

READING BOROUGH COUNCIL
LOCAL PLAN

GYPSY AND TRAVELLER PROVISION
BACKGROUND DOCUMENT

Information to support the Local Plan and Gypsy and
Traveller Provision Consultation Document

September 2017

NB: This is a 'live' document, and may be updated prior to Submission of the Local Plan to the Secretary of State. Please check the Council's website for the latest version.

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1. INTRODUCTION

- 1.1 This report sets out the work that the Council has undertaken in assessing potential sites to meet the identified need for gypsy and traveller provision in Reading up to 2036. As such, it provides background to the consultation on Gypsy and Traveller Provision (September 2017) as well as to the Reading Borough Local Plan as a whole.
- 1.2 The identified need arises from the Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment (GTAA), which was produced by the Council's consultants, arc⁴, in June 2017. The needs identified were as follows:
- Permanent pitches totalling between 10 (using the Planning Policy for Traveller Sites definition of need) and 17 (using cultural need) pitches
 - A transit site capable of accommodating 5 pitches
 - 2 additional plots for travelling showpeople
 - No additional moorings for those dwelling on houseboats.
- 1.3 No needs have been identified for moorings. The need for accommodation for travelling showpeople is small and arises later in the plan period, and options for extending the existing site at Scours Lane may be possible. For that reason, the work undertaken to look at accommodating needs has focused on the need for permanent and transit provision for gypsies and travellers.

2. NON-COUNCIL-OWNED SITES

- 2.1 There are no existing gypsy or traveller sites in Reading. Nor has there been any substantive interest in provision of such sites. Only one application for gypsy and traveller provision has been received by Reading Borough Council in recent years, which involved provision of two pitches on a small site at Brybur Close. The application was refused, and permission has now been granted for a new house on that site.
- 2.2 As the Council was aware that undertaking a GTAA was likely to lead to the identification of some need for new provision, it has explicitly sought the nomination of potential sites for this purpose.
- 2.3 The Council undertook a Call for Sites in January 2014 for all purposes, and no sites were put forward for gypsy and traveller accommodation at this stage. A second call for sites was carried out in September 2015, and, once again, no sites for gypsy and traveller accommodation were nominated.
- 2.4 In consultation on Issues and Options for the Local Plan in January 2016, in view of the lack of sites nominated so far, the Council asked the following specific question (9).
- "Are there any sites that would be suitable for provision for gypsies and travellers?"*
- 2.5 None of the responses to the Issues and Options consultation identified any specific sites.

- 2.6 A Draft Local Plan was produced in May 2017. The Plan included a draft criteria-based policy for gypsy and traveller sites, but was not able to identify a draft allocation for a site to meet needs. At the time, the GTAA had not yet reported on the level of need. Again, the Council asked for sites to be nominated, and paragraph 4.4.87 stated:

“As the GTAA is now being finalised, the Council has not had an opportunity to identify whether a site can be found within Reading Borough, and if so, where that site should be. If a site cannot be found within Reading, the Council will seek to resolve this issue with neighbouring authorities through the duty to co-operate. This issue will need to be resolved by the time of the Pre-Submission Draft of the Local Plan, later in 2017. The Council therefore remains open to suggestions for a site to meet this need.”

- 2.7 Once again, no site was put forward through the consultation. It is important to also note that, at the same time, the Council was considering all potential development sites as part of the Housing and Economic Land Availability Assessment (HELAA), and no obvious sites for gypsies and travellers were emerging through that process.
- 2.8 As a last check, the Council decided to write to all landowners of proposed development sites in the Draft Local Plan to fully satisfy itself that there was no interest in all or part of a site being used for gypsies and travellers. The sites in the Draft Local Plan were those that had been through the HELAA process and been identified as being suitable for development.
- 2.9 Therefore, on 8th August 2017, the Council wrote to relevant landowners, giving a response deadline of 30th August. The only landowners not contacted were landowners of sites in the town centre proposed for high-density development, where there would clearly be no scope to include pitches as part of any mix. The text of the relevant e-mail/letter is set out at Appendix 1. Once again, no landowners suggested that their site would potentially be available.
- 2.10 In allocating a site for a specific use within the Local Plan, the Council must be confident that there is a likelihood of that use taking place. It is clear from the responses to consultation, as well as from the lack of history of planning applications for this use, that there is very little prospect of a site coming forward for gypsy and traveller use on non-Council-owned land.

3. COUNCIL-OWNED SITES

- 3.1 The main bulk of this report deals with the processes that have been undertaken in looking at the Council's own land, in view of the established lack of interest in providing a site for gypsies and travellers, and the lack of identified potential privately-owned sites.

Size thresholds for assessment

- 3.2 The first stage is to identify the likely size of a site needed. In terms of size, there is unfortunately very little guidance available on the size of a pitch for travellers, either permanent or transit. However, there is some good practice guidance available on what each pitch should contain (see

particularly 'Designing Gypsy and Traveller Sites: Guidance by the Welsh Government¹'), and the Council has therefore used this information to create a basic layout that gives an indication of the minimum size needed.

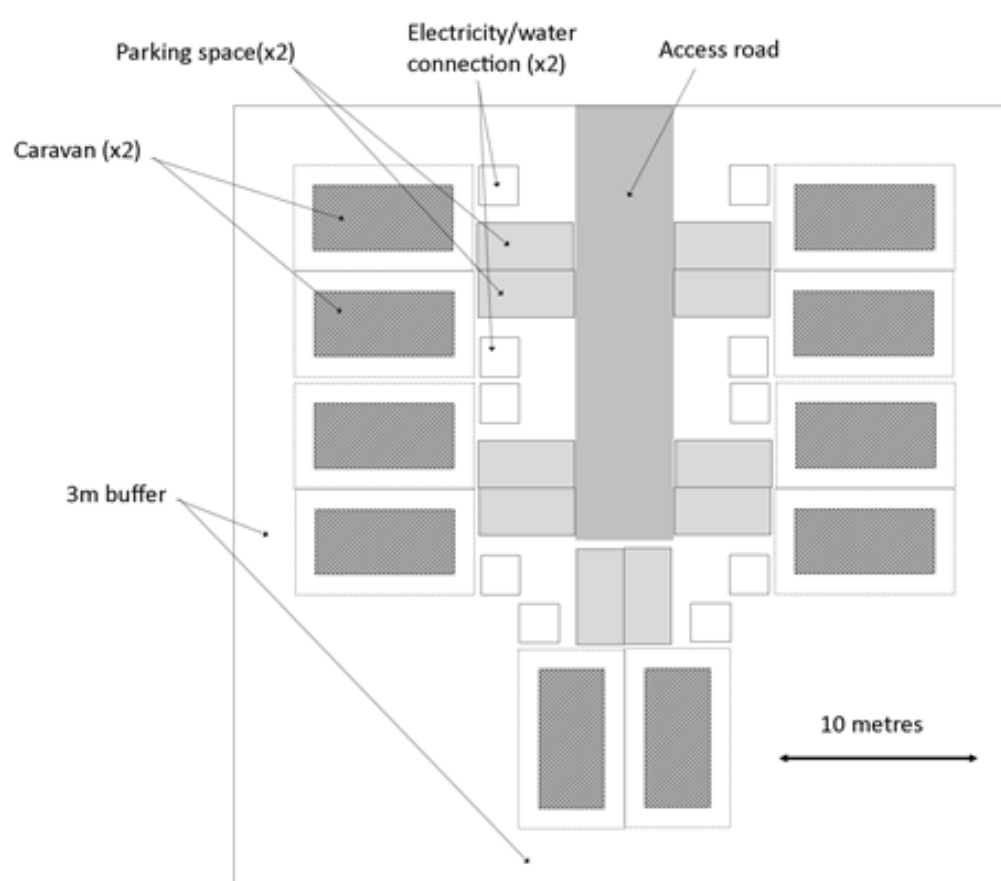
3.3 There will be different size requirements for permanent and transit pitches, and these are discussed below.

3.4 For transit pitches, each individual pitch needs to contain the following:

- Space for two touring caravans
- Two parking spaces
- Water and electricity connections
- A 3m buffer around the boundary

One transit 'pitch' can accommodate two caravans, which means that identifying a site for five pitches will actually accommodate up to ten caravans.

3.5 A basic sketch layout is shown below. At a minimum, a site would need to be around 0.15 ha to accommodate five transit pitches.



3.6 For permanent pitches, each pitch would generally contain the following:

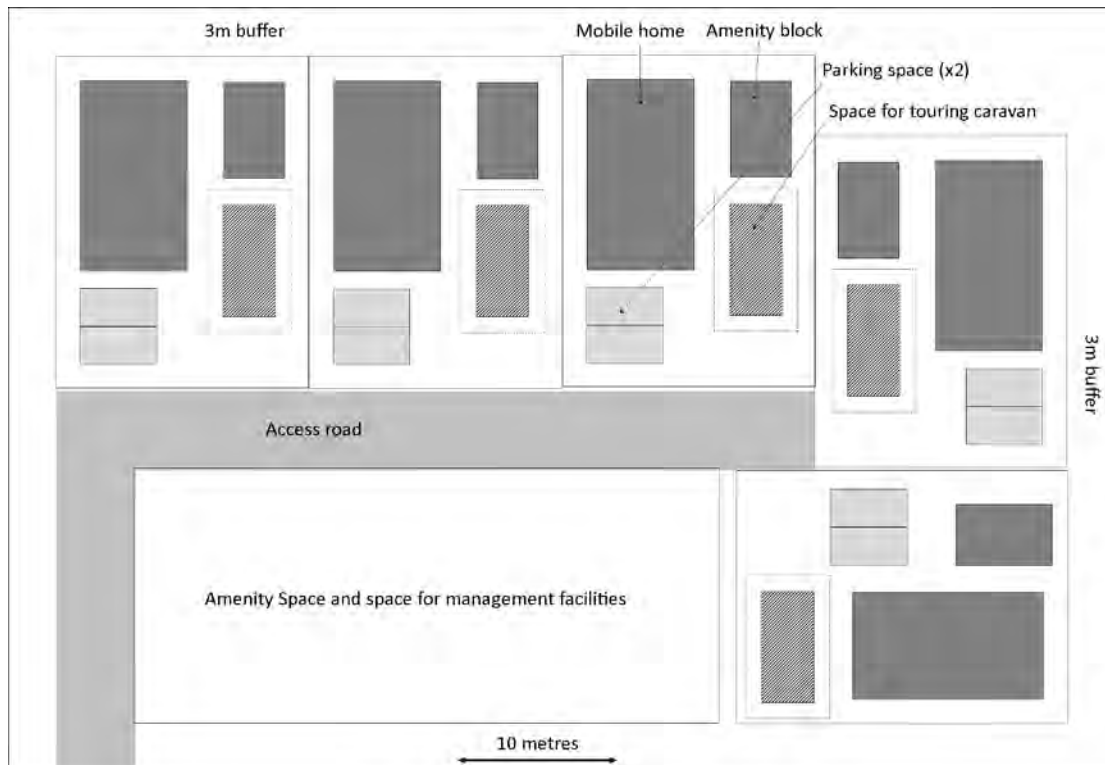
- Space for a mobile home;
- Space for a touring caravan;
- An amenity block (containing WC with sink, bath/shower, store room, kitchen/food preparation area, small dining area);

¹ <http://gov.wales/docs/dsjlg/publications/equality/150528-designing-gypsy-and-traveller-sites-en.pdf>

- Two parking spaces;
- At least six metres between mobile homes; and
- A 3m buffer around the boundary.

There would also need to be space for any on-site management facilities, visitor parking and amenity/play space.

- 3.7 A basic sketch layout is shown below. At a minimum, a site would need to be around 0.34 ha to accommodate five permanent pitches.



- 3.8 Therefore, all potential sites of over 0.15 ha were considered for transit provision, and all sites over 0.34 ha were also considered for permanent provision.

Initial List of Sites

- 3.9 The initial list of Council-owned sites involved identifying all of those sites above the size threshold other than those that:
- Are identified as protected open space within the Draft Local Plan (May 2017) or provide statutory allotments;
 - Are occupied by an in-use building or buildings.
- 3.10 It is important to emphasise that there was no other assessment carried out at this stage to generate the initial list of 80 sites (as set out in Appendix 2, with maps of all of the sites at Appendix 3). This means that there were some sites within the initial list where there was clearly unlikely to be any potential for use for gypsies and travellers. However, it was important to ensure that the assessment of sites is as thorough as possible, and that the reason for rejection of sites is set out formally.

Assessing the Sites

- 3.11 The Draft Local Plan (May 2017) includes a draft policy on provision for gypsies and travellers, and it was considered that the criteria in this policy form a robust basis for assessing the sites. These criteria are that proposals should:
- i. Meet an identified need for gypsy, traveller or travelling showpeople accommodation within Reading;
 - ii. Have safe and convenient access onto the highway network;
 - iii. Have good access to a range of facilities including education and healthcare by a choice of means of travel, including walking;
 - iv. Not have an unacceptable impact on the physical and visual character and quality of the area;
 - v. Not have an unacceptable impact on the amenity of existing residents in surrounding areas, or on future residents of the proposal; and
 - vi. Not result in the loss of important trees or wildlife.
- 3.12 The Gypsy and Traveller Accommodation Assessment had already established the need for accommodation, so criterion (i) was not applied in this case. However, the remainder were considered within the assessment.
- 3.13 The assessment also considered any other issues that would affect the suitability of the site. This included potential contamination and any issues associated with topography, bearing in mind that sites need to be accessible to caravans. However, arguably the most significant consideration is flood risk, particularly since so much of Reading's undeveloped land is at risk of flooding. National planning policy is clear that any development that would involve people living in caravans and mobile homes is not appropriate in Flood Zone 3 or the functional floodplain, and there is no recourse to the sequential test or exceptions test in these cases.
- 3.14 The availability of the site is also a significant consideration. Many sites are covered by existing leases or covenants, or are in existing uses that are not likely to cease during the plan period. Others are being brought forward to meet other significant identified development needs, such as for housing or industrial.
- 3.15 The following criteria therefore formed the basis of the assessment:
- Highway access
 - Access to facilities
 - Effect on character
 - Effect on amenity
 - Trees and biodiversity
 - Other suitability considerations
 - Availability.
- 3.16 The results of the assessment are set out in Appendix 1. It is important to understand that in some cases, once a clear and unarguable reason for excluding a site had been established, there was often no reason to consider other criteria in depth. This was particularly the case where a site is in Flood Zone 3, or will not be available for gypsy and traveller use. In some cases therefore, the analysis of other criteria is not particularly full.

Results

- 3.17 The results of the assessment were that all but one of the 80 sites were rejected. The remaining site, site 1 at Cow Lane and Richfield Avenue, is included within the Gypsy and Traveller Provision Consultation Document, with a proposal to identify it for transit provision within the Local Plan.

APPENDIX 1: TEXT OF LETTER/E-MAIL TO LANDOWNERS OF DRAFT LOCAL PLAN DEVELOPMENT SITES

Reading Borough Local Plan - potential for traveller provision

We are writing to you as the owner of all or a part of a site identified in the Draft Reading Borough Local Plan (ER1d: Land adjacent to 40 Redlands Road) because we are trying to understand the potential for development sites in Reading to help to meet the identified need for gypsy and traveller provision. Recent work has shown that there is a need for between 10 and 17 permanent pitches for travellers and for 5 transit pitches. As an approximate guide, we estimate that accommodating 5 permanent pitches requires a minimum area of 0.34 ha and 5 transit pitches requires a minimum of 0.15 ha. Given the constraints of Reading, as a mainly urban authority with most of its undeveloped areas constrained by issues such as flood risk, finding land for such sites represents a challenge. We have previously twice asked for sites to be nominated for traveller use, but none have come forward.

We are therefore writing to owners of proposed development allocations in the emerging Local Plan (with the exception of the high density town centre developments) to ask whether there is any potential availability of all or part of their sites for gypsy or traveller use. Please note that this e-mail does not mean that we consider such a use on your site would necessarily be appropriate - no full assessment has been carried out at this stage, and we are simply writing to all landowners to understand what the possibilities are.

If you do consider that there is potential availability of your site for gypsy and traveller provision, please let us know by e-mailing planningpolicy@reading.gov.uk by Wednesday 30th August. If you have any queries, please let me know.

APPENDIX 2: SUMMARY OF ASSESSMENT OF COUNCIL-OWNED SITES

Site no	Ward	Address	Size (ha)	Highway access	Access to facilities	Effect on character	Effect on residential amenity	Trees/ biodiversity	Other suitability	Availability	Conclusions	
1	Abbey	Land at Junction of Cow Lane and Richfield Avenue	1.47	Potentially suitable	Potentially suitable	Potentially suitable	Potentially suitable	Some trees and vegetation on site, but much of site is gravel/ hardstanding	Site in Flood Zone 2 and around 65% of site in FZ3. Part of wider open space but mainly gravelled	Site part of land used for Reading Festival	CONSULT	
2	Abbey	Rivermead overflow parking areas	1.18	Potentially suitable	Potentially suitable	Potentially suitable	Potentially suitable	Potentially suitable	Site in Flood Zone 2. Potential contamination. Landscape issues	Not available, as required for continued car park use.	REJECT	Required for continued use as car park
3	Abbey	Land at Orts Road	0.18	Potentially suitable	Potentially suitable	Removes sole piece of amenity land in housing estate	Adjacent to residential	Significant trees on edge of site	Loss of recreation space	No known restrictions	REJECT	Residential amenity Visual amenity
4	Abbey	County Lock	0.25	No existing access, only potential access in private hands	Potentially suitable	Unacceptably alters character of riverside	Potentially suitable	Waterway has biodiversity importance	Site in Flood Zone 2, small part in Flood Zone 3, loss of public open space	No known restrictions	REJECT	Visual amenity No vehicular access
5	Abbey	Reading Family Centre, North Street	0.22	Potentially suitable	Potentially suitable	Potentially suitable	Adjacent to residential	Potentially suitable		In use for temporary education. Required for alternative use.	REJECT	Required for alternative use
6	Battle	Field at Littlejohn's Farm	2.94	No current vehicular access	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site in functional floodplain.	Site part of land used for Reading Festival	REJECT	Flood risk Biodiversity significance Landscape significance
7	Battle	Thames Side Promenade	2.11	No current vehicular access	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site in functional floodplain. Loss of recreation space.	Site part of land used for Reading Festival	REJECT	Flood risk Biodiversity significance Landscape significance
8	Caversham	Land at Elliotts Way	0.22	Potentially suitable	Potentially suitable	Loss of green area affects character of area	Adjacent to residential	Some trees on site	Site in Flood Zone 2	Not available - part of school.	REJECT	Required for school use
9	Caversham	Former Caversham Nursery	0.16	Potentially suitable	Potentially suitable	Potentially suitable	Close to residential	Potentially suitable	Site in Flood Zone 3	In temporary education use	REJECT	Flood risk
10	Caversham	Hills Meadow Car Park	1.25	Potentially suitable	Potentially suitable	Affects character of riverside	Potentially suitable	Potentially suitable	Site in Flood Zone 2. Loss of public car park/ site for events. Landscape significance.	In use for parking	REJECT	Required for continued use as car park Visual amenity
11	Caversham	Land west of Deans Farm	0.31	Potentially suitable	Potentially suitable	Effect on landscape character	Adjacent to residential	Potentially suitable	Site in Flood Zone 3	No particular comments	REJECT	Flood risk
12	Caversham	Nire Road	0.5	Potentially suitable	Potentially suitable	Loss of vegetated land in residential street	Adjacent to residential	Site has biodiversity significance	Most of site in Flood Zone 3, remainder not developable alone	No particular comments	REJECT	Flood risk Biodiversity significance

13	Caversham	Land at Charles Evans Way	0.9	No current vehicle access	Potentially suitable	Effect on landscape character	Adjacent to residential	Part of site has biodiversity significance	Within Flood Zone 3	No particular comments	REJECT	Flood risk Biodiversity significance
14	Church	Land at Windermere Road	0.38	Accessed from residential road	Potentially suitable	Removes residential amenity land	Adjacent to residential	A number of significant trees on site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
15	Church	Land rear of The Lawns	0.14	No current vehicular access	Potentially suitable	Potentially suitable	Adjacent to residential	Some trees on edge of site	Site on margins of being too small	No particular comments	REJECT	No vehicular access
16	Church	Land rear of Monksbarn	0.41	No current vehicular access	Potentially suitable	Effect on landscape character	Adjacent to residential	Site has biodiversity significance	Steep slope will prevent development involving caravans	No particular comments	REJECT	Biodiversity significance Landscape significance Topography
17	Church	Foxhays Road	1.12	Accessed from residential road	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Potentially suitable	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
18	Church	Wentworth Avenue	0.29	Accessed from residential road	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Some trees on site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
19	Katesgrove	Canterbury Road	0.24	Accessed from residential road	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Some trees on site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
20	Kentwood	Scours Lane	1.01	Potentially suitable	Potentially suitable	Effect on landscape character, although adjacent to travelling show people site	Potentially suitable	Potentially suitable	Site in Flood Zone 3	No particular comments	REJECT	Flood risk
21	Kentwood	Land north of Scours Lane allotments	3.42	No vehicular access	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	River and bank has biodiversity significance	Site within functional floodplain	No particular comments	REJECT	Flood risk
22	Kentwood	Land west of Riverside Park	0.4	Potentially suitable	Potentially suitable	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site mainly within Flood Zone 3	No particular comments	REJECT	Flood risk Biodiversity significance
23	Kentwood	Garages at Rodway Road	0.28	Potentially suitable	Potentially suitable	Potentially suitable	Adjacent to rear of residential	Potentially suitable		Not all Council-owned. Site required for alternative use	REJECT	Required for alternative use
24	Kentwood	Land at Wealden Way	0.47	Accessed from residential road	Potentially suitable	Effect on landscape character	Adjacent to residential	Site has biodiversity significance	Steep slope will prevent development involving caravans. Potential contamination.	No particular comments	REJECT	Biodiversity significance Landscape significance Topography

25	Kentwood	Land between Denby Way and Chelsea Close	0.2	No vehicular access	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Potentially suitable	Public footpaths across site. Potentially contaminated land.	No particular comments	REJECT	Residential amenity Visual amenity Public footpath crosses site
26	Mapledurham	South of Ridge Hall Close	0.44	Access via the Warren would be difficult for caravans	Potentially suitable	Effect on landscape character	Adjacent to residential	Site has biodiversity significance	Steep slope will prevent development involving caravans.	No particular comments	REJECT	Biodiversity significance Landscape significance Topography
27	Minster	East of A33	3.26	No current vehicular access	Potentially suitable	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site within functional floodplain	No particular comments	REJECT	Flood risk Biodiversity significance Landscape significance
28	Minster	West of A33	6.45	Potentially suitable	Potentially suitable	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site within functional floodplain	No particular comments	REJECT	Flood risk Biodiversity significance Landscape significance
29	Minster	Land adjacent to water treatment works	4.59	Potentially suitable	Potentially suitable	Effect on landscape character	Potentially suitable	Site has biodiversity significance	Site within functional floodplain	No particular comments	REJECT	Flood risk Biodiversity significance Landscape significance
30	Minster	Rear of 284-290 Wensley Road	0.19	No vehicular access, although potential to create	Potentially suitable	Potentially suitable	Adjacent to residential	Site currently heavily vegetated. Would need further assessment	Steep slope will prevent development involving caravans	No particular comments	REJECT	Residential amenity Topography
31	Minster	South of Coley Park Allotments	0.99	No current vehicular access, and would be very difficult to create to whole site	Potentially suitable	Potentially suitable	Adjacent to residential at one end	Trees and vegetation along Holy Brook	Partly within Flood Zone 3. Shape of site in FZ3 very difficult to develop	No particular comments	REJECT	Flood risk No vehicle access
32	Minster	Land rear of Arbour Close	0.18	No vehicular access	Potentially suitable	Potentially suitable	Adjacent to residential, site too narrow for adequate buffer	Some significant trees on site	Mainly within Flood Zone 3	No particular comments	REJECT	Flood risk No vehicle access Residential amenity
33	Minster	Land at Coley Place	0.18	No vehicular access	Potentially suitable	Potentially suitable	Adjacent to residential	Some significant trees on site	Steep slope will prevent development involving caravans.	No particular comments	REJECT	Topography
34	Minster	Land west of Swallows Croft	0.49	No vehicular access	Potentially suitable	Woodland significant to character of local area	Adjacent to residential	Site has biodiversity significance, significant woodland		No particular comments	REJECT	Biodiversity significance
35	Norcot	Land at Tarlon Court	0.22	Potentially suitable	Potentially suitable	Removes residential amenity land intrinsic to character of street, adjacent to conservation area	Adjacent to residential	Some trees on site	Highway visibility issues, footpaths cross site, loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity Heritage considerations
36	Norcot	Land at The Meadway	0.19	Potentially suitable	Potentially suitable	Completely changes character of whole area and visibility of shops	Adjacent to residential	Significant tree coverage	Number of footpaths cross site. Loss of recreation space	No particular comments	REJECT	Visual amenity

37	Park	Former Tennis Courts, Bulmershe Road	0.51	Access via Bulmershe Road not suitable for caravans	Potentially suitable	Potentially suitable	Close to residential	Potentially suitable		Site required for uses associated with schools	REJECT	Site required for alternative use
38	Park	Land at Green Road	0.49	Potentially suitable	Potentially suitable	Potentially suitable	Close to residential	Potentially suitable		Site required for sports and recreation use	REJECT	Site required for alternative use
39	Park	Mockbeggar Allotments	0.37	Potentially suitable	Potentially suitable	Loss of green area would affect character of area	Adjacent to residential	Some trees on edge of site		In use as allotments, temporary use associated with reservoir works	REJECT	Site required for alternative use
40	Peppard	Land west of Harveys Nurseries and north of Cemetery	0.38	Potentially suitable	Potentially suitable	Effect on landscape character	Potentially suitable	Some trees and vegetation on site		Part of crematorium site and already in use	REJECT	Site required for alternative use Landscape significance
41	Peppard	Grove Road Green	0.23	Potentially suitable	Potentially suitable	Completely changes character of whole area and visibility of shops	Adjacent to residential	Some significant trees on site	Number of footpaths cross site. Loss of recreation space	No particular comments	REJECT	Visual amenity Public footpath crosses site
42	Peppard	Land between Lowfield Road and Milestone Way	0.28	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Some trees on site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
43	Peppard	Car park at the Milestone Centre	0.21	Potentially suitable	Potentially suitable	Site would be highly visible from surrounding area	Adjacent to residential	Potentially suitable		Car park required for community uses and residential	REJECT	Required for continued use as car park
44	Peppard	Land at Lowfield Road	0.73	Potentially suitable	Potentially suitable	Potentially suitable	Adjacent to residential but established mobile homes site and potential to create buffer	Some trees on eastern fringe, could be landscaped buffer		Site to be used for temporary housing, work already underway.	REJECT	Site required for housing use, currently underway
45	Redlands	Land at Hexham Road	0.2	Accessed from residential road	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Site has biodiversity significance		No particular comments	REJECT	Biodiversity significance Residential amenity
46	Southcote	Granville Road verges	2.61	Potentially suitable	Potentially suitable	Site would change character of area as viewed from street and setting of Prospect Park	Adjacent to residential	Large number of significant trees, particularly on Bath Road frontage	Large number of footpaths cross site, access to Bath Rd underpass. Loss of recreation space	Land includes adopted highway	REJECT	Visual amenity
47	Southcote	Devil's Dip, Circuit Lane	0.51	Potentially suitable	Potentially suitable	Woodland intrinsic to character of area	Adjacent to residential	Site has biodiversity significance	Potentially contaminated land	No particular comments	REJECT	Biodiversity significance Visual amenity
48	Southcote	Land at Fawley Road	0.18	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Much of site is heavily vegetated	Footpath through site links Fawley Rd to Bath Rd. Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity Public footpath crosses site

49	Southcote	Alice Burrows Home, Dwyer Road	0.48	Potentially suitable	Potentially suitable	Potentially suitable	Adjacent to residential	TPOs on fringes of site, do not affect overall potential		Required for residential/ residential care	REJECT	Site required for alternative use
50	Southcote	Land at Holybrook Crescent	0.26	Potentially suitable	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Significant number of trees on site	Potential highways visibility issues. Loss of recreation space.	No particular comments	REJECT	Residential amenity Visual amenity
51	Southcote	Playing Field, Hastings Close	1.46	Potentially suitable	Potentially suitable	Potentially suitable	Adjacent to residential	Significant trees around edge of site		Continued use for playing field required	REJECT	Site required for continued playing field use
52	Southcote	Land east of Brunel Road allotments	2.31	No vehicular access likely to be possible	Potentially suitable	Effect on landscape character	Potentially suitable	Some trees and vegetation on site	Site within functional floodplain	No particular comments	REJECT	Flood risk
53	Southcote	Land south of Hatford Road	2.42	Potentially suitable	Potentially suitable	Effect on landscape character	Adjacent to residential	Site has biodiversity significance	Site within functional floodplain	No particular comments	REJECT	Flood risk Biodiversity significance
54	Southcote	Land west of Florian Gardens	0.22	No vehicular access and no clear means to create access without wider development	Potentially suitable	Potentially suitable	Adjacent to residential	Some trees and vegetation		No particular comments	REJECT	No vehicular access Residential amenity
55	Southcote	Land east of Florian Gardens	0.16	No vehicular access and no clear means to create access without wider development	Potentially suitable	Potentially suitable	Adjacent to residential	Some trees and vegetation		Leased as community allotments	REJECT	No vehicular access Residential amenity
56	Southcote	Coronation Square	0.58	Potentially suitable	Potentially suitable	Would fundamentally alter current character of area	Adjacent to residential	Some trees at northern end	Loss of open space including playing field	No particular comments	REJECT	Visual amenity
57	Southcote	Land at Barn Close	0.34	Access via route to rear of shops, not ideal for caravans	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Potentially suitable	Loss of play area and recreation space	No particular comments	REJECT	Residential amenity
58	Thames	Land at The Warren	1.16	Access via the Warren would be difficult for caravans	Potentially suitable	Effect on landscape character	Adjacent to residential	Site has biodiversity significance	Steep slope will prevent development involving caravans. Potentially contaminated land.	No particular comments	REJECT	Biodiversity significance Landscape significance Topography
59	Thames	Land south of Ammanford	0.34	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area. Effect on landscape character.	Adjacent to residential	Covered by area TPO and has biodiversity significance		No particular comments	REJECT	Protected trees Residential amenity Visual amenity
60	Thames	Land at Gravel Hill	0.17	Gravel Hill is narrow making caravan access difficult	Potentially suitable	Effect on landscape character	Adjacent to residential	TPO at edge of site.		No particular comments	REJECT	Landscape significance Residential amenity

61	Thames	Furzeplat	1.46	No vehicular access	Potentially suitable	Effect on landscape character	Adjacent to residential	Covered by area TPO and has biodiversity significance	Steep slope will prevent development involving caravans.	No particular comments	REJECT	Biodiversity significance Protected trees Topography
62	Tilehurst	Junction of Walnut Way and St Michaels Road	0.21	Difficult site to create new access, would need further investigation	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Some significant trees on site	Would affect highways visibility at junction. Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
63	Tilehurst	Downing Road Playing Field	1.17	Downing Rd is narrow with on street parking and caravan access would be difficult	Potentially suitable	Would significantly affect character of area	Adjacent to residential, vehicle trips on narrow road	Some trees around edge of site	Loss of playing field	Availability related to Park Lane School proposals as set out in Local Plan	REJECT	Site required for alternative use
64	Tilehurst	Land at Lansdowne Road	0.19	Potentially suitable	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Some significant trees on site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
65	Tilehurst	Land at Portland Gardens	0.39	Potentially suitable	Potentially suitable	Removes residential amenity land intrinsic to character of street	Adjacent to residential	Site has biodiversity significance	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity Biodiversity significance
66	Whitley	Wincanton Road	0.6	Potentially suitable	Potentially suitable	Removes residential land intrinsic to character of street	Adjacent to residential	Potentially suitable	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
67	Whitley	Swallowfield Drive	0.35	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Potentially suitable	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
68	Whitley	Land at Whitley Wood Lane	0.24	Potentially suitable	Some distance from nearest shops and services	Removes vegetated area which would affect character of street	Adjacent to residential	Overgrown, so potential significance. Would require further investigation.	Not publicly accessible	Not in current use and no public access	REJECT	Residential amenity
69	Whitley	Land at Vernon Crescent	0.5	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Adjacent to residential	Number of significant trees across site	Loss of recreation space	No particular comments	REJECT	Residential amenity Visual amenity
70	Whitley	Land at junction of Acre Road and Basingstoke Road	0.16	Potentially suitable	Potentially suitable	Removal of vegetation affects character of junction	Potentially suitable	Large number of significant trees		Includes part of Acre Business Pk site, which is not available. Remainder too small.	REJECT	Part of site in use, remainder too small Visual amenity
71	Whitley	Basingstoke Road verge between Acre and Bennet Road	0.46	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Potentially suitable	Number of significant trees across site, particularly south end		No particular comments	REJECT	Visual amenity
72	Whitley	Basingstoke Road verge between Bennet Road and Manor Farm Road	0.99	Potentially suitable	Potentially suitable	Loss of open residential amenity land affects character of area	Potentially suitable	Number of significant trees across site	Noumber of footpaths cross site	No particular comments	REJECT	Visual amenity

73	Whitley	Southside (former Greyhound/Speedway stadium)	9.7	Potentially suitable	Potentially suitable	Would depend on location and development of wider site	Potentially suitable	Potentially suitable	Most of site in Flood Zone 2. Parts of site subject to potential contamination	Existing ownership arrangements with another party. Planning permission for offices	REJECT	Site required for alternative use
74	Whitley	Land east of Smallmead and south of Island Road	0.25	Potentially suitable	Some distance from nearest shops and services	Island Rd now mainly industrial in character	Effect on potential residents of traveller site through RE3/sewage works	Overgrown site, potential biodiversity significance	In Flood Zones 2 & 3, removing FZ3 land would leave a difficult site to develop	No particular comments	REJECT	Flood risk
75	Whitley	Land north of Island Road	3.18	Potentially suitable	Some distance from nearest shops and services	Island Rd now mainly industrial in character. Northern edge has landscape character.	Potentially suitable	Northern edge has biodiversity significance.	Northern and western edges in Flood Zone 3	Permission now granted for industrial development	REJECT	Site required for alternative use
76	Whitley	Land south of Manor Farm Cottages	1.16	Potentially suitable	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	Potentially suitable	Site within functional floodplain	No particular comments	REJECT	Flood risk
77	Whitley	South of Kennet and Avon Canal	4.3	Potentially suitable	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	Potentially suitable	Site within functional floodplain	No particular comments	REJECT	Flood risk Landscape significance
78	Whitley	South of Fobney Pumping Station	0.6	Potentially suitable	Some distance from nearest shops and services	Effect on landscape character	Potentially suitable	Potentially suitable	Site within functional floodplain	No particular comments	REJECT	Flood risk Landscape significance
79	Whitley	South of Smallmead	3.79	No existing access, any access would need to be gained via development of adjacent former landfill site	Some distance from nearest shops and services	Potentially suitable	Effect on potential residents of traveller site through RE3/sewage works	Potentially suitable	Flood Zone 2. Location on former landfill means contamination and instability a major obstacle	Potential RE3 or TWA extension. Allocation for industrial in Draft Local Plan	REJECT	No vehicular access Likely contaminated land
80	Whitley	South of Sewage Treatment Works	1.61	No existing vehicular access	Some distance from nearest shops and services	Potentially suitable	Effect on potential residents of traveller site through sewage works	Potentially suitable	Flood Zone 2. Land subject to potential contamination	Part of wider STW site	REJECT	Site required for alternative use

APPENDIX 3: MAPS OF ASSESSED COUNCIL-OWNED SITES

