources of third party data and comparative information about Reading include:

- The 2011 Census- a selection of data from the 2011 Census is available on the Borough's website at: <http://www.reading.gov.uk/council/profile-of-reading-borough/2011-census-statistics/> More data can be found on the ONS website: <http://www.ons.gov.uk/ons/guidemethod/census/2011/index.html>
- The Office of National Statistics' NOMIS service provides labour market statistics by local authority area. Data for Reading can be found at: <http://www.nomisweb.co.uk/reports/lmp/la/1946157285/report.aspx>
- Centre for Cities Outlook: This is an annually produced economic index of the 64 largest cities and towns in the UK. In this document "Reading" includes the boroughs of Wokingham and Bracknell Forest. The document can be accessed at: <http://www.centreforcities.org/research/2013/01/21/outlook13/>.  
<https://www.gov.uk/government/organisations/environment-agency>

## 2. MONITORING POLICY PROGRESS

- 2.1 This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2 The most up-to-date LDS at the start of the monitoring year was the version approved by GOSE in February 2011. However, a new LDS reflecting the adoption of a full range of Development Plan Documents and proposing a comprehensive Local Plan was published in July 2013. This was updated with revised timescales in November 2013. Therefore, three LDSs have covered various parts of the monitoring year.
- 2.3 In summary, the three main planning policy documents already in place at the start of the year are detailed below.
- 2.4 **Reading Core Strategy:** The Submission Draft Core Strategy was subject to examination in September 2007, and was declared 'sound' in the Inspectors Report, received in December 2007. It was subsequently adopted by the Council in January 2008.
- 2.5 **Reading Central Area Action Plan (RCAAP):** The Submission Draft Reading Central Area Action Plan was subject to examination in September 2008, and the document was subsequently found sound in November 2008. The RCAAP was adopted in January 2009.
- 2.6 **Sites & Detailed Policies Document (SDPD):** The Sites and Detailed Policies Document (and accompanying Proposals Map) was submitted to the Secretary of State in July 2011. It was subject to examination later in 2011, including public hearings in November and December. Main modifications were consulted on during Spring and Summer 2012, and the document was found sound in September 2012 and adopted in October 2012.
- 2.7 Table 1 briefly summarises which Local Development Documents had already been adopted at the start of the monitoring year, and the date of adoption.



*Table 1: Documents already adopted at 31<sup>st</sup> March 2013*

Core Strategy	January 2008
Reading Central Area Action Plan	January 2009
Sites and Detailed Policies Document	October 2012
Proposals Map	October 2012
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Chatham Street Development Brief	December 2002
Dee Park Planning Brief	December 2008
Design Guide to House Extensions	May 2003
Elvian School Planning and Development Brief	February 2011
Kenavon Drive Urban Design Concept Statement	July 2004
Parking Standards and Design	October 2011
Reading Station Area Framework	December 2010
South West Reading Planning Brief	April 2000
Station Hill South Planning and Urban Design Brief	March 2007

2.8 Table 2: sets out progress against the milestones that our Local Development Scheme expected to be reached between 1 April 2013 and 31 March 2014, and indicates whether these milestones were met or were missed.

2.9 The position relating to the LDS has been somewhat complicated over this period. Until July 2013, our most recent LDS was still that produced in March 2011. However, this LDS was somewhat out of date, and the Council was already progressing with various documents not mentioned in that LDS, including the Community Infrastructure Levy Charging Schedule. A new LDS was produced in July 2013, and amended to a revised version in November 2013 when it was decided to proceed with revising affordable housing policies in advance of a full Local Plan review. The milestone that is referred to in the 'Planned Milestone' column is from the most up-to-date LDS at the time the milestone was reached.

2.10 In summary, progress has been somewhat mixed. Some documents, including the Alteration to the Local Plan on Affordable Housing, Statement of Community Involvement (SCI) and a number of the Supplementary Planning Documents have met their milestones. Four SPDs have been adopted during the monitoring year, as has the SCI.

Table 2 Progress against Milestones in the LDS, 2013-14

	STAGE	PLANNED MILESTONES 2013-14	ACTUAL MILESTONES
Review and Alteration of the Council's Affordable Housing Policies	Issues and Options	November 2013***	November 2013
	Pre-Submission Draft	Spring 2014***	March 2014
Local Plan	First call for site nominations	January 2014***	January 2014
Community Infrastructure Levy Charging Schedule	Draft Charging Schedule	November 2013***	March 2014
	Submission	March 2014***	August 2014
Statement of Community Involvement	Draft	November 2013**	November 2013
	Adoption	March 2014***	March 2014
Sustainability Appraisal Scoping Report	Draft	November 2013**	November 2013
	Final version	February 2014***	September 2014
Affordable Housing SPD	Adoption	July 2013**	July 2013
Central Area Public Realm Strategy	Draft	November 2013***	Milestone not reached - document not in 2014 LDS
	Adoption	March 2014***	
Employment, Skills and Training SPD	Adoption	Not in LDS at time of adoption	April 2013
Kenavon Drive Planning Brief	Draft	November 2013***	Milestone not reached - document not in 2014 LDS
	Adoption	March 2014***	
Meadway Centre Planning Brief	Adoption	November 2013**	November 2013
Residential Conversions SPD	Draft	Not in LDS at time of draft	May 2013
	Adoption	November 2013**	November 2013
Revised Planning Obligations Under S106 SPD	Draft	February 2012*	July 2013
	Adoption	November 2013**	November 2013
Site-Specific Section 106 Agreements SPD	Draft	November 2013**	March 2014
	Adoption	March 2014***	Not yet reached
			Milestone met
			Milestone missed

\*Milestone from Local Development Scheme March 2011

\*\*Milestone from Local Development Scheme July 2013

\*\*\*Milestone from Local Development Scheme November 2013

2.11 However, a number of other documents have missed their milestones in the LDS. In particular, there have been delays in progress of the Community Infrastructure Levy Charging Schedule, and, as a result, the related Site Specific Section 106 SPD. This was primarily because CIL Regulations have continued to be subject to amendments over this period, and the Council has needed to take account of these changes as it goes through the process of

introducing CIL. The Charging Schedule had reached examination at the time of publication of the AMR, as had the Alteration on Affordable Housing.

- 2.12** No progress at all has been made on some supplementary planning documents which were expected to have made progress during the year, notably the Central Area Public Realm Strategy and the Kenavon Drive Planning Brief. It has been decided that these documents are no longer priorities at this time (particularly since one of the main Kenavon Drive sites now has planning permission and construction is underway). The new Local Development Scheme 2014 no longer includes these documents.
- 2.13 Minerals and Waste Development Framework.** Progress on the Joint Minerals and Waste Development Framework<sup>4</sup> has been reported in a separate AMR up to 2010. The 2010 Joint Minerals and Waste AMR reported on the major setback in production of the Minerals and Waste Development Framework in the 2009-10 monitoring year, namely the withdrawal of the draft Minerals and Waste Core Strategy, which had reached Examination stage. The Joint Strategic Planning Unit was wound up in September 2011, and joint working on minerals and waste planning has now ceased. Each authority is now responsible for minerals and waste planning policy.
- 2.14** The 2013 and 2014 LDSs suggests that minerals and waste policies may be included within an overall Local Plan. Aside from a first call for sites to be nominated, no milestones for this Local Plan fall within the 2013-14 monitoring year.
- 2.15 Future Policy Production:** The next significant stages expected to be reached are the adoption of the Alteration on Affordable Housing and the Community Infrastructure Levy Charging Schedule, both of which had reached examination at the time this AMR was written. A new Local Development Scheme was published in November 2014 to set out milestones for the production of planning policy over the next few years. It is largely similar to the 2013 LDS, but with amended timescales for the Local Plan and the deletion of some proposed SPDs (see paragraph 2.12 above). The main document proposed is a comprehensive Local Plan, work on which began in 2014. Work will also continue on Supplementary Planning Documents where required.

<sup>4</sup> Production of minerals and waste planning policy documents has until recently been undertaken jointly with Bracknell Forest Borough Council, Slough Borough Council, West Berkshire Council, Royal Borough of Windsor and Maidenhead and Wokingham Borough Council, through the Berkshire Unitary Authorities' Joint Strategic Planning Unit.

- 2.16 Conclusions:** Progress has been made on adoption of supplementary planning documents during the year. However, the main area of work has been in amending the Council's affordable housing policies and in progressing with the Community Infrastructure Levy. There have been some delays in progress of some documents, and, in order to focus resources on priorities, the production of some supplementary planning documents has been abandoned.

### 3 Duty to Co-Operate

The Council is required to report on measures that have been undertaken to comply with the Duty to Co-operate, which is set out in the Localism Act 2011. The Council has not started the process of preparing new development plan policy within the monitoring year, so has not undertaken any specific co-operation for this purpose. However, there are ongoing joint arrangements with neighbouring authorities, as well as work that has been undertaken to inform plans of other authorities.

- 3.1** The Council has long standing formal arrangements with the other five unitary authorities that are part of Berkshire that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Planning Group (DPG) provides a co-ordinating role in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. DPG met on the following occasions during the monitoring year:

- 24<sup>th</sup> July 2013
- 12<sup>th</sup> November 2013
- 14<sup>th</sup> January 2014
- 27<sup>th</sup> February 2014

- 3.2** In addition, planning policy officers have attended a number of other meetings that fall under the 'duty to co-operate' heading. This includes regular meetings held by officers from the six Berkshire unitary authorities to discuss a range of topics, including minerals and waste and gypsies and travellers. The following meetings took place, and the summary of the issues discussed is also set out.

- Berkshire Gypsy and Travellers officer meeting - Thursday 11<sup>th</sup> July 2013 (updates from each local authority).
- Duty to Co-operate meeting with Oxfordshire County Council- Thursday 25<sup>th</sup> July 2013 (mainly relating to production of minerals and waste

local plan in Oxfordshire, but also touching on plan-making in Berkshire).

- Minerals and Waste Officers Group - Monday 4<sup>th</sup> November 2013 (progress on West Berkshire minerals and waste plan, national guidance updates, Local Aggregate Assessment)
- South East England Aggregates Working Party - Wednesday 13<sup>th</sup> November 2013 (SEEAWP is the grouping of South East minerals planning authorities and industry representatives. Reading's attendance at this meeting was in regard to the Berkshire Local Aggregate Assessment)
- Berkshire Gypsy and Travellers officer meeting - Thursday 12<sup>th</sup> December 2013 (updates from each local authority)
- Duty to Co-operate meeting with Wokingham Borough Council - Thursday 12<sup>th</sup> December 2013 (in preparation for Wokingham's Gypsy and Traveller Local Plan)
- Duty to Co-operate meeting with Wokingham Borough Council - Monday 27<sup>th</sup> January 2014 (in preparation for Wokingham's Gypsy and Traveller Local Plan)
- Duty to Co-operate meeting with Royal Borough of Windsor and Maidenhead - Monday 17<sup>th</sup> February 2014 (matters relating to the Local Plan for RBWM, particularly housing provision issues).
- Meeting with Oxfordshire local authorities to discuss the Oxfordshire Strategic Housing Market Assessment - Tuesday 18<sup>th</sup> March 2014 (meeting was to discuss SHMA process, including comments on the Oxfordshire SHMA but also to learn lessons to inform the process of producing Berkshire SHMA).

**3.3** There have been other elements of work that are relevant to the Duty to Co-operate. During the monitoring year, two Memoranda of Understanding (MoUs) were finalised that inform how the Duty to Co-operate works in Berkshire. One MoU relates to strategic planning generally, whilst the other relates to minerals and waste planning. These MoUs were approved by Berkshire Heads of Planning and DPG, and have now been signed by most of the respective Councils, including Reading. In accordance with these memoranda, the unitary authorities are co-operating on a number of matters, particularly relating to the evidence base.

**3.4** One of these matters is the production of a joint Local Aggregate Assessment covering the six Berkshire unitary authorities. West Berkshire Council was not involved in the commissioning of the report, but provided the information for their area which was used, ensuring consistency with West Berkshire's own LAA. The LAA for 2012 was prepared by Atkins and published in March 2014.

The LAA for the following year has been finalised in November 2014, although this is outside the monitoring year.

- 3.5** The six Berkshire authorities are also co-operating on production of a Strategic Housing Market Assessment. This will provide the evidence base for the housing policies in each authority's planning policy documents, in particular determining the need for new housing. It is a key item in progressing Reading's Local Plan. During the monitoring year, the specification for the study was drafted and revised. Since the end of the monitoring year, the study has been advertised for tender, and it is expected to be finalised during 2015.

## 4. MONITORING POLICY PERFORMANCE

### *Cross Cutting Policies*

#### Sustainable Development

Sustainable Development (SD) is fundamental of the Planning System which is fully represented in the Council's policies of the Core Strategy. The objectives of sustainable development are set out broadly in two categories which include (a) Living within Environmental Limits (Environmental objective) and, (2) Ensuring a strong, Healthy and Just Society (Social and Economic objectives)<sup>5</sup>. The implementation of the aim and objectives are supported by a set of cross cutting policies to ensure that all development within the Borough is as sustainable as possible.

#### 4.1 SUSTAINABILITY AND CLIMATE CHANGE

**Relevant policies:** CS1: Sustainable Construction and Design of the Core Strategy. The Sites and Detailed Policies Document, adopted in October 2012, includes two further policies Policy DM1: Adaptation to Climate Change and policy DM2: Decentralised Energy.

- 4.2 Context:** The Core Strategy sets out the principal driver for the sustainability approach taken by Reading Borough as the number of new homes to be built and the significant areas of regeneration, which have *"the potential to impose a large environmental footprint"*. It is important that sustainable design and construction techniques are incorporated within development schemes in order to minimise this impact. Policy DM1 focusses on the incorporation of appropriate measures to adapt to climate change, and Policy DM2 on securing energy for a development from a decentralised energy source

**Indicator 1: Major planning applications approved during the monitoring year between 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2014**

No. of major applications permitted	No. with condition requiring sustainability standard	No. without condition requiring sustainability standard
22	13	9

<sup>5</sup> The Adopted Core Strategy, 2008

- 4.3 **Analysis:** Of the 22 major planning applications that were permitted during the monitoring year, 13 had conditions relating to sustainability.
- 4.4 The remaining 9 applications are related to applications for:
- Prior approval
  - Extensions of time
  - Reserved matters
  - Refurbishment
  - Change of use
  - Temporary permission
  - Variation of condition
  - Creation of a mezzanine
  - Matters including the creation of football pitches, lights and minor associated changing rooms, car parks etc.
- 4.5 Although policy CS1<sup>6</sup> does apply to all development including refurbishments and change of use, each case would need to be considered on its merits and the level of alteration to the fabric of the building taken into account.
- 4.6 For the reserved matters applications, conditions related to sustainability tended to have been set out in the earlier outline approval.
- 4.7 For those applications involving the erection of new buildings, sustainability conditions have been consistently applied. There has also been the application of the SDPD policies including that related to decentralised energy. However, conditions have also been attached to some of the permission for change of use, extension of time and renovations. This shows a definite 'shift change' in the application of the policy over the last few years.
- 4.8 **Action required:** There needs to be further monitoring to determining the level of sustainability which has been sought and whether this has actually been achieved. Additionally policy DM2: Decentralised Energy has a target that at least 50% of permissions for 20 or more dwellings or 1000sqm should provide or link into existing decentralised energy provision. This will need to form part of the ongoing monitoring process. Changes to the Building Regulations related to sustainability have affected the conditions required to be attached to planning approvals.

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<sup>6</sup> Core Strategy –Sustainable Construction and Design



## 5 WATERSPACES

**5.1 Relevant Policies:** CS8 Waterspaces.

**5.2 Context:** This Policy seeks to protect Reading's waterspaces, to ensure that they can continue to contribute to local and regional biodiversity and ecology, as well as leisure and visual amenity.

**5.3 Analysis and Actions Required:** Planning applications are assessed against this policy and where appropriate relevant conditions included. The advice of relevant agencies including the Environment Agency will continue to be sought with regard to relevant applications.

**5.4** There is ongoing monitoring of each water body's ecological status identified within the relevant river's management plan<sup>7</sup>. The Kennet Catchment Management Plan sets out how the measures in the Thames Basin Region River Basin Management Plan can be turned into actions to achieve a healthy river in the Kennet catchment. In summary, the area of the Kennet within Reading Borough is defined as of Moderate Ecological Status, because one or more mitigation measures remains to be taken. There is a target to achieve Good Ecological Potential by 2027. One of the significant issues in the catchment affecting the Kennet between Reading and Hungerford is the interaction with the Kennet and Avon Canal, which affects water quality and introduced habitat problems.

**5.5** In terms of public access to waterways there is ongoing work to secure the necessary funding to open up further opportunities for public access to waterways. This generally arises in relationship to planning proposals within the area. A recent project to open up the Fobney Island Wetland Nature Reserve was funded through S106 and Environment Agency monies. The key objectives were:

- To reverse the impact of historic dredging practices and land raising
- To create floodplain wetland features
- To restore connectivity between river and floodplain
- To create a backwater (fish refuge/fry habitat)
- To improve the quality of in river habitat
- To improve the site for nature based recreation (eastern half)

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<sup>7</sup> Kennet Catchment Management Plan, December 2012. Prepared by Action for the River Kennet in its role as host for the Kennet Catchment Partnership, whose members are: the Canal and Rivers Trust, the Environment Agency, Kennet Valley Fishery Association, Natural England, Thames Water and Reading and District Anglers. It was produced with support from WWF-UK and DEFRA.

Thames River Basin Management Plan, Thames River Basin District, December 2009 (Environment Agency)

- To create a nature reserve with limited disturbance (western half) and,
- To improve the site for BAP habitats and species.

5.6 The Management Plans will be updated on a regular basis and further updates will be provided through the AMR. There is no recent market research data with regard to people's perception of quality. Any relevant future information will be reported on.

## 6. INFRASTRUCTURE, SERVICES, RESOURCES AND AMENITIES

6.1 Relevant Policies: CS9 Infrastructure, Services, Resources and Amenities and DM3: Infrastructure Planning

6.2 Context: The Council has been successful over more than a decade in securing developer contributions through S106 planning obligations. Policy CS9 provides the strategic level policy and SDPD Policy DM3 provides further details as to the level of priority.

6.3 In April 2010 the Government introduced Community Infrastructure Levy (CIL) which allows local authorities to fund infrastructure to support growth in their area. By April 2015 the Council intends on introducing the Community Infrastructure Levy, which will become the main means by which strategic infrastructure will be funded from developer contributions. The system of S106 planning obligations will continue to exist alongside CIL, but will become focussed on site related infrastructure necessitated by a specific development. Once CIL is introduced the level of S106 contributions will be less than at present, with some of the contributions transferring to CIL, which will be a mandatory charge against development related to the size of a scheme.

6.4 **Analysis:** The receipts and expenditure for S106 are documented on the Council's website<sup>8</sup>.

6.5 **Actions Required:** Continue to secure and monitor relevant obligations and record these.

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<sup>8</sup> <http://www.reading.gov.uk/council/performance-and-spending/CouncilFinances/section-106-obligations/>

## 7. ECONOMIC DEVELOPMENT & EMPLOYMENT

### Key Policies:

- CS10: Location of Employment Development (CS)
- CS11: Use of Employment Land for Alternative Uses (CS)
- CS12: Maintaining a Variety of Premises (CS)
- CS13: Impact of Employment Development (CS)
- SA12: Core Employment Areas (SDPD)

### Main purpose of policies:

- *Direct major office development to central Reading and the A33 corridor*
- *Direct major employment development other than offices to the A33 corridor and Core Employment Areas*
- *Protect employment land within Core Employment Areas*
- *Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*

### Indicator 2: Amount of land completed and permitted for employment by type during 2013/2014 \* - Net

Total Floorspace (m <sup>2</sup> ) - <u>Completed</u> 2013-14* (Net)	B1	B2	B8	Total
Central Reading	-5,902	0	-202	-6,104
A33 Corridor	482	-14,738	-4,103	-18,359
Core Employment Areas (outside A33 Corridor)	-902	0	360	-542
<b>Reading Total</b>	<b>-4,918</b>	<b>-14,738</b>	<b>6,408</b>	<b>-13,248</b>

Total Floorspace (m <sup>2</sup> ) - <u>Newly permitted</u> 2013-14* (Net)	B1	B2	B8	Total
Central Reading	-21,924	0	0	-21,924
A33 Corridor	1,437	-14,628	2,061	-11,130
Core Employment Areas (outside A33 Corridor)	153	124	0	277
<b>Reading Total</b>	<b>-25,169</b>	<b>-14,504</b>	<b>2,061</b>	<b>-37,612</b>

Source: Non-Residential Commitments 2013-2014, Reading Borough Council

**Analysis/Comments:**

- 7.1 New completions for non-residential development have generally been quite limited this year, and in many cases there have been net reductions. This has included the demolition of a large factory in South Reading in advance of new employment development taking place. New development under construction is also limited, with the largest scheme being the new vehicle showroom on Kennet Island.

Outstanding permissions continue to show a vast amount of office floorspace with unimplemented permission. However, this has been reduced this year by a number of new permissions for change of use from office to residential under the new prior approval process.

In terms of how these figures fit into overall trends, there has been a continued reduction in B1/B2 floorspace to the lowest level in at least 20 years. In contrast, the increase in B8 floorspace has continued after the significant floorspace delivered last year.

- 7.2 New permissions show a decrease in employment floorspace, particularly involving a loss of offices in the centre for conversion to residential.
- 7.3 There has been little change in B1 and B2 floorspace in the Core Employment Areas this monitoring year.
- 7.4 Note that Indicator 2 is not directly comparable with 3 and 4. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 3 and 4, whereas net figures were used for 2.

**Indicator 3: Proportion of office development completed and permitted which is in the centre or A33 Corridor**

Total B1 Floorspace (m <sup>2</sup> )*- Gross Internal Floor Space	Completed 2013/14	Permitted 2013/14
Central Reading	182	1,260
A33 Corridor	586	1,541
<b>Total in Reading</b>	<b>2,862</b>	<b>4,204</b>
<b>% of total which is in centre/A33 corridor</b>	<b>27%</b>	<b>67%</b>

- 7.5 The amount of completed office development that is in the centre or A33 corridor is very low this year, due mainly to the completion of B1 floorspace in west Reading associated with the Reading Station works. This must be considered in the context of a low overall amount of B1 floorspace. Permissions continue to mainly be in the centre or A33 corridor.

**Indicator 4: Proportion of industrial/warehouse development completed and permitted which is in the centre or A33 Corridor**

Total B2-B8 Floorspace (m <sup>2</sup> )* - Gross Internal Floor space	Completed 2013/14	Permitted 2013/14
A33 Corridor	158	3,641
Core Employment Areas (outside A33 corridor)	2,310	124
<b>Total in Reading</b>	<b>10,871</b>	<b>3,765</b>
<b>% of total which is in CEA/A33 corridor</b>	<b>23%</b>	<b>100%</b>

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2013-2014, Reading Borough Council 2013*

- 7.6 All newly permitted industrial and warehousing development has been in the A33 Corridor or Core Employment Areas, in line with policy CS10. Completions have mainly been outside these areas, due to the completion of much of the works associated with Reading station.

**Indicator 5: Net change in small business units (industrial/warehousing units of less than 150 m<sup>2</sup> completed and permitted**

Net change in small units (less than 150m <sup>2</sup> )	Completed 2013/14	Permitted 2013/14
Net change in <b>number</b> of small units	0	0
Net change in <b>floorspace</b> of small units (m <sup>2</sup> )	0	0

NB: Figures are for gross internal floor-space

Source: *Non-Residential Commitments 2013-2014, Reading Borough Council 2014*

- 7.7 No change is recorded.

**Indicator 6: Net change in storage and distribution floorspace in the south of Basingstoke Road**

Net Change in B8 Floorspace (m <sup>2</sup> ) in South of Basingstoke Road	Permitted 2013/14	Completed 2013/14
Net change	3,373	0

- 7.8 There has been a new permission for B8 storage and distribution floorspace in the south of Basingstoke Road.

## CONCLUSION

Are policies fulfilling their purpose?

- *Direct major office development to central Reading and the A33 Corridor*

The figures do not show that most development has taken place in the centre or A33 corridor this year, but this is generally due to development associated with the railway.

- *Direct major employment development other than offices to the A33 corridor and Core Employment Areas*

As above, there have been substantial completions outside these areas associated with the railway development.

- *Protect employment land within Core Employment Areas*

A net loss of B1 space in CEAs has been recorded, although this is very minor.

- *Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road*

An increase in B8 floorspace in the south of Basingstoke Road has been permitted.

## 8 HOUSING

*(includes Housing Trajectory and 5 Year Land Supply)*

This section presents the residential planning commitments in Reading Borough Council. The aim is to monitor change in the number of dwellings permitted based on the planning process. Thus, key net figures for Reading Borough for the monitoring year 1 April 2013 to 31 March 2014 are summarised below:

Important message on housing commitments and provision in the monitoring year 2013/14 are:-

- There has been a relatively low number of dwellings completed in the monitoring period/year
- The number of dwellings under construction is at its highest level since 2008
- The overall number of dwellings permitted but not started has been at its highest level in recent years
- There is no shortage of housing land that can be put forward in the near future

**Main Policies:**

- CS14: Provision of Housing
- CS15: Location, Accessibility, Density and Housing Mix
- CS16: Affordable Housing
- CS17: Protecting the Existing Housing Stock
- CS18: Residential Conversions
- CS19: Provision for Gypsies and Traveller
- DM5: Housing Mix
- DM6: Affordable Housing
- DM7: Accommodation for Vulnerable People
- DM8: Residential Conversions
- DM9: House Extensions and Ancillary Accommodation
- DM10: Private and Communal Outdoor Space
- DM11: Development of Private Residential Gardens

**Main strategic purpose of policies:**

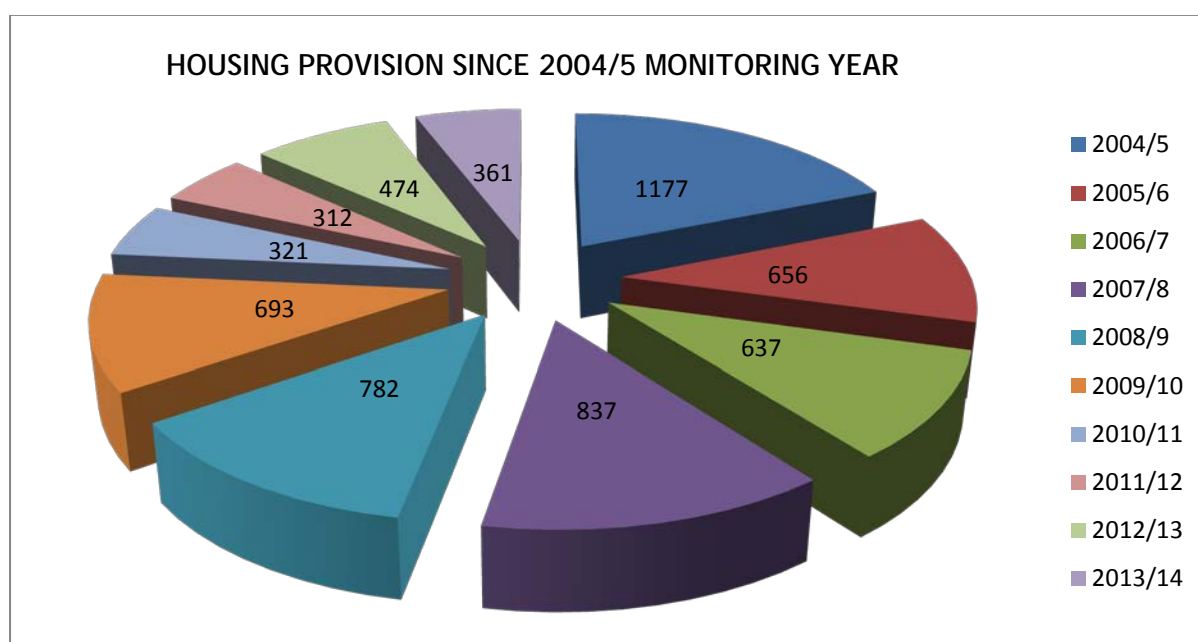
- *Ensure a good supply of housing, with a Core Strategy target of 572 per annum from 2006-2016 and 521 per annum from 2016-2026*
- *Ensure a good supply of affordable housing*
- *Ensure a mix of housing in Reading, and avoid dominance by small units and flats*
- *Direct housing towards previously-developed land where possible*
- *Set out policy for sites for gypsies and travellers*

**Indicator 7: Provision of housing**

Monitoring Year	Net completed additional dwellings
2004/05	1177
2005/06	656
2006/07	637
2007/08	837
2008/09	782
2009/10	693
2010/11	321
2011/12	312
2012/13	474
2013/14	361



Chart (a) shows the provision of housing in the past decade



- 8.1 Annual provision for housing in the last three monitoring years has been below the Core Strategy targets. However, the 2013/14 still below the 2012/13 figure yet house-building appears to be on the recovery.
- 8.2 The low house building figures of the last three years must be seen in the context of overall significantly exceeding Core Strategy targets.
- 8.3 Figure 1 summarises the Housing Trajectory for Reading Borough as at March 2014. The full set of tables, itemised site by site, are set out in Appendix III.
- 8.4 There is expected to be a return to high levels of house building in coming years, particularly as of 2015-16.
- 8.5 The overall housing requirement in the Core Strategy plan period (to 2026) is 10,930, and the Trajectory anticipates that a significantly higher 13,584 dwellings will be delivered during the plan period.
- 8.6 The five-year housing land supply shows a healthy provision of housing in the immediate future. This represents 8.49 years supply.

**Indicator 8: Five-Year Housing Land Supply****Summary of Five-Year Housing Land Supply (Please see Appendix II for full tables)****REQUIREMENT**

<b>Based on RBC Core Strategy 2006-2026</b>	<b>10,930</b>
Net Completions 2006-2013	4,056
Net Completions 2013-2014	361
Projected Completions 2014-2015	565
Residual requirement 2015-2020	5,948
Annual requirement for remaining 11 years, i.e. 5948/11	541
<b>Annual requirement for remaining 11 years with 5% buffer (NPPF para 47)</b>	<b>568</b>
<b>Total requirement for 5 years 2015/16-2019/20, i.e. 568x5</b>	<b>2,840</b>

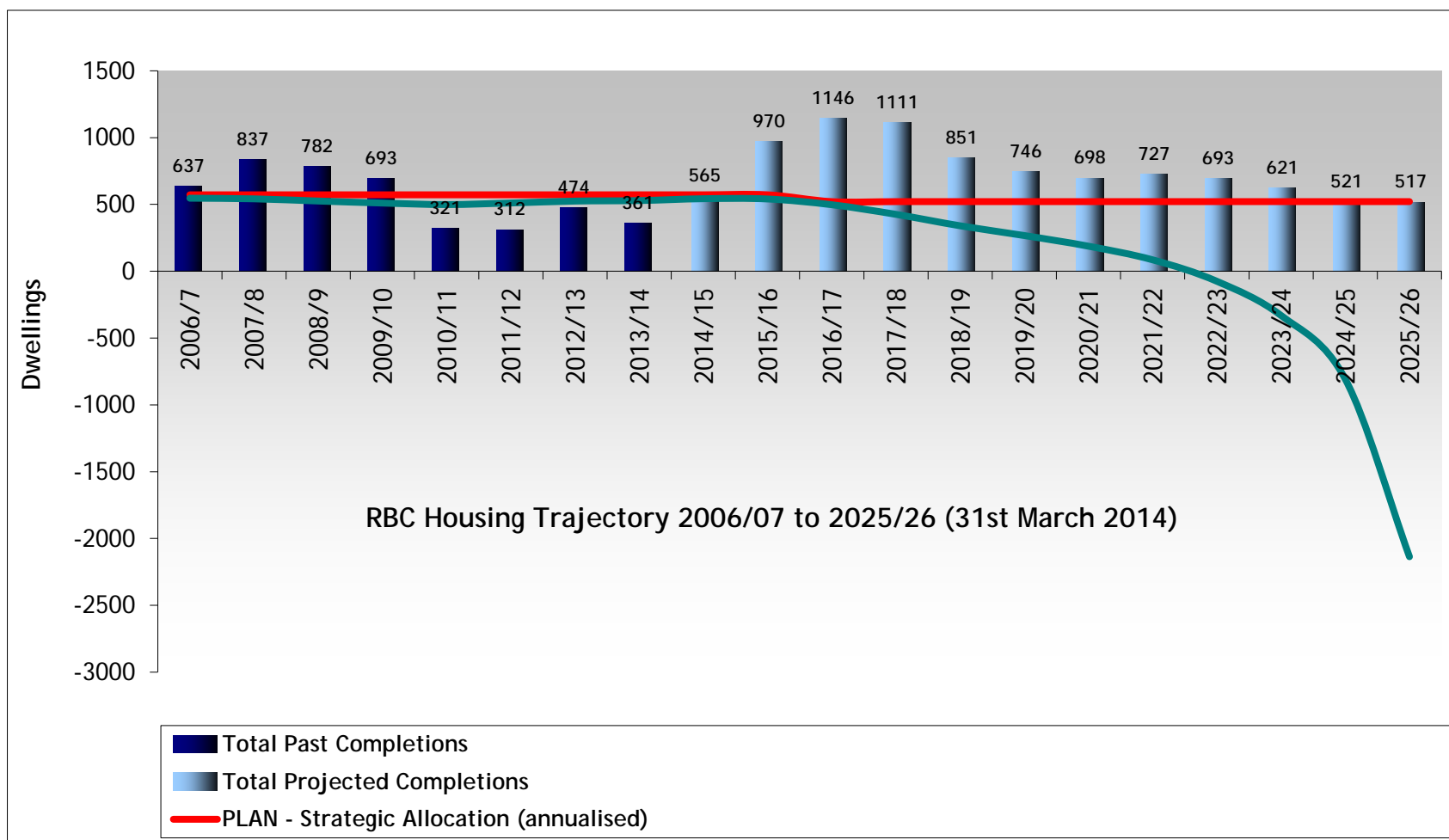
**SUPPLY**

Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2015-2020	2,490
Soft commitments (strategic sites) subject to S106 to be delivered 2015-2020	9
Reading Central Area Action Plan allocations to be delivered 2015-2020	917
SDPD allocations to be delivered 2015-2020	683
Allowance for small site windfalls at 145 per annum	725
<b>Total site-specific supply for 5 years 2014/15-2018/19</b>	<b>4,823</b>

**This represents a 8.49 years supply (i.e. 4,823/568)**

### Indicator 9: Site based housing trajectory

The full table of sites and figures is contained in Appendix III



**Indicator 10: Affordable housing completions**

Monitoring Year (2013-14)	Target/ affordable rent (gross)	Intermediate Housing		Other Affordable Housing		Total (gross)
		Intermediate rent	Shared ownership (gross)	Extra Care Housing	Homebuy	
	109	0	0	0	0	109

Source: Housing Section, Reading Borough Council- 2013/14

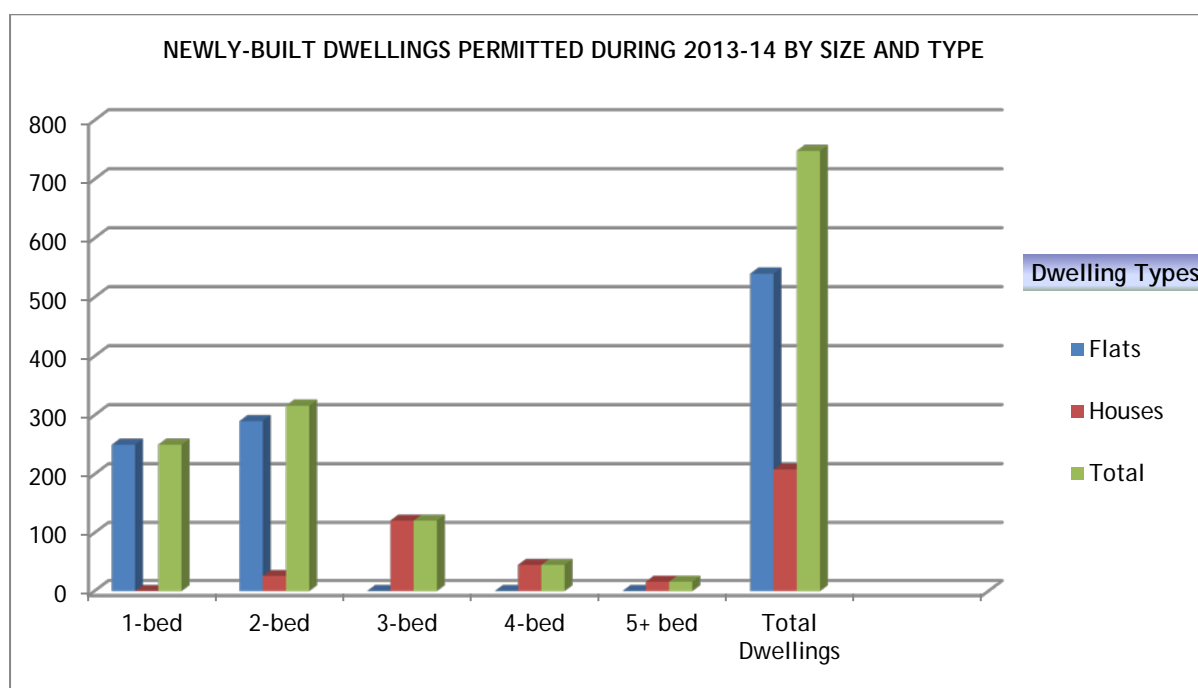
- 8.7 All units were delivered by the requirements of planning permissions.
- 8.8 The overall level of delivery has been some way below recent years, with average provision from 2006 to 2013 being 199 units per annum. It represents 30% of completions in the monitoring year. To some extent this is related to how dwellings are coming forward on individual schemes - for instance the 40 extra care dwellings that represents the bulk of the affordable provision on the Avenue School site was still under construction at 2014, although it was very close to being completed.
- 8.8 Financial contributions totalling £389,421 were received towards the provision of affordable housing in the Borough during the period.
- 8.9 Planning permission was granted for schemes that, under Section 106 agreements include the provision of 69 dwellings as part of new development proposals and financial contributions towards the provision of affordable housing amounting to £601,600.
- 8.10 However, there is a continued need to secure additional affordable housing, as the level of need identified in housing needs assessments is very significant.
- 8.11 Alterations to the policy on securing affordable housing are currently being progressed, and had reached examination in November 2014. It is anticipated that this will be adopted early in 2015. Please see section 2 for more information.

**Indicator 11: New-build dwellings permitted during 2013-14 by size and type**

New-build dwellings permitted during 2013-14 by size and type				
Size	Flats	Houses	Total	% of total
1-bed	34	6	40	15.1
2-bed	120	30	150	56.8
3-bed	1	46	47	17.8
4-bed	0	25	25	9.5
5+ bed	0	2	2	0.8
<b>Total</b>	<b>155</b>	<b>109</b>	<b>264</b>	
<b>% of total</b>	<b>58.7</b>	<b>41.3</b>		

8.12 Despite the policy seeking larger accommodation and houses, the majority of new-build dwellings are smaller (1 or 2-bed) and are in the form of flats.

Chart (b) below shows the newly built development permitted in the monitoring year



8.13 The figures for 2013-14 are hugely influenced by one single scheme - 42 Kenavon Drive, which represented more than two thirds of new-build dwellings permitted during 2013-14. As this is in the Central Area, it is not subject to policy DM5. Nonetheless, for a town centre scheme it includes a high number of houses, meaning that the balance between houses and flats is more equal this year than last.

**Indicator 12: New dwellings on previously developed land**

<b>Net Completions</b>	<b>361</b>
<b>Net Completions on PDL</b>	<b>350</b>
<b>% Gross on PDL</b>	<b>97%</b>

8.14 The vast majority of new development in Reading continues to take place on previously-developed land.

**Indicator 13: Net additional gypsy and traveller pitches**

8.15 No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2013-14.

**CONCLUSION**

*Are policies fulfilling their purpose?*

- Ensure a good supply of housing, with a Core Strategy target of 572 per annum from 2006-2016 and 521 per annum from 2016-2026***

Whilst there have been low levels of delivery over the last three years, undoubtedly as a result of the recession, rates of completion seem to be gradually improving, and previous good levels of delivery mean that there is no need for concern. The Housing Trajectory shows that substantially more dwellings are expected to be delivered over the plan period than required under the Core Strategy. The Five-Year Housing Land Supply shows that there is an 8.49 years supply, substantially more than the minimum requirement.
- Ensure a good supply of affordable housing***

The amount of affordable housing delivered has been somewhat reduced this year, but this should be seen in the context of good levels of delivery over recent years, particularly when compared to overall housing delivery. However, there remains a very substantial need for affordable homes which should continue to be addressed in new policy and in planning decisions.
- Ensure a mix of housing in Reading, and avoid dominance by small units and flats***

In terms of new permissions, the largest proportions are still flats rather than houses, and smaller rather than larger units. By far the largest development permitted this year was a scheme in the central area (and

therefore not subject to the overall housing mix policy, DM5), so this is not therefore particularly surprising - indeed, that particular scheme had a much higher proportion of houses than might be expected.

- ***Direct housing towards previously-developed land where possible***  
The vast majority of residential development continues to take place on previously-developed land.
- ***Set out policy for sites for gypsies and travellers***  
Whilst no additional pitches have been provided, needs for additional pitches have not been identified. The Council is currently considering ways forward in planning for gypsies and travellers.

## 9 RETAIL, LEISURE AND CULTURE

### *Main purpose of policies:*

- *Direct retail, leisure and culture development to existing centres*
- *Preserve the network and hierarchy of centres*
- *Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways*

### Main Policies:

- CS25: Scale and Location of Retail, Leisure and Culture Development
- CS26: Network and Hierarchy of Centres
- CS27: Maintaining the Retail Character of Centres
- DM13: Vitality and Viability of Smaller Centres
- DM14: Impact of Main Town Centre Uses
- DM15: Protection of Leisure Facilities and Public Houses
- SA15: District and Local Centres

### *Indicator 14: Proportion of retail and leisure floorspace permitted during 2013-14 that is in a designated centre*

Floorspace Permitted (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	1,156	187	896	560	0	0	1,877	10,899
Total in Reading	1,422	187	1,442	560	0	0	2,495	12,542
% of total in centres	81	100	62	100	N/A	N/A	75	87

### *Indicator 15: Proportion of retail and leisure floorspace completed during 2013-14 that is in a designated centre*

Floorspace Completed (m <sup>2</sup> gross)	A1	A2	A3	A4	A5	C1	D2	Total
Total in Centres	533	187	643	360	0	3,828	1,292	6,850
Total in Reading	1,092	187	643	360	0	3,828	3,645	10,805
% of total in centres	49	100	100	100	N/A	100	35	63

- 9.1 The majority of new permissions and completions for retail, leisure and culture uses were within existing centres in the 2013/14 monitoring year. There is continued pressure for out-of-centre development, and the policy framework is not set up to resist this in all cases, as a number of proposals have passed the sequential approach.



- 9.2 Note that Indicators 14 and 15 are not directly comparable with 16 and 17. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 14 and 15, whereas net figures were used for 16 and 17.

**Indicator 16: Amount of retail and leisure floorspace permitted during 2013-14**

New Floorspace Permitted (m <sup>2</sup> net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-579	-48	-165	560	0	0	1006	774
Basingstoke Road North	0	-113	0	0	0	0	0	-113
Cemetery Junction	-217	0	217	0	0	0	0	0
Oxford Road West	67	0	0	0	0	0	0	67
Tilehurst Triangle	-187	-115	0	0	0	0	0	-302
Wensley Road	0	0	0	-184	0	0	0	-184
Whitley	0	0	0	0	0	0	-805	-805
Whitley Street	-77	0	-209	0	0	0	0	-286
<b>Total in Centres</b>	<b>-993</b>	<b>-276</b>	<b>-157</b>	<b>378</b>	<b>0</b>	<b>0</b>	<b>201</b>	<b>-847</b>

<b>Total in Reading</b>	<b>-825</b>	<b>-276</b>	<b>252</b>	<b>258</b>	<b>0</b>	<b>0</b>	<b>1,063</b>	<b>-1,654</b>
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**Indicator 17: Amount of retail and leisure floorspace completed during 2013-14 (NB. Only centres with completions in 2012-13 are listed)**

Floorspace Completed (m <sup>2</sup> net)	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-2,513	-480	-351	160	0	3,828	3,484	4,128
Cemetery Junction	-217	0	217	0	0	0	0	0
Oxford Road West	401	0	217	0	0	0	0	618
Tilehurst Triangle	-187	-115	0	0	0	0	0	-302
<b>Total in Centres (Sub-total)</b>	<b>-2,516</b>	<b>-595</b>	<b>83</b>	<b>160</b>	<b>0</b>	<b>3,828</b>	<b>3,484</b>	<b>4,444</b>

<b>Total in Reading</b>	<b>-2,055</b>	<b>-595</b>	<b>83</b>	<b>40</b>	<b>0</b>	<b>3,828</b>	<b>3,484</b>	<b>4,785</b>
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Source: Non-Residential Commitments 2013-2014, Reading Borough Council 2014

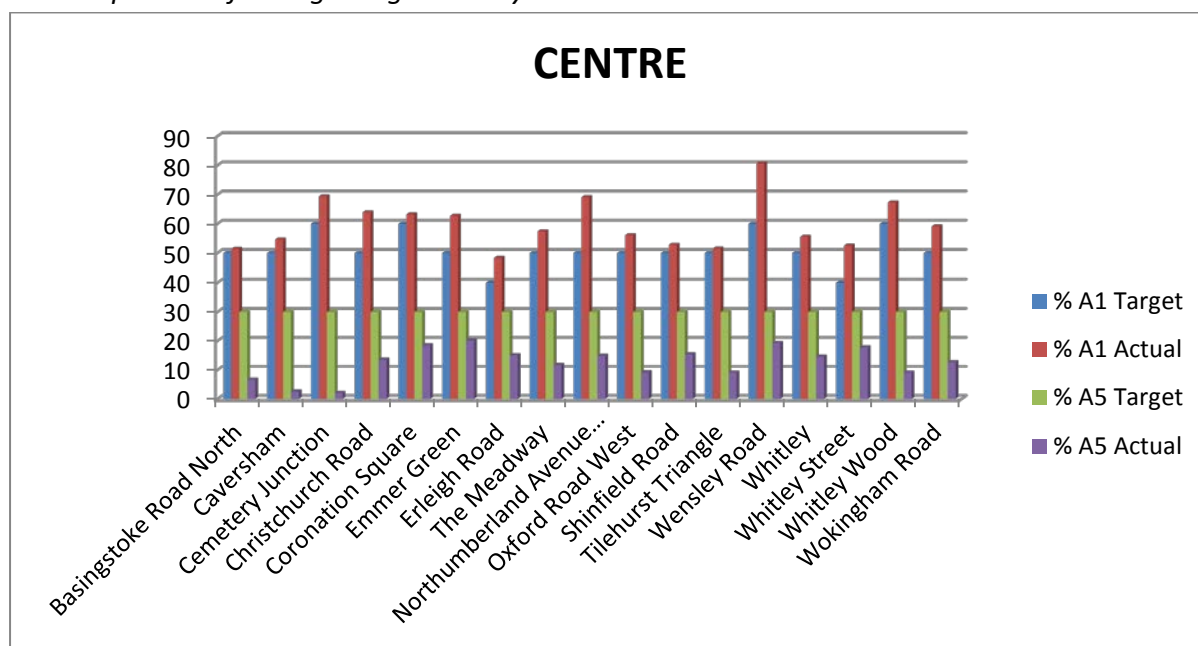
NB: Figures are for gross internal floorspace

- 9.3 Where floorspace is both permitted and completed in existing centres, this has tended to be within central Reading, with a handful of more minor schemes in a few smaller centres. This reflects the policy hierarchy.
- 9.4 Completions during the year show an overall decrease in A1 retail. This is also reflected in new permissions. This has often been the case in previous years, and may partially relate to the fact that changes of use from A1 to other 'A' class uses require permission, but changes the other way do not, meaning that only changes in one direction are recorded. Significant increases in hotels and leisure have been completed in central Reading.

**Indicator 18: Proportion of Key Frontage in smaller centres in A1 and A5 use**

CENTRE	% A1 Target	% A1 Actual	% A5 Target	% A5 Actual
Basingstoke Road North	50	51.4	30	6.7
Caversham	50	54.6	30	2.6
Cemetery Junction	60	69.4	30	2.1
Christchurch Road	50	63.9	30	13.6
Coronation Square	60	63.2	30	18.5
Emmer Green	50	62.7	30	20.2
Erleigh Road	40	48.3	30	15.1
The Meadway	50	57.4	30	11.7
Northumberland Avenue North	50	69.1	30	14.9
Oxford Road West	50	56.1	30	9.2
Shinfield Road	50	52.8	30	15.4
Tilehurst Triangle	50	51.5	30	9.1
Wensley Road	60	80.7	30	19.3
Whitley	50	55.5	30	14.6
Whitley Street	40	52.5	30	17.8
Whitley Wood	60	67.3	30	9.1
Wokingham Road	50	59.1	30	12.7

Chart 3 presents frontage targets in city centre area



9.5 The survey has not been updated since the 2013 AMR. At that point, the proportion of key frontage in A1 use in each centre was still above the minimum level set out in policy DM13. Some centres were now quite close to their minimum A1 levels, so a close eye will need to be kept on centres such as Tilehurst and Shinfield Road. The proportion of key frontage in A5 takeaway use in each centre is still below the maximum of 30% set out in DM13.

## CONCLUSION

*Are policies fulfilling their purpose?*

- Direct retail, leisure and culture development to existing centres***  
The majority of retail, leisure and culture development that is completed, as well as permitted, this year has been in existing centres.
- Preserve the network and hierarchy of centres***  
Policies are helping to ensure that most significant retail and leisure development goes to centres further up the hierarchy, notably central Reading.
- Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways.***  
Policies are currently ensuring strong retail representation and preventing domination by takeaways.

## 10 TRANSPORT

- 10.1 Relevant Policies: CS20: Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011); CS21: Major Transport Projects; CS22: Transport Assessments; CS23: Sustainable Travel and Travel Plans; CS24: Car/ Cycle Parking; DM12: Access, Traffic and Highway Related Matters.
- 10.2 Context: The Council continues to secure developer contributions via S106 planning obligations, and EU funding which have contributed towards a range of transport measures and the delivery of the strategy set out in Reading's Local Transport Plan. The adopted Local Transport Plan 3 comprises a Strategy<sup>9</sup> document and an Annual Implementation Plan. Approval of the LTP programme and budget<sup>10</sup> is sought from the Council's Traffic Management Sub-Committee each March.
- 10.3 The adopted SDPD includes Policy DM12, which aims to ensure that development does not have detrimental impacts on accessibility, safety, sustainability and the operation of the transport network.
- 10.4 Analysis: Appendix B of the report to the Traffic Management Advisory Panel, as referred to above, includes a table of the key achievements for the delivery of LTP projects during the 2013/14 monitoring year.
- 10.5 All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards<sup>11</sup> (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.

**Actions Required:** Continue to:

- Secure developer contributions to mitigate development;
- Monitor progress of the delivery of key transport projects;  
Monitor annual traffic casualties and secure the appropriate parking provision to support development.

<sup>9</sup> [http://www.reading.gov.uk/documents/transport\\_streets/UTMC/24361/LTP3-Strategy-Plan.pdf](http://www.reading.gov.uk/documents/transport_streets/UTMC/24361/LTP3-Strategy-Plan.pdf)

<sup>10</sup> The latest Management Advisory Panel report:

<http://www.reading.gov.uk/GetAsset.aspx?id=fAAyADQAOAA1ADMAfAB8AFQAcgB1AGUAfAB8ADAAfAA1>

<sup>11</sup> [http://www.reading.gov.uk/documents/transport\\_streets/utmc/24361/ltp3-strategy-plan.pdf](http://www.reading.gov.uk/documents/transport_streets/utmc/24361/ltp3-strategy-plan.pdf)

## 11 NATURAL ENVIRONMENT

### Biodiversity

- 11.1** Relevant Policies: CS36 Biodiversity & Geology, Policy DM11 – Development of Private Residential Garden Land, Policy DM17 – Green Network, and Policy DM18 – Tree Planting.
- 11.2** Context: The significant pressure for development in urban Reading is a key issue concerned with impact on biodiversity, including habitat destruction and degradation, pollution, climate change and introduced species. Although Reading is largely urban in nature, the town contains a number of green areas which are important for informal recreation and wildlife.
- 11.3** Core Strategy policy CS36 seeks to protect the biodiversity assets of the Borough. Developments should retain, protect and incorporate features of biodiversity or geological interest, whilst local nature reserves and wildlife heritage sites should be safeguarded. The SDPD policy DM11 affords a degree of protection to private residential garden land and policy DM17 identifies the Green Network as comprising Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan habitats, designated open space plus existing and potential Green Links. There is a requirement that the Green Links be maintained, protected, consolidated, extended and enhanced.

#### *Indicator 19: Change in areas of biodiversity importance*

Local Wildlife Sites	2011 - 2012	2012-2013	2013-2014
Number of Local Wildlife Sites	22	21	
Number of Local Wildlife Sites under positive conservation management	13	15	
Percentage of Local Wildlife Sites under positive conservation management	59%	71%	

- 11.4** There are no nationally (such as Sites of Special Scientific Interest) or internationally (such as Special Protected Areas) protected wildlife sites in Reading, however, there are a number of Local Wildlife Sites.

- 11.5 Analysis:** Local Wildlife Sites (previously referred to as Wildlife Heritage Sites) are non-statutory sites of importance for nature conservation that receive protection from the adverse impact of development under local planning policy. In Berkshire existing and proposed sites are regularly assessed against a set of criteria by the Berkshire Local Wildlife Selection Panel which comprises representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations<sup>12</sup>. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

In 2012 and 2013 there was another increase in the proportion of sites in positive conservation management in Reading from 59% to 67%.

- 11.6** The overall number of Local Wildlife Sites decreased from 22 to 21 as Boundary Wood (SU77I04) was deselected. The number of qualifying sites increased from 13 to 15 as Hemdean Bottom (SU77D04) and The Coal, Kennetmouth and Kings Meadow East (SU77G02) qualified by being in a Forestry Commission Woodland Grant Scheme (WGS).

#### 11.7 Comparison with the rest of Berkshire

The proportion of sites in positive conservation management in Reading remains the highest in Berkshire and higher than the overall Berkshire total of 42%.

#### *Indicator 20: Area of Biodiversity Action Plan (BAP) priority habitats within Reading Borough*

<i>UK Biodiversity Action Plan Habitat</i>	<i>Area (hectares)</i>
Coastal and floodplain grazing marsh	53.4
Coastal and floodplain grazing marsh and Possible UKBAP grassland habitat	69.8
Eutrophic standing waters	13.4
Lowland fens	29.8
Lowland meadows	4.9
Lowland mixed deciduous woodland	145.2
Lowland wood pastures and parkland	34.6
Ponds	0.1
Possible UKBAP grassland habitat (to be confirmed by field surveys)	138.3
Rivers	2.7
Wet woodland	7.3
<b>Total</b>	<b>499.5</b>

<sup>12</sup> The panel comprises representatives from Thames Valley Environmental Records Centre (TVERC), the local authorities in Berkshire, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Natural England and wildlife recorders.

- 11.8 Analysis:** The total area of UKBAP priority habitat in RBC has been calculated at 499.5ha, approximately 12.4% of the land area. TVERC carry out the analysis which is based analysis of aerial photographs, which in the Berkshire region are flown approximately every five years, and augmented by ground based observations in some situations. The most recent analysis was undertaken in 2012 and 2013. The area of BAP habitat has increased since last year's report (it was previously 464 ha). This is because the dataset has been updated; areas have been mapped more accurately and in most cases are probably not because there is an increase in the area of BAP habitat.

## 12 MINERALS

### Main Policies:

- M1: Husbanding Resources (RMLP)
- M2: Prevention of Sterilisation (RMLP)
- M2A: Extraction to Prevent Sterilisation (RMLP)
- M6: General Considerations for Sand and Gravel Extraction (RMLP)
- M7: Material Considerations for Sand and Gravel Extraction (RMLP)
- M8: Preferred Areas (RMLP)
- M10: Outside Preferred Areas Applications will Normally be Refused (RMLP)
- M11: Strongest Presumption Against Extraction (RMLP)
- M12: Strong Presumption Against Extraction (RMLP)
- M13: Strong Presumption Against Extraction all Other Areas (RMLP)
- M14: Borrow Pits (RMLP)
- M15: Building Sand (RMLP)
- M16: Chalk, Clay and Other Minerals (RMLP)
- M17: Oil and Gas (RMLP)
- M18: Appropriate and Timely Restoration (RMLP)
- M19: Securing Public Benefit through Restoration (RMLP)
- M20: Proposals for Restoration (RMLP)
- M21: Content of Minerals Applications (RMLP)
- M26: Safeguarding Rail Depots (RMLP)
- M28: Ancillary Structures (RMLP)
- M29: importing Aggregates to Plant Sites (RMLP)

- 12.1 The Council, together with other unitary authorities in Berkshire, produces separate reports for aggregates monitoring in Berkshire. For reasons of commercial confidentiality, these are not generally disaggregated to individual unitary authorities, as there may only be one operator producing aggregates in a particular authority. The latest Local Aggregate Assessment covers the data up to and including 2013, and is available on the Council's website. In summary, as Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2013/14.

## 13 WASTE

### Main Policies:

- CS2: Waste Minimisation
- W1: Sustainable Development
- W3: Phasing Out Putrescible/Polluting Waste
- W11: Proposed Preferred Areas
- W13: Local Facilities
- W14: Sites for Engineered Landfill
- W15: Temporary Sites for Engineered Landfill
- W16: Waste Management Facilities - Non-Landfill
- W17: Green Waste Composting
- W18: Sewage Works
- W19: Farm and Stable Waste
- W20: Other Landfill Sites for Putrescible/Polluting Waste
- W21: Safeguarding Sites for Waste Management
- W23: Temporary Local Separation Sorting and Recycling Sites
- W24: Temporary Recycling Facilities on inert Waste Landfill Sites
- W25: Disposal of Inert Waste by Landfilling
- W26: Controls on Landfill Permissions to Secure Inert Waste Recycling
- W27: Is Development Needed?
- W28: Non-Identified Sites for Waste Management Development
- W29: Non-Identified Sites for Waste Management Development outside Preferred Areas
- W30: Assessing the Impact of Development Proposals
- W31: Information to be Provided with Application
- W33: Environmental Improvements and Wider Benefits
- W34: Land Raising

### Main purpose of policies:

- *Ensure adequate capacity to manage waste arising*



- *Minimise the production of waste and manage it by more sustainable means further up the waste hierarchy.*

#### Indicator 21: Capacity of new Waste Management Facilities by Type

- 13.1** No new waste management facilities have been permitted in Reading Borough in 2013-14.

#### Indicator 22: Amount of Municipal Waste arising and managed by management type and the percentage each management type represents of the waste managed

- 13.2** There has been a slight decrease in local authority collected waste arising, reflecting a general trend of decrease. The proportions managed and disposed of in different ways are very similar to 2012-13. This is against a background of a longer-term decline in proportion of municipal waste landfilled.

<b>TOTAL MSW MANAGEMENT/ DISPOSAL (tonnes)</b>	Total LACW sent for Recycling, Composting or Reuse net of Rejects (tonnes)	Total LACW sent for Energy Recovery, Including Treatment Outputs (tonnes)	Total LACW sent to Landfill, Including Treatment Outputs (tonnes)	Total LACW sent to other Disposal Routes (tonnes)	<b>Total LACW Arisings (based on residual waste sent for disposal)</b>
Reading Borough Council	22,756	29,691	16,688	140	69,275

<b>MSW MANAGEMENT/DISPOSAL (percentage)</b>	Total MSW sent for Recycling, Compositing or Reuse net of Rejects	Total MSW sent for Energy Recovery Including Treatment Outputs	Total MSW sent to Landfill, Including Treatment Outputs	Total MSW sent to other Disposal Routes
Reading Borough Council	32.85%	42.86%	24.09%	0.20%

Source: Re3 Partnership

## CONCLUSION

*Are policies fulfilling their purpose?*

- *Ensure adequate capacity to manage waste arising*

The policies seeking to identify new capacity in the Waste Local Plan are now very old and are in need of review. For Reading, this will either be done as part of the Local Plan review, or as part of a joint arrangement with one or more other authorities in Berkshire.

- *Minimise the production of waste and manage it by more sustainable means further up the waste hierarchy.*

Although there may be short term fluctuations, the long-term trend is for reductions in municipal waste and increase in the proportion managed by more sustainable means.

## APPENDIX I: PLANNING POLICIES AS AT 26 MARCH 2014

CROSS CUTTING POLICIES	
SUSTAINABLE CONSTRUCTION & DESIGN	<ul style="list-style-type: none"> <li>CS1: Sustainable Construction and Design (CS)</li> <li>DM1: Adaptation to Climate Change (SDPD)</li> <li>DM2: Decentralised Energy (SDPD)</li> </ul>
WASTE MINIMISATION	<ul style="list-style-type: none"> <li>CS2: Waste Minimisation (CS)</li> </ul>
SOCIAL INCLUSION	<ul style="list-style-type: none"> <li>CS3: Social Inclusion and Diversity (CS)</li> </ul>
ACCESSIBILITY	<ul style="list-style-type: none"> <li>CS4: Accessibility and the Intensity of Development (CS)</li> </ul>
INCLUSIVE ACCESS	<ul style="list-style-type: none"> <li>CS5: Inclusive Access (CS)</li> </ul>
SETTLEMENT BOUNDARY	<ul style="list-style-type: none"> <li>CS6: Settlement Boundary (CS)</li> <li>SA11: Settlement Boundary (SDPD)</li> </ul>
DESIGN & THE PUBLIC REALM	<ul style="list-style-type: none"> <li>CS7: Design and the Public Realm (CS)</li> </ul>
WATERSPACES	<ul style="list-style-type: none"> <li>CS8: Waterspaces (CS)</li> </ul>
INFRASTRUCTURE, SERVICES, RESOURCES & AMENITIES	<ul style="list-style-type: none"> <li>CS9: Infrastructure, Services, Resources and Amenities (CS)</li> <li>DM3: Infrastructure Planning (SDPD)</li> </ul>
RESIDENTIAL AMENITY	<ul style="list-style-type: none"> <li>DM4: Safeguarding Amenity (SDPD)</li> </ul>
GENERAL DEVELOPMENT LOCATION & PRINCIPLES	<ul style="list-style-type: none"> <li>SD1: Presumption in Favour of Sustainable Development (SDPD)</li> </ul>
TOPIC-BASED POLICIES	
ECONOMIC DEVELOPMENT & EMPLOYMENT	<ul style="list-style-type: none"> <li>CS10: Location of Employment Development (CS)</li> <li>CS11: Use of Employment Land for Alternative Uses (CS)</li> <li>CS12: Maintaining a Variety of Premises (CS)</li> <li>CS13: Impact of Employment Development (CS)</li> <li>SA12: Core Employment Areas (SDPD)</li> </ul>
HOUSING	<ul style="list-style-type: none"> <li>CS14: Provision of Housing (CS)</li> <li>CS15: Location, Accessibility, Density and Housing Mix (CS)</li> <li>CS16: Affordable Housing (CS)</li> <li>CS17: Protecting the Existing Housing Stock (CS)</li> <li>CS18: Residential Conversions (CS)</li> <li>CS19: Provision for Gypsies and Travellers (CS)</li> <li>DM5: Housing Mix (SDPD)</li> </ul>

	<ul style="list-style-type: none"> <li>• DM6: Affordable Housing (SDPD)</li> <li>• DM7: Accommodation for Vulnerable People (SDPD)</li> <li>• DM8: Residential Conversions (SDPD)</li> <li>• DM9: House Extensions and Ancillary Accommodation (SDPD)</li> <li>• DM10: Private and Communal Outdoor Space (SDPD)</li> <li>• DM11: Development of Private Residential Gardens (SDPD)</li> </ul>
<b>TRANSPORT</b>	<ul style="list-style-type: none"> <li>• CS20: Implementation of the Reading Transport Strategy (CS)</li> <li>• CS21: Major Transport Projects (CS)</li> <li>• CS22: Transport Assessments (CS)</li> <li>• CS23: Sustainable Travel and Travel Plans (CS)</li> <li>• CS24: Car/ Cycle Parking (CS)</li> <li>• DM12: Access, Traffic and Highway-Related Matters (SDPD)</li> <li>• SA13: Transport Improvements (SDPD)</li> <li>• SA14: Cycle Routes (SDPD)</li> </ul>
<b>RETAIL, LEISURE &amp; CULTURE</b>	<ul style="list-style-type: none"> <li>• CS25: Scale and Location of Retail, Leisure and Culture Development (CS)</li> <li>• CS26: Network and Hierarchy of Centres (CS)</li> <li>• CS27: Maintaining the Retail Character of Centres (CS)</li> <li>• DM13: Vitality and Viability of Smaller Centres (SDPD)</li> <li>• DM14: Impact of Main Town Centre Uses (SDPD)</li> <li>• DM15: Protection of Leisure Facilities and Public Houses (SDPD)</li> <li>• SA15: District and Local Centres (SDPD)</li> </ul>
<b>OPEN SPACE &amp; RECREATION</b>	<ul style="list-style-type: none"> <li>• CS28: Loss of Open Space (CS)</li> <li>• CS29: Provision of Open Space (CS)</li> <li>• CS30: Access to Open Space (CS)</li> <li>• DM16: Provision of Open Space (SDPD)</li> <li>• SA16: Public and Strategic Open Space (SDPD)</li> </ul>
<b>COMMUNITY FACILITIES</b>	<ul style="list-style-type: none"> <li>• CS31: Additional and Existing Community Facilities (CS)</li> <li>• CS32: Impacts on Community Facilities (CS)</li> </ul>

**MINERALS  
DEVELOPMENT**

- M1: Husbanding Resources (RMLP)
- M2: Prevention of Sterilisation (RMLP)
- M2A: Extraction to Prevent Sterilisation (RMLP)
- M6: General Considerations for Sand and Gravel Extraction (RMLP)
- M7: Material Considerations for Sand and Gravel Extraction (RMLP)
- M8: Preferred Areas (RMLP)
- M10: Outside Preferred Areas Applications will Normally be Refused (RMLP)
- M11: Strongest Presumption Against Extraction (RMLP)
- M12: Strong Presumption Against Extraction (RMLP)
- M13: Strong Presumption Against Extraction all Other Areas (RMLP)
- M14: Borrow Pits (RMLP)
- M15: Building Sand (RMLP)
- M16: Chalk, Clay and Other Minerals (RMLP)
- M17: Oil and Gas (RMLP)
- M18: Appropriate and Timely Restoration (RMLP)
- M19: Securing Public Benefit through Restoration (RMLP)
- M20: Proposals for Restoration (RMLP)
- M21: Content of Minerals Applications (RMLP)
- M26: Safeguarding Rail Depots (RMLP)
- M28: Ancillary Structures (RMLP)
- M29: importing Aggregates to Plant Sites (RMLP)

WASTE DEVELOPMENT	<ul style="list-style-type: none"> <li>• W1: Sustainable Development (WLP)</li> <li>• W3: Phasing Out Putrescible/Polluting Waste (WLP)</li> <li>• W11: Proposed Preferred Areas (WLP)</li> <li>• W13: Local Facilities (WLP)</li> <li>• W14: Sites for Engineered Landfill (WLP)</li> <li>• W15: Temporary Sites for Engineered Landfill (WLP)</li> <li>• W16: Waste Management Facilities - Non-Landfill (WLP)</li> <li>• W17: Green Waste Composting (WLP)</li> <li>• W18: Sewage Works (WLP)</li> <li>• W19: Farm and Stable Waste (WLP)</li> <li>• W20: Other Landfill Sites for Putrescible/Polluting Waste (WLP)</li> <li>• W21: Safeguarding Sites for Waste Management (WLP)</li> <li>• W23: Temporary Local Separation Sorting and Recycling Sites (WLP)</li> <li>• W24: Temporary Recycling Facilities on inert Waste Landfill Sites (WLP)</li> <li>• W25: Disposal of Inert Waste by Landfilling (WLP)</li> <li>• W26: Controls on Landfill Permissions to Secure Inert Waste Recycling (WLP)</li> <li>• W27: Is Development Needed? (WLP)</li> <li>• W28: Non-Identified Sites for Waste Management Development (WLP)</li> <li>• W29: Non-Identified Sites for Waste Management Development outside Preferred Areas (WLP)</li> <li>• W30: Assessing the Impact of Development Proposals (WLP)</li> <li>• W31: Information to be Provided with Application (WLP)</li> <li>• W33: Environmental Improvements and Wider Benefits (WLP)</li> <li>• W34: Land Raising (WLP)</li> </ul>
OTHER TYPES	<ul style="list-style-type: none"> <li>• DM20: Hazardous Installations (SDPD)</li> <li>• DM21: Telecommunications Development (SDPD)</li> <li>• DM22: Advertisements (SDPD)</li> <li>• DM23: Shopfronts (SDPD)</li> </ul>

#### BUILT & NATURAL ENVIRONMENT

HISTORIC ENVIRONMENT	<ul style="list-style-type: none"> <li>• CS33: Protection and Enhancement of the Historic Environment (CS)</li> </ul>
ENVIRONMENTAL PROTECTION	<ul style="list-style-type: none"> <li>• CS34: Pollution and Water Resources (CS)</li> <li>• CS35: Flooding (CS)</li> <li>• DM19: Air Quality (SDPD)</li> </ul>
NATURAL ENVIRONMENT	<ul style="list-style-type: none"> <li>• CS36: Biodiversity and Geology (CS)</li> <li>• CS37: Major Landscape Features and Strategic Open Space (CS)</li> <li>• CS38: Trees, Hedges and Woodland (CS)</li> <li>• DM17: Green Network (SDPD)</li> </ul>

	<ul style="list-style-type: none"> <li>• DM18: Tree Planting (SDPD)</li> <li>• SA17: Major Landscape Features (SDPD)</li> <li>• NRM6: Thames Basin Heaths Special Protection Area (SEP)</li> </ul>
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AREA-SPECIFIC	
CENTRAL AREA	<ul style="list-style-type: none"> <li>• RC1: Station/River Major Opportunity Area (RCAAP)</li> <li>• RC2: West Side Major Opportunity Area (RCAAP)</li> <li>• RC3: East Side Major Opportunity Area (RCAAP)</li> <li>• RC4: Other Opportunity Sites (RCAAP)</li> <li>• RC5: Design in the Centre (RCAAP)</li> <li>• RC6: Definition of the Centre (RCAAP)</li> <li>• RC7: Leisure, Culture and Tourism in the Centre (RCAAP)</li> <li>• RC8: Drinking Establishments (RCAAP)</li> <li>• RC9: Living in the Centre (RCAAP)</li> <li>• RC10: Active Frontages (RCAAP)</li> <li>• RC11: Small Retail Units (RCAAP)</li> <li>• RC12: Terraced Housing in the Centre (RCAAP)</li> <li>• RC13: Tall Buildings (RCAAP)</li> <li>• RC14: Public Realm (RCAAP)</li> </ul>
SOUTH READING	<ul style="list-style-type: none"> <li>• SA1: South Reading Development Principles (SDPD)</li> <li>• SA2: South Reading Strategic Development Sites (SDPD)</li> <li>• SA3: Retail, Leisure and Culture Uses in South Reading (SDPD)</li> </ul>
OTHER DEVELOPMENT LOCATIONS	<ul style="list-style-type: none"> <li>• SA4: Dee Park (SDPD)</li> <li>• SA5: Park Lane Primary School, The Laurels and Downing Road (SDPD)</li> <li>• SA6: Whiteknights Campus, University of Reading (SDPD)</li> <li>• SA7: Crescent Road Campus (SDPD)</li> <li>• SA8: Other Sites for Housing Development (SDPD)</li> <li>• SA9: Other Sites for Mixed Use Development Including Housing (SDPD)</li> <li>• SA10: Other Sites for Leisure Development (SDPD)</li> </ul>

CS - Core Strategy

RCAAP - Reading Central Area Action Plan

SDPD - Sites and Detailed Policies Document

SEP - South East Plan (now revoked, but policy NRM6 retained)

WLP - Waste Local Plan

RMLP - Replacement Minerals Local Plan

## APPENDIX II - FIVE YEAR HOUSING LAND SUPPLY

### READING BOROUGH COUNCIL 5 YEAR HOUSING LAND SUPPLY AGAINST CORE STRATEGY TARGETS AS AT 31/3/2014 for 2015/16 to 2019/20

REQUIREMENT	
Based on RBC Core Strategy 2006-2026	10,930
Net Completions 2006-2013	4,056
Net Completions 2013-2014	361
Projected Completions 2014-2015	565
Residual requirement 2015-2026	5,948
Annual requirement for remaining 11 years, i.e. 5948/11	541
Annual requirement for remaining 11 years with 5% buffer (NPPF para 47)	568
Total requirement for 5 years 2015/16-2019/20, i.e. 568 x 5	2840

SUPPLY	
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2015-2020	2490
Soft commitments (strategic sites) subject to S106 to be delivered 2015-2020	9
Reading Central Area Action Plan allocations to be delivered 2015-2020	917
Sites and Detailed Policies Document allocations to be delivered 2015-2020	683
Allowance for small site windfalls at 145 per annum	725
Total site-specific supply for 5 years 2015/16-2019/20	4823
This represents a 8.49 years supply (i.e. 4823/568)	

Annual Figures (Strategic Sites)	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019 / 20
TOTAL Annual Supply for Strategic Sites (including Lapsed Rate)	825	1001	966	706	601

Annual figures (Small Sites)	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019 / 20
Total Annual Supply for Small Sites	145	145	145	145	145

<b>Total Supply (Strategic + Small)</b>	<b>970</b>	<b>1146</b>	<b>1111</b>	<b>851</b>	<b>746</b>
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## HOUSING LAND AVAILABILITY SITE BREAKDOWN AT 31/03/2014

Site address	Area (ha)	No of proposed dwellings	2015/16	2016/17	2017/18	2018/19	2019/20
<b>EXISTING COMMITMENTS NOT STARTED</b>							
42 Kenavon Drive	?	192	50	50	50	42	
29-35 Station Road	0.05	103	50	53			
6-14 Weldale Street	0.17	14	14				
21 Caversham Road	0.01	11		11			
7-11 Station Road	0.04	18	18				
17-23 Queen Victoria Street	0.05	13	13				
Station Hill Site, Station Hill	2.56	782		100	100	100	100
84 Watlington Street	0.07	10	10				
Yell House, Queens Walk		115	65	50			
Former Sorting Office, Caversham Road	2.2	434		60	80	80	80
13-17 Church Road	0.15	14	14				
Enterprise House 89-97, London Street	0.15	10	10				
1025-1027 Oxford Road	0.19	10	12				
Land adjoining The Roebuck Hotel, Oxford Road	0.1	11	11				
5-9 Berkeley Avenue	0.63	112		56	56		
19 Westcote Road	0.01	11	-1	12			
103 Dee Road	0.85	42		20	22		
2-64 Victory Close	0.22	-19	-32	13			
34 Eldon Terr & 79 London Rd	0.12	12	6	6			
Wells Hall, Upper Redlands Road	2.07	34	17	17			
Green Park Village	24.65	737		100	100	100	100
<b>TOTAL</b>	<b>34.29</b>	<b>2474</b>	<b>257</b>	<b>548</b>	<b>408</b>	<b>322</b>	<b>280</b>
<b>TOTAL incl lapse rates</b>		<b>2256</b>	<b>220</b>	<b>467</b>	<b>349</b>	<b>272</b>	<b>234</b>
<b>EXISTING COMMITMENTS UNDER CONSTRUCTION</b>							
Phase 2, Chatham Place	0.75	184	62	62	60		
80-82 Kings Road	0.2	103	53				
Former Thames Water Reservoir, Bath Road	2.2	78	26	25			
Dee Park	16.4	387	61	61	60		
Kennet Island Phases 1 and 2	40	822					5
Kennet Island Phase 3	5.46	546	163	138	80	50	42
<b>TOTAL</b>	<b>65.01</b>	<b>2120</b>	<b>365</b>	<b>286</b>	<b>200</b>	<b>50</b>	<b>47</b>
<b>TOTAL incl lapse rates</b>		<b>2120</b>	<b>365</b>	<b>286</b>	<b>200</b>	<b>50</b>	<b>47</b>
<b>PERMITTED SUBJECT TO S106</b>							
Former Highlands School, Wardle Avenue		11	6	5			
<b>TOTAL</b>		<b>11</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL incl lapse rates</b>		<b>9</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ALLOCATED R.C.A.A.P SITES WITHOUT PLANNING PERMISSION</b>							
RC1b: Friars Walk & Greyfriars Rd	0.48	121			14	14	14
RC1e: North of Station - Remaining from Former Sorting Office	2.85	21			21		
RC1g: Riverside	1.24	166			19	19	19
RC1h: Napier Road Corner	0.49	177	44	44	44	45	
RC2b: Gr Knollys St & Weldale St	2.53	346	38	38	38	38	38
RC2e: Hosier Street	3.33	458			51	51	51
RC3c: Forbury Retail Park	6.66	605			68	68	67
RC3d: Forbury Bus Pk/Kenavon Dr	2.07	392			52	52	51
RC4a: Oxford Rd & Eaton Place	1.12	127			15	14	14
RC4b: Reading Family Centre	0.23	36	12	12	12		

Site address	Area (ha)	No of proposed dwellings	2015/16	2016/17	2017/18	2018/19	2019/20
RC4k: Crown St/Southampton St	0.08	12			3	3	3
RC4l: Crown St/Silver St	0.38	60	15	15	15	15	
<b>TOTAL</b>	<b>21.46</b>	<b>2521</b>	<b>109</b>	<b>109</b>	<b>352</b>	<b>319</b>	<b>257</b>
<b>TOTAL incl lapse rates (20%)</b>		<b>2017</b>	<b>87</b>	<b>87</b>	<b>282</b>	<b>255</b>	<b>206</b>
<b>ALLOCATED S.D.P.D. SITES WITHOUT PLANNING PERMISSION</b>							
SA2a: Worton Grange & Little Chef	8.79	239	40	40	40	40	40
SA4: Downing Road/Park Lane School	2.19	68			28	27	13
SA8a: 780-784 Oxford Road	0.22	14		2	2	2	2
SA8b: Alice Burrows Homes Dwyer Road	0.48	22	11	11			
SA8c: R/o 305-313 Oxford Road	0.22	11	6	5			
SA8d: Dellwood Hospital	0.31	14	3	3	3	3	2
SA8f: Part of Former Battle Hospital	2.77	70	18	18	9	8	8
SA8g: Land adj 40 Redlands Road	0.32	15	8	7			
SA8h: Land at Lowfield Road	0.93	28		15	7	3	3
SA8i: Napier Court	1.1	225	45	45	45	45	45
SA9a: 211-221 Oxford Road etc	0.3	15	8	2	2	2	1
SA9b: Elvian School Bath Road	5	90	23	23	11	11	11
SA9c: 261-275 London Road	0.16	13	3	3	3	2	2
<b>TOTAL</b>	<b>22.63</b>	<b>811</b>	<b>165</b>	<b>174</b>	<b>150</b>	<b>143</b>	<b>127</b>
<b>TOTAL incl lapse rates (10%)</b>		<b>730</b>	<b>149</b>	<b>157</b>	<b>135</b>	<b>129</b>	<b>114</b>
<b>TOTAL FOR ALL (with lapse rates)</b>	<b>143.39</b>	<b>7132</b>	<b>825</b>	<b>1001</b>	<b>966</b>	<b>706</b>	<b>601</b>

## APPENDIX III - HOUSING TRAJECTORY 2013-14 (Detailed Sites)

## RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2014)

	2006/ 7	2007/ 8	2008/ 9	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	TOTAL
Small Scale unidentified windfalls	157	177	203	193	134	117	134	114	145	145	145	145	145	145	145	145	145	145	145	145	2969
Large Scale unidentified windfalls	207	269	222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	698
Planning Permissions (strategic)																					
118 Chatham Street									14												14
42 Kenavon Drive										50	50	50	42								192
139-141 Oxford Road									10												10
29-35 Station Road										50	53										103
173-175 Friar Street									14												14
6-14 Weldale Street										14											14
21 Caversham Road											11										11
5-21 Tudor Road						-9		29													20
7-11 Station Road										18											18
17-23 Queen Victoria Street										13											13
Station Hill Site, Station Hill											100	100	100	100	100	100	100	82			782
84 Watlington Street										10											10
Phase 2, Chatham Place										62	62	60									184
80-82 Kings Road									50	53											103
25 Kings Road									14												14
Yell House, Queens Walk										65	50										115
Former Sorting Office, Caversham Road											60	80	80	80	80	54					434
Taylor Court						-53			33												-20
13-17 Church Road										14											14
Whitley Tavern, Northumberland Avenue								16													16
74-76 London Street								12													12
The Old British School, Southampton Street									14												14
Avenue School, Basingstoke Road								68	40												108

## RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2014)

Enterprise House 89-97, London Street										10											10
Melrose Cottage 8 Crown Place								10													10
1025-1027 Oxford Road				-2						12											10
Land adjoining The Roebuck Hotel, Oxford Road										11											11
5-9 Berkeley Avenue											56	56									112
19 Westcote Road										-1	12										11
Former Thames Water Reservoir, Bath Road									27	26	25										78
103 Dee Road											20	22									42
Dee Park					-25	138	-18	44	21	61	61	60									342
2-64 Victory Close										-32	13										-19
88-96 Lower Henley Road									14												14
34 Eldon Terr & 79 London Rd										6	6										12
Avon House & Clifton House, London Road									14												14
Wells Hall, Upper Redlands Road										17	17										34
308-314 Kings Road									46												46
60 Granville Road									30												30
Iris Court						-47		43													-4
Kennet Island Phases 1 and 2	105	192	91	123	66	165	44	25	6					5							822
Kennet Island Phase 3									73	163	138	80	50	42							546
Pingemead Business Park & Land adj to, Longwater Avenue (Green Park Village)											100	100	100	100	100	100	100	37			737
Total Per Outstanding (Strategic)									420	622	834	608	372	327	280	254	200	119	0	0	4036
Total Per o/s (Str) incl lapse rates <sup>13</sup>									420	585	753	549	322	281	234	213	170	99	0	0	3626
Permissions subject to S106 (strategic)																					
Former Highlands School, Wardle Avenue										6	5										11
Total Per subject to S106 (strategic)								0	0	6	5	0	0	0	0	0	0	0	0	0	11
Total Per subj S106 incl lapse rates								0	0	5	4	0	0	0	0	0	0	0	0	0	9

<sup>13</sup> Permitted sites in red – 20% lapse rate applied; Permitted sites in black – 10% lapse rate applied; Permitted sites in blue – 0% lapse rate applied

## RBC Housing Trajectory 2006/07 to 2025/26 (31st March 2014)

(20%)																					
Allocated Sites (RCAAP)																					
RC1a: Friar St & Station Rd																	13	13	13	13	52
RC1b: Friars Walk & Greyfriars Rd											14	14	14	14	13	13	13	13	13	13	121
RC1e: North of Station - Remaining from Former Sorting Office											21										21
RC1g: Riverside											19	19	19	19	18	18	18	18	18	18	166
RC1h: Napier Road Corner									44	44	44	45									177
RC2a: Cattle Market															65	65	65	65	64		324
RC2b: Gr Knollys St & Weldale St									38	38	38	38	38	38	24	24	24	23	23		346
RC2c: Chatham St (remainder)															31	31	30	30	30		152
RC2d: Broad Street Mall																					0
RC2e: Hosier Street											51	51	51	51	51	51	51	51	50		458
RC3b: Reading Prison																					0
RC3c: Forbury Retail Park											68	68	67	67	67	67	67	67	67		605
RC3d: Forbury Bus Pk/Kenavon Dr											52	52	51	51	38	37	37	37	37		392
RC3f: Gas Holder															27	27	27	27	26		134
RC4a: Oxford Rd & Eaton Place											15	14	14	14	14	14	14	14	14		127
RC4b: Reading Family Centre									12	12	12										36
RC4d: 9-27 Greyfriars Road															5	5	5	5	4		24
RC4e: The Forbury/Market Place															2	2	2	2	1		9
RC4f: Market Pl/Abbey HI/Abb Sq															6	6	6	6	6		30
RC4g: 37-43 Market Place															2	1	1	1	1		6
RC4j: 25-31 London Street																					0
RC4k: Crown St/Southampton St											3	3	3	3							12
RC4l: Crown St/Silver St									15	15	15	15									60
RC4r: South Street															7	7	7	7	7		35
RC4s: Central Library															6	6	6	6	6		30
Total RCAAP	0	0	0	0	0	0	0	0	0	109	109	352	319	257	257	376	387	386	385	380	3317
RCAAP (Lapse Rate 20%)	0	0	0	0	0	0	0	0	0	87	87	282	255	206	206	301	310	309	308	304	2654

Planning Section

Reading Borough Council

Civic Offices

Bridge Street, Reading

RG1 2LU

Tel: 0800 626540

Email: [ldf@reading.gov.uk](mailto:ldf@reading.gov.uk)

Website: [www.reading.gov.uk/readingldf](http://www.reading.gov.uk/readingldf)



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Borough Council  

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