

READING HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

November 2017

VOLUME I: MAIN REPORT

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1. Introduction

- 1.1 This Housing and Economic Land Availability Assessment (HELAA) examines the potential for accommodating residential and economic development within the Borough. It is one of the primary pieces of evidence that underpins the Local Plan for the Borough. It is distinct from some of the other main pieces of evidence such as the Strategic Housing Market Assessment (SHMA¹) and Economic Development Needs Assessment (EDNA²), as the SHMA and EDNA look at need for new development, whilst the HELAA looks at the capacity for delivering that development.
- 1.2 The National Planning Policy Framework (NPPF) states that, preparing a Local Plan, local planning authorities should:
- “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.” (159)
- 1.3 The NPPF also states that local planning authorities should assess:
- “the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land;” (161)
- 1.4 The HELAA process represents a combination of the assessment of the supply of land for housing and economic development, as recommended by the NPPF.
- 1.5 Planning Practice Guidance sets out more detail on carrying out such assessments, which it refers to as Housing and Economic Land Availability Assessments. This includes a basic methodology. It states that the purpose is to
- identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.6 Figure 1 is the flow chart from Planning Practice Guidance showing the basic methodology for a HELAA.

¹ http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf

² http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf

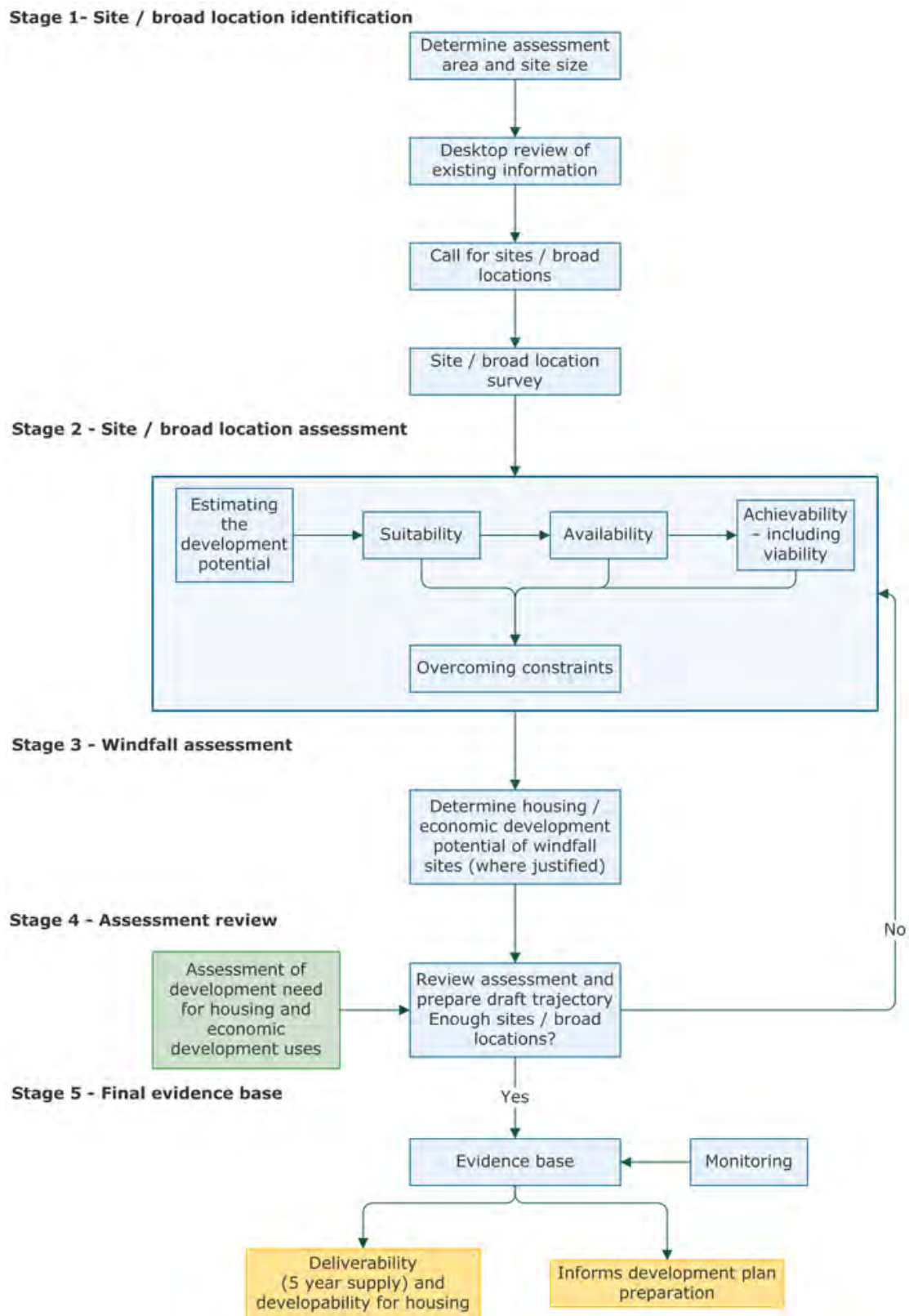


Figure 1: Basic HELAA methodology (Source: Planning Practice Guidance)

- 1.7 A joint HELAA methodology was agreed with four other Berkshire unitary authorities - West Berkshire Council, Wokingham Borough Council, the Royal Borough of Windsor and Maidenhead and Slough Borough Council. Of the Berkshire authorities, only Bracknell Forest Borough Council did not sign up to the methodology, because work was already underway on their own study, but BFBC have contributed to discussions around the methodology, and it is considered that the two approaches are largely compatible. Stakeholders, including the development industry and neighbouring authorities, were consulted on the draft methodology.
- 1.8 The joint methodology (available on the Council's website³) is based on, and complies with, the standard methodology in Planning Practice Guidance. The main stages are as follows:
- Stage 1 - Identification of sites and broad locations
 - Stage 2 - Site/broad location assessment
 - Stage 3 - Windfall assessment
 - Stage 4 - Assessment review
 - Stage 5 - Final evidence base
- 1.9 Using a joint or compatible methodology with our neighbours, particularly those within the same Housing Market Area (West Berkshire, Wokingham and Bracknell Forest) enables HELAAs to be brought together to form a consistent evidence base regarding development potential in the area. Whilst a single study covering the HMA would be the surest way to ensure consistency, that would not be practical given that there are four different plan-making timetables. The approach of a joint methodology contributes towards ensuring that the duty to co-operate is met.
- 1.10 The base date of this HELAA is 1 April 2017, so any potential sites not yet completed by that date are included. Revised versions will be produced periodically in the future.

Identified Needs

- 1.11 A variety of studies have been undertaken to identify the development needs that Reading must plan for. The results of these studies will be compared with the HELAA's results, in order to come to a final conclusion.
- **Housing:**
The Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) identifies an 'objectively assessed need' for new dwellings of 699 per annum up to 2036, or **16,077** in total.
 - **Other types of accommodation:**
The SHMA identifies a need for **253** bedspaces of residential care in Reading up to 2036, which is in addition to the objectively assessed needs above. No other additional needs are identified, including for new student accommodation.

³ http://www.reading.gov.uk/media/5387/Berkshire-Housing-and-Economic-Land-Availability-Assessment-HELAA/pdf/2016-05-09_Berkshire_HELAA_Methodology.pdf

- **Offices:**
The Central Berkshire Economic Development Needs Assessment (EDNA, November 2016) identifies need for various levels of new offices up to 2036 depending on which scenario is used. It then adds a 'safety margin' and an allowance for future losses. It is considered that the most robust level of need to compare against supply is the 'labour supply' scenario (which produces the highest levels of need of the three scenarios) plus the safety margin. The allowance for future losses is not included here, because these losses will likely mostly be on HELAA sites in any case, so it would lead to a substantial double-counting. The figure used for the purposes of the HELAA is therefore the need from the Labour Supply scenario of 44,605 sq m plus the safety margin of 8,170 sq m, meaning a total of 52,775 sq m.
- **Industry and warehouses:**
The Central Berkshire EDNA also calculated need for industrial and warehouse floorspace to 2036. The same assumptions have been used as for offices, i.e. the 'labour supply' scenario of 133,910 sq m plus the safety margin of 14,530 sq m, resulting in a total of 148,440 sq m.
- **Retail and related uses:**
A Retail and Leisure Study in conjunction with Bracknell Forest Borough Council, Wokingham Borough Council and West Berkshire Council reported in April 2017. A need of up to 34,900 sq m of retail and related space was identified.
- **Leisure:**
As above, a Retail and Leisure Study has recently been undertaken. The need for leisure is not identified in terms of floorspace, rather it identifies specific types of facility. No floorspace figure is therefore used in this HELAA.

Previous versions

- 1.12 The first version of the HELAA to be produced using the agreed joint Berkshire methodology was in May 2017, to accompany the Draft Local Plan. It provided evidence to justify the draft housing target of 658 dwellings per annum in that document.
- 1.13 Whilst the methodology and approach of this version of the HELAA is largely in line with the previous version, there are some differences which affect the overall conclusions and therefore also affect the housing numbers which the Pre-Submission Draft Local Plan plans for. Some of these relate simply to the general process of updating to take account of changing base dates and more up to date monitoring information. However, the HELAA identified a shortfall which meant that there was a need to discuss with neighbouring authorities under the duty to co-operate whether this could be accommodated outside Reading. Those neighbouring authorities closely examined the HELAA methodology, and suggested certain methodological changes. As a result of this, a technical note referring to potential changes was produced in July 2017 to enable duty to co-operate discussions to progress (and is referred to in Reading's Duty to Co-operate Statement), and these changes have been factored into the methodology of this version of the HELAA.

- 1.14 In summary, changes to figures are largely a result of the following changes:
- New figures for completions in 2016-17, published Spring 2017;
 - New planning permissions granted since 2016, as well as sites where there is a resolution to grant permission;
 - Changing assumptions on flat sizes, plot ratios and non-implementation rates based on discussions with neighbouring authorities and highlighted in the agreed technical note July 2017, particularly affecting town centre sites;
 - Changing figures on small-site windfalls, both to update past rates to 2017 and also to reflect national guidance that garden land should not be included;
 - Comments received during Draft Local Plan consultation, including the suggestion of new sites and comments on existing proposed sites, including on their availability;
 - Minor changes on individual sites, e.g. to take account of alignment of Mass Rapid Transit.

2. Stage 1: Identification of Sites and Broad Locations

- 2.1 The joint methodology divides stage 1 into four steps, as follows:
- Determining site size
 - Desktop review of existing information
 - Call for sites/broad locations
 - Site/broad location survey

Determining Site Size

- 2.2 It is important to identify a lower limit to the size of site that will be considered in this assessment, as otherwise this assessment would take in an unmanageable number of sites. The agreed joint methodology simply reflects the contents of the Planning Policy Guidance. This says that sites capable of accommodating five or more homes (for housing), or sites of 0.25 ha or over or capable of accommodating 500 sq m of floorspace (for economic development), should be included. However, the joint methodology adds that individual size thresholds can be used.
- 2.3 In Reading, given the higher density nature of the Borough as compared to the rest of Berkshire, there is an argument for a substantially lower size threshold than elsewhere. In the town centre, even some very small sites may accommodate at least ten homes. However, in other more suburban parts of the Borough, these densities would clearly be inappropriate. Therefore, different size thresholds will be needed in different parts of the Borough. On the other hand, it is very difficult to identify sites of less than ten dwellings across a 15-20 year timeframe, particularly in Reading, where sites of 5-9 dwellings can be small and difficult to predict, which is why this HELAA instead seeks to identify sites to accommodate at least ten homes.
- 2.4 The following size thresholds are used, which are based on how much land would be needed to accommodate ten homes in different parts of the Borough:
- Town centre - no lower size limit
 - Urban - 0.09 ha (equates to 110 dwellings per hectare⁴)
 - Suburban and Rural - 0.14 ha (equates to 70 dwellings per hectare⁵)
- 2.5 It is considered that a similar threshold should be used for economic development uses. Whilst some types of economic use are less prone to differences in density (e.g. industrial and warehousing) and may not therefore require a lower threshold, many of these sites could potentially

⁴ The upper policy density for urban areas has been 75 dwellings per hectare in the past, but the potential for increasing densities means that a higher threshold should be used, at least at the site identification stage. Past permissions have demonstrated that a higher density can be accommodated on a very limited number of mostly small urban sites. 110 dph represents a 47 percent density increase over the past limit, and is an appropriate basis for identifying sites (even if further investigation later in the assessment shows that a different density is appropriate).

⁵ The upper policy density for urban areas has been 55 dwellings per hectare in the past, but the potential for increasing densities means that a higher threshold should be used, at least at the site identification stage. 70 dph represents an approximately 30 percent density increase over the past limit, and is an appropriate basis for identifying sites (even if further investigation later in the assessment shows that a different density is appropriate).

provide either type of use, so it makes sense for the size thresholds to be aligned.

- 2.5 Where a site is below that threshold but it has been established that it can accommodate ten dwellings or 500 sq m through other means, for instance through a planning permission, the site is included.
- 2.6 The Borough has been broken up into town centre, urban, suburban and rural areas in order to inform the appropriate size threshold, and this is shown in Figure 1 below. This broad categorisation has been based on a consideration taking into account the following factors:
 - Town centre areas tend to be high density and mixed use (often mixed vertically) with a significant amount of commercial floorspace
 - Urban areas are medium to high density, and are characterised by a variety of types of development, including: residential areas featuring significant amounts of flats and terraced housing, usually without dedicated private outdoor space or with small gardens; dedicated employment or retail park areas; and mixed areas along key routes or in district centres.
 - Suburban areas are generally residential in character, are composed of detached or semi-detached homes, or some larger terraced homes, with gardens, as well as larger areas of public open space.
 - Rural areas are composed of agricultural land or open countryside, or those areas of public open space connected to surrounding rural areas which retain a rural feel.

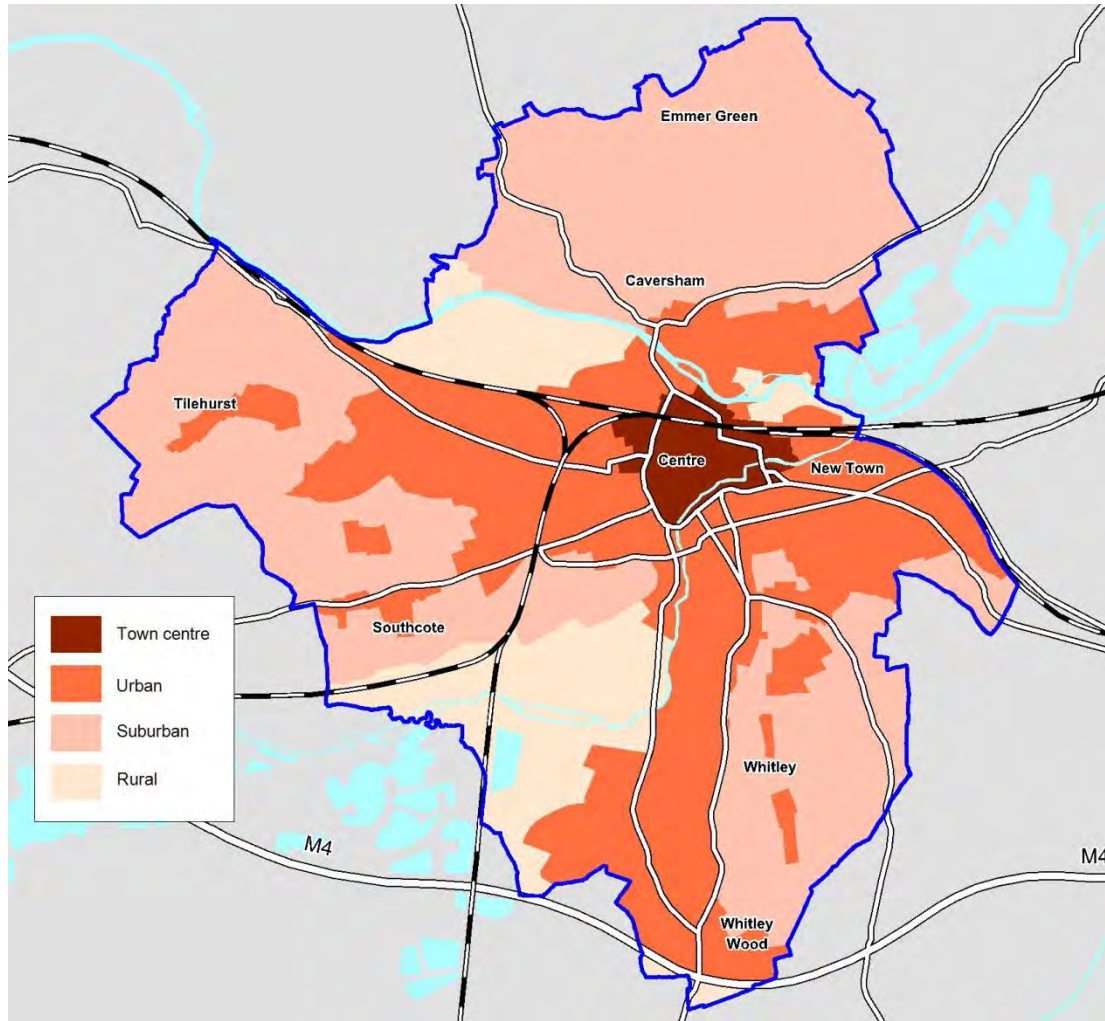


Figure 2: Broad characterisation of the Borough for the purposes of site identification only

2.7 It is important to note that the categorisation shown on the map is a broad indication, and is for the purposes of HELAA site identification only. There may be individual streets within the zones shown as 'urban' below that may have a more suburban character, and vice versa. It does not indicate how any policies, for instance policy CS15 (in the existing Core Strategy) or H2 (in the Draft Local Plan) on density, should be applied. Nor does it necessarily dictate later consideration of the potential of the sites to accommodate development within this Assessment, as this will also be informed by the more specific character of certain areas and other site constraints.

Desktop review of existing information

2.8 There are many potential sources of sites or broad areas for consideration in the HELAA. These are summarised below:

- Existing development plan allocations - this includes those sites identified within existing adopted development plans, the Reading Central Area Action Plan (adopted 2009) and the Sites and Detailed Policies Document (adopted 2012), as well as sites covered by existing development briefs.

- Sites with existing planning permission - all permissions for at least ten new dwellings or 500 sq m (net change) which are either not started or are under construction at 1 April 2017.
- Sites with a planning application with a resolution to grant planning permission subject to the signing of a Section 106 agreement at 1 April 2017.
- Undetermined planning applications at 1 April 2017.
- Sites which formerly had planning permission but where the time limit of the permission had expired between 2006 and 2017.
- Sites subject to planning applications that were refused or withdrawn between 2006 and 2017.
- Sites subject to pre-application enquiries and discussions between 2006 and 2017.
- Sites nominated for development when the Sites and Detailed Policies Document was being prepared, but which were not allocated. Circumstances have changed in terms of housing need since the SDPD, which means we may need to look afresh at some sites.
- Council-owned sites with development potential
- Vacant and derelict sites
- All existing employment areas, as the potential reallocation of employment to housing has long formed one of the key potential sources of future housing in Reading.
- All undeveloped land outside the settlement.
- Sites known for any other reason, including wider residential areas considered to have regeneration potential. This included an in-depth examination of the Borough using aerial photography.

Base date

- 2.9 The base date for this version of the HELAA is **1 April 2017**. This is the date for which the last information on development progress has been published. Information providing the basis for the assessment is correct to that date. In some cases, later information where known is taken into account - for instance, the fact that a development has commenced after 1 April 2017 provides a guarantee that the site is available, and this is taken into account in the assessment. Likewise, where permission has been granted since that date it makes sense to use the permitted level of development rather than another calculation.
- 2.10 This version of the HELAA updates the May 2017 version, published alongside the Draft Local Plan, which had a base date of 1 April 2016. This version

therefore takes account of development monitoring over the 2016-17 year, as well as any other changes in circumstances over that period.

Call for sites or broad locations

- 2.11 The HELAA was initially prepared during 2016 and 2017, shortly after consultation on Issues and Options for the Local Plan (which took place between January and March 2016). Two 'call-for-sites' exercises were carried out to inform that Issues and Options consultation, during January 2014 and October 2015, and the sites nominated were included as an appendix to the Issues and Options report and were subject to consultation. The Issues and Options report itself also asked for any additional sites to be put forward for consideration, which yielded a further small number of sites. A further small number of sites were put forward during consultation on the Draft Local Plan in May and June 2017.
- 2.12 Therefore, the 'call for sites' stage was fulfilled through the Local Plan process in this case. Future versions of the HELAA will need to undertake this as a separate stage.

Full list of sites

- 2.13 The desktop information and the call for sites together led to the collation of the full list of sites for consideration in the HELAA. In total, this meant considering 346 sites or broad areas. In total, these sites cover around 920 hectares - some 23% of the entire Reading Borough area. This therefore represents a very thorough analysis.
- 2.14 The sites were collated into a database, and given a five-digit HELAA code. The first two letters represent the ward⁶, followed by three numbers. So, for instance, AB001 is the first site with an existing allocation in Abbey ward.
- 2.15 A small number of sites need to be kept confidential, as they are derived from confidential pre-application discussions, or there are other sensitivities. These sites are given a general code with the prefix XX.

Site/broad location survey

- 2.16 The joint methodology agreed several types of site which would generally be excluded from further assessment. These are sites which are within:
- The functional floodplain (Flood Zone 3b), as defined in the most up-to-date Strategic Flood Risk Assessment.
 - A Special Area of Conservation (SAC)
 - A Special Protection Area (SPA)
 - 400 metres of the Thames Basin Heaths Special Protection Area
 - A Ramsar site
 - A Site of Special Scientific Interest (SSSI)
 - Suitable Alternative Natural Greenspace, i.e. land provided for informal recreation to offset impacts on the SPA
 - Ancient woodland; or

⁶ AB = Abbey; BA = Battle; CA = Caversham; CH = Church; KA = Katesgrove; KE = Kentwood; MA = Mapledurham; MI = Minster; NO = Norcot; PA = Park; PE = Peppard; RE = Redlands; SO = Southcote; TH = Thames; TI = Tilehurst; WH = Whitley.

- A hazard zone which would prevent development, e.g. airport safeguarding zones⁷

2.17 Only two of the above categories of land exist within Reading Borough – ancient woodland and functional floodplain. No sites within the list were in ancient woodland, so all sites excluded at this stage were due to being located wholly, or virtually wholly, in the functional floodplain.

2.18 The sites excluded from further consideration were:

Table 3: Sites excluded at Stage 1

Site Ref	Site Name	Area (ha)
BA024	Scours Lane and Littlejohn's Farm	101.1
CA005	View Island	1.62
KE005	Land at Scours Lane	0.56
MI001	Fobney Mead, Island Road	2.18
SO004	Land at Searles Farm	93.7

2.19 This is not to say that certain sites may not be identified in the final Local Plan. Fobney Mead, for example, is an existing allocation in the Sites and Detailed Policies Document for a small-scale water compatible leisure development, a use befitting its flood risk, and the Pre-Submission Draft Local Plan continues to identify the potential for small-scale leisure and recreation use. However, the functional floodplain issue means that these sites will not make any significant contribution to meeting the identified development needs.

2.20 Two of the sites are large areas located within the floodplains of the Thames (Scours Lane and Littlejohn's Farm) and Kennet (Land at Searles Farm). The latter was nominated for development in the call for sites for the Local Plan. As well as functional floodplain, the sites are heavily constrained by biodiversity (in the case of Searles Farm), landscape and open space designations. More detail on the consideration of these sites for development will be set out elsewhere in the Local Plan evidence base.

2.21 The next step was to assemble information relevant to the assessment of the remaining sites. This information came from a variety of sources:

- existing information, for instance from designations related to matters such as wildlife, heritage and air quality;
- surveys of the sites;
- past planning reports, such as application and pre-application officer reports; and
- input from specialist advisors such as transport officers and the Council's ecologist.

This information was then considered in the next stage.

⁷ This does not include all hazard zones – for instance, COMAH consultation zones are not an absolute constraint on development, and therefore require consideration later in the process.

3. Stage 2: Site and broad location assessment

- 3.1 There are four main steps within stage 2, and our HELAA titles these steps 2a to 2d;
- Step 2a: Estimating development potential;
 - Step 2b: Assessing suitability;
 - Step 2c: Assessing availability; and
 - Step 2d: Assessing achievability.
- 3.2 The PPG methodology also notes a fifth step, 'overcoming constraints', but in Reading's HELAA, much of this is embedded within the consideration of steps 2b, 2c and 2d.

Step 2a: Estimating development potential

- 3.3 The assessment of the development potential of each site is an estimate at this point, and is subject to potential adjustments through the HELAA process. The approach differed according to different types of site.
- 3.4 For sites with planning permission (including any sites where an application was undetermined at the base date of 1 April 2017 but permission was granted during the drafting of the HELAA), the development set out in the permission is taken as being the potential of the site. Whilst some sites may have greater potential than the permission allows for, this is no longer within the control of the Council, and the most likely scenario is that the permission will be built out. There were a handful of exceptions to this, where there is good reason to believe that an existing permission will not be implemented.
- 3.5 For a number of other sites, a 'pattern book' approach was used. This took examples of recent development and used the average densities. These resulted in the following densities:
- Town centre residential new-build - 325 dwellings per hectare (dph)
 - Town centre fringe residential new-build - 200 dph
 - Urban residential new-build - 74 dph
 - Suburban residential new-build - 42 dph
 - Conversion to residential - 1 dwelling per 57 sq m of floorspace
 - Town centre office new-build - plot ration of 326%
 - Out of town office new-build - plot ratio of 68%
 - Industrial/warehouse new-build - plot ratio of 33%
 - Community new-build - plot ratio of 71%
- 3.6 It should be noted that the above densities were not necessarily applied across the board to the areas shown on the map in Figure 1. For instance, a site in an area shown as 'urban' in Figure 1 could have greater or lesser development potential than the pattern-book urban density shown above, depending on the character of the site itself and of surrounding areas.
- 3.7 However, as Reading is a dense urban area with a wide mix of uses, often mixed vertically, there are many sites where the development potential is complicated and involves a range of uses. This is particularly the case in the town centre. For that reason, the development potential for many sites was calculated on a site-by-site basis, taking account of matters such as the likely acceptable development heights, plot coverage and possible mix of uses. In

other cases, past permissions, refusals or pre-application responses provide a good insight into the likely capacity for development, and inform the calculation.

- 3.8 Most of the site by site calculations are in the town centre, where a mix of uses often mean that pattern book approaches are not applicable. The calculations generally work on the basis of identifying the amount of floorspace that can be accommodated on each site, distributing it amongst the appropriate uses, and then converting the residential floorspace to dwelling numbers. Generally in these town centre calculations we assume a ratio of 94 sq m per flat for new build. A ratio of 120 sq m per flat was assumed in the May 2017 version based on previous evidence for the RCAAP, but this was subject to some queries, and as a result a more up to date analysis of town centre schemes was undertaken to identify a figure. Generally, for larger developments which would need to provide their own circulation space, open space etc, a plot ratio of 43% was used to calculate building footprints, which is a reduction from the May 2017 version, again on the basis of more up-to-date evidence. For smaller sites which are already part of a development block, a plot ratio of 66% was used. The full HELAA schedules in Volume II of the study describe how each site development capacity has been derived.
- 3.9 Recent conversions have been on average 57 sq m per flat, and this can be applied to conversions of existing premises where this is the appropriate development. However, this average is pulled down by conversions of office to residential that do not require planning permission, and tend to provide on average a tendency towards smaller dwellings than the Council's mix policies would allow.
- 3.10 The development potential identified at this stage is an initial estimate. There is scope to adjust the development potential at each of the next stages of assessing suitability, availability and achievability.
- 3.11 Table 4 summarises the development potential at this stage. Because it includes all employment land, it shows great capacity for new housing set against a massive loss of industrial and warehousing. It is not therefore in any way an appropriate outcome, and should only be used as a starting point for this analysis

Table 4: Total development potential

Use	Capacity
Residential (units)	28,955
Office (sq m)	9,104
Industrial & warehousing (sq m)	-454,799
Retail and town centre (sq m)	21,797
Leisure (sq m)	43,882
Hotel (sq m)	52,016
Community (sq m)	1,623
Other (sq m)	-103,037

Step 2b: Assessing suitability

- 3.12 The purpose of this step is to assess whether a site is suitable for development. This is a wide-ranging assessment, taking in a range of factors. The factors examined are as follows:

General location

- Whether the site is in or adjoining an existing urban area;
- Distance from an existing centre
- Whether the site is previously developed
- Distance from existing public transport links
- Existence of a clear existing highway link
- Whether there are access and highway safety issues

Existing use

- Whether there are existing residential uses on site
- Whether there are existing economic development uses on site
- Whether there are existing other uses on site
- Vacancy

Environmental and open space designations and issues

- Whether it is within or adjoining an Area of Outstanding Natural Beauty⁸
- Whether it is within the Green Belt⁹
- Whether it is identified public open space
- Whether it is designated Local Green Space
- Whether it is common land
- Whether it is agricultural land, and of what grade
- Whether it is affected by Tree Preservation Orders
- Whether it is a Local Wildlife Site
- Whether it is a Local Nature Reserve
- Whether it is an area of Biodiversity Action Plan habitat
- Whether it is within a Biodiversity Opportunity Area
- Whether the presence of protected species is likely
- Whether it is within a Major Landscape Feature

Heritage issues

- Whether a scheduled ancient monument is within the site
- Whether the site is in an area of archaeological potential
- Whether the site is within a conservation area or its setting
- Whether the site is within a historic park or garden or its setting
- Whether the site includes a listed building or its setting
- Whether the site includes a locally listed building or its setting

Health and safety issues

- Whether the site is within a consultation zone for a COMAH site
- Whether the site is within a consultation zone for the Atomic Weapons Establishment at Burghfield
- Whether the site is affected by potential contamination

⁸ There is no AONB within Reading, but the Chilterns AONB does adjoin Reading Borough to the northwest.

⁹ There is no Green Belt in Reading.

- Whether the site is affected by potential land instability
- Whether the site is in the Air Quality Management Area
- Whether the site is subject to potential light pollution
- Whether the site is subject to potential noise and disturbance
- Any other health and safety issues

Flood risk¹⁰

- Proportion of the site in Flood Zones 2 and 3a according to the most up-to-date SFRA
- Whether there is likely flood risk from other sources

Design and amenity

- Whether there are overlooking/privacy issues that would prevent or particularly constrain development
- Whether there are character issues that would prevent or particularly constrain development¹¹
- Surrounding residential density

Utilities issues

- Whether there are potential issues with water utilities in this location
- Whether there are potential issues with wastewater utilities in this location
- Whether there are on-site utilities, e.g. a sub-station that needs to be moved

Other considerations

- Whether the site includes a public right of way
- Whether the site is identified as an asset of community value
- Whether the site is needed for minerals use
- Whether the site is needed for waste use
- Whether the site is safeguarded for the delivery of Crossrail
- Whether the site is needed for any other strategic transport scheme
- Whether there are particular community aspirations for the site

3.13 Taking the above factors into account, an overall conclusion on suitability is reached. Each site is considered '*suitable*', '*potentially suitable*', '*suitability unknown*', or '*unsuitable*'. Only sites that are suitable or potentially suitable proceed to the next step at this point. It should be noted that the presence of one or more constraints above does not necessarily render a development '*unsuitable*', and whether these constraints are likely to be capable of being overcome (the '*overcoming constraints*' step from the PPG) is factored into the suitability stage, as well as, where appropriate, the availability and achievability stages. The judgement made on suitability is a balanced one taking account of the whole picture. It is also vital to note that identifying some suitability for development on a site does not mean that any specific development is suitable, and nor is it a guarantee that development

¹⁰ This does not pre-empt the results of any sequential or exceptions test or a detailed flood risk assessment, which will be a separate requirement if a relevant site is to be allocated.

¹¹ There are almost always character issues that affect the form of development, but this is used mainly where there are clear reasons why the development capacity from step 2a needs to be significantly adjusted to account for character.

will be granted permission in the future - it is a balanced judgement on the potential of the site based on the information available.

- 3.14 If any of the factors above mean that the quantitative development potential from step 2a needs to be amended to make a development suitable (for example removal of part of the site with particular constraints, or a reduction in density to avoid significant harm to neighbouring areas), an adjustment is made at this point.
- 3.15 Where a site is considered to only be suitable for an amount of development that falls below the 10-dwelling threshold, it will be classed as 'unsuitable'. This is to prevent double counting, given that there are allowances built into the calculations for smaller-scale development (see stage 3), so in this sense 'unsuitable' means unsuitable for inclusion as a specific site in the HELAA rather than unsuitable for development.
- 3.16 The totals for specific sites after the suitability analysis are set out in Table 5. Appendix 1 shows which sites were not considered to be suitable. Only sites considered 'suitable' or 'potentially suitable' were carried forward into the next stage.

Table 5: Summary of 'suitable' or 'potentially suitable' sites

Use	Capacity
Residential (units)	14,164
Office (sq m)	204,961
Industrial & warehousing (sq m)	117,890
Retail and town centre (sq m)	29,540
Leisure (sq m)	48,804
Hotel (sq m)	52,476
Community (sq m)	33,158
Other (sq m)	-94,290

Step 2c: Assessing availability

- 3.17 The starting point for assessing availability is to contact the owners and developers of the sites in question. We sought to contact all landowners that own a significant part of the identified 'suitable' sites, with certain exceptions. There was no need to make contact where a site is already under construction, as it is clearly available and achievable. There were certain sites, where it was felt for reasons of sensitivity that it would be unwise to contact owners to avoid misunderstandings (for instance where a site had previously received only negative feedback from the Council, based on policies that may not be carried forward). This was a small number of mostly small sites, with a combined potential of less than 300 dwellings, and assumptions have been made about their availability based on existing information.
- 3.18 Responses were not received in relation to all sites, and, again, assumptions needed to be made about availability based on known information, for instance from applications or pre-application discussions or from other sources. The response rate was 49%, so there are a considerable number of sites where landowners did not respond. However, in most cases there is some past history on a site which might indicate potential availability, for instance nominations during a call for sites or previous applications or pre-

application enquiries, and this information was taken into account in assessing availability.

- 3.19 The following considerations fed into the consideration of whether a site was available:
- Any stated landowner intention, including any progress made with planning discussions;
 - Any legal issues affecting the availability of the site;
 - Whether there are existing uses that require relocation; and
 - Likely timescale for site becoming available.
- 3.20 Where the assessment of availability led to a different conclusion about how much development could be accommodated on the site, an allowance was made for adjusting the figure. Generally, this adjustment reduced the overall development possible, usually because a part of the site was not considered available in the plan period. Some landowners responded with calculations of the development potential that were higher than the Council's. This is not unexpected, and unless there was good reason to amend the capacity, the Council usually stuck with the figure that had emerged from the suitability analysis.
- 3.21 Appendix 1 shows which sites were not considered to be available. Only sites considered 'available' or 'potentially available' were carried forward into the next stage.

Table 6: Summary of 'available' or 'potentially available' sites

Use	Capacity
Residential (units)	12,537
Office (sq m)	212,986
Industrial & warehousing (sq m)	129,053
Retail and town centre (sq m)	25,152
Leisure (sq m)	52,749
Hotel (sq m)	51,330
Community (sq m)	36,004
Other (sq m)	-50,190

Step 2d: Assessing achievability

- 3.22 The submissions from owners and developers resulting from the availability assessment also fed into the conclusions on achievability. Once again, this does mean making some assumptions in some cases on the basis of best available information.
- 3.23 The following considerations fed into the consideration of whether a site was achievable:
- Whether access to the site was achievable;
 - Whether there are any legal issues, e.g. covenants, likely to influence whether the development can be achieved;
 - Whether adjacent uses would affect achievability of the development;
 - Whether the development would be likely to be viable;
 - Whether there is likely to be market demand for the development on the site;
 - Whether there are any exceptional development or site preparation costs that might impact on achievability;

- Whether there are achievability issues related to the provision of necessary infrastructure;
 - Whether external funding is required and available; and
 - The likely build-out rates of development
- 3.24 In general, the information above is largely quite hard to come by unless a development is some way down the line of the planning process. In general therefore, development on sites was assumed to be achievable unless there were clear reasons to think otherwise.
- 3.25 As for availability, where the assessment of achievability led to a different conclusion about how much development could be accommodated on the site, an allowance was made for adjusting the figure. An example of where this might be necessary is if build-out rates suggested that it could not all be delivered in the period of the HELAA, but in practice very few sites needed an adjustment at this point.
- 3.26 Appendix 1 shows which sites were not considered to be achievable. Only sites considered 'achievable' or 'potentially achievable' were carried forward into the next stage.

Table 7: Summary of 'achievable' or 'potentially achievable' sites

Use	Capacity
Residential (units)	11,888
Office (sq m)	212,986
Industrial & warehousing (sq m)	129,053
Retail and town centre (sq m)	24,234
Leisure (sq m)	24,307
Hotel (sq m)	51,330
Community (sq m)	36,137
Other (sq m)	-50,190

Summary

- 3.27 The summary of this process for each site is set out in Appendix 1 of this report, and it shows the conclusion on suitability, availability and achievability for each site. From this analysis, we can determine whether a site is '*developable*' (within 5 years), '*deliverable*' (within years 6-10 and 11-15), '*potentially developable*' or '*not developable within the next 15 years*'. The full set of information for each site is available as a separate Volume 2.
- 3.28 As we are using the HELAA process to compare likely supply against need, realistic assumptions are needed on how many of the sites will come forward in the plan period. This is done through the use of 'non-implementation rates' - a percentage discount applied to the figures to account for a proportion of sites not being delivered. The rates used are as follows:
- Development commenced - 0%
 - Planning permission granted and availability confirmed - 0%
 - Planning permission granted but availability not confirmed - 10%
 - No planning permission but availability confirmed - 10%
 - No planning permission and availability not confirmed - 20%
- On occasion, where a mix of these statuses is present on different parts of a single site, a rate of 5 or 15% is used.

3.29 In summary, the result of stage 2 of the HELAA are as follows:

Table 8: Summary of HELAA sites

Use	Deliverable	Developable	Potentially developable	Total from Stage 2
Residential (units)	3,701	6,588	247	10,536
Office (sq m)	134,916	74,071	0	208,987
Industrial & warehousing (sq m)	21,450	98,965	-1,454	118,960
Retail and town centre (sq m)	18,534	13,381	-7,729	24,186
Leisure (sq m)	2,382	19,447	253	22,081
Hotel (sq m)	15,106	31,145	0	46,250
Community (sq m)	23,852	9,629	1,530	35,011
Other (sq m)	2,489	-43,929	0	-41,440

3 Stage 3: Windfall Assessment (and additional allowances)

- 4.1 The methodology allows for some allowance to be made for 'windfalls'. Windfalls are sites which have not previously been identified and which do not make up part of the identified supply. However, clearly the purpose of a HELAA is to seek to identify the sites where development is expected to come forward insofar as is possible, so it is desirable to keep the reliance on windfalls to a minimum. A reliance on windfalls must be adequately justified by evidence.
- 4.2 We consider that there is a clear case for an allowance for small site windfalls of below ten dwellings. The cut-off for the HELAA is ten dwellings or more, and it is therefore logical to assume that smaller sites will continue to come forward in addition. Over the last 15 years (2002-2017), an average of 147 small site windfalls have been completed each year, as set out in table 9 below. What is also notable is just how robust these figures are, in that they do not decrease to the same extent as larger developments at times when completions overall were badly hit by the recession (2009-2012).
- 4.3 However, this supply of small site windfalls has included an element of development of residential gardens. However, paragraph 48 of the NPPF states that local authorities should not include development of gardens within a windfall allowance in calculating 5-year housing land supply, and Planning Practice Guidance clarifies that this should also apply to housing land availability assessments. Removing past small site windfalls on garden land therefore gives a revised average of 127 dwellings per year¹².

Table 9: Completions on small windfall sites 2002-2017

Year	Homes completed on small windfall sites (<10 dwellings)	Of which on garden land	Homes completed on small windfall sites not including garden land
2002-03	164	25	139
2003-04	140	38	102
2004-05	141	38	103
2005-06	152	11	141
2006-07	157	43	114
2007-08	177	30	147
2008-09	203	43	160
2009-10	193	23	170
2010-11	134	12	122
2011-12	117	4	113
2012-13	134	6	128
2013-14	114	8	106
2014-15	155	16	139
2015-16	127	9	118
2016-17	103	6	97
Average 2002-2017	147.4	20.8	126.6

¹² A longer time period for calculating windfalls, e.g. 20 years, could be seen as more robust. However, the Council does not hold reliable records of which small sites before 2001-2 constituted garden land, and it is therefore preferable to rely on a 15 year period.

- 4.3 We therefore believe that an allowance of 127 dwellings per year on small sites is justified and appropriate. Over the period 2017-2036, that means 2,413 dwellings in total.
- 4.4 We have not included an allowance for larger windfalls in this HELAA. It is our experience that such larger windfalls are a regular feature of development in Reading, with changes in a fast-moving market meaning that sites in existing use that had not been anticipated to have particular development potential come forward for development quite quickly. Nevertheless, it is considered that this HELAA process is more thorough than was often the case in the past, and it is not therefore proposed to rely on larger windfalls for housing.
- 4.5 It is also not proposed to include a windfall allowance for any sites for economic development. A large proportion of sites within the town centre and employment areas are included in the site assessment, and it is assumed that most such development will take place in those areas.
- 4.6 When windfalls are factored in, as well as past completions between 2013 and 2017, the results of the first iteration of the assessment are as set out in Table 10. The level of need identified is also included for comparison.

Additional Allowances

- 4.7 A need has been identified for a new six-form entry secondary school. Work is underway on examining candidate sites for providing this new school, but it is clear that whichever site is chosen, it will almost certainly be one which has already been considered within the HELAA process, and probably one that is considered suitable for another form of development such as housing. Therefore, until such time as a site is identified, this needs to be taken into account within the overall figures as a general allowance.
- 4.8 Initial work has indicated that a site of around 0.6 ha could be sufficient to accommodate the necessary buildings. The focus for seeking to identify a site will be in and around the town centre, and likely to be a site in a location on the fringe of the town centre. For this reason, the overall loss of housing that would result could be calculated using the town centre fringe density of 200 dph, which on a site of 0.6 ha would mean a loss of 120 dwellings.
- 4.9 In terms of the additional school floorspace that would result, the Education Funding Authority has a basic formula for calculating floorspace for a secondary school, which is 1,050 sq m plus 6.3 sq m per pupil¹³. If 30 pupils per each of the six forms, spread across five school years is assumed, this results in 900 pupils, and a floorspace need of 6,720 sq m.

¹³ There are different calculations where a sixth form is proposed. It is not clear whether this will be required here, so it is not taken into account, but inclusion of a sixth form will increase the floorspace needs.

Table 10: Summary of HELAA results (first iteration)

	Objectively assessed need 2013-2036	Completions 2013-2017	HELAA Sites - Deliverable	HELAA Sites - Developable	HELAA Sites - Potentially developable	HELAA Sites - Total developable, deliverable and potentially developable	Windfalls	Allowance for secondary school on site TBC	Total supply	Difference between need and supply
Housing (dwellings)	16,204 ¹⁴	2,514	3,701	6,588	247	10,536	2,413	-120	15,343	-861
Office (sq m)	52,775 ¹⁵	-96,685	134,916	74,071	0	208,987	0	0	112,302	+59,527
Industry/warehousing (sq m)	148,440 ¹²	-6,692	21,450	98,965	-1,454	118,960	0	0	112,268	-36,172
Retail & town centre (sq m)	34,900 ¹⁶	-18,994	18,534	13,381	-7,729	24,186	0	0	5,192	-29,708
Leisure (sq m)	No figure identified	-7,047	2,382	19,447	253	22,081	0	0	15,034	N/A
Hotel (sq m)	No figure identified	5,389	15,106	31,145	0	46,250	0	0	51,639	N/A
Community use (sq m)	No figure identified	18,197	23,852	9,629	1,530	35,011	0	6,720	59,928	N/A
Other use (sq m)	No figure identified	36,213	2,489	-43,929	0	-41,440	0	0	-5,227	N/A

¹⁴ From Berkshire Strategic Housing Market Assessment, 2016 – this is the dwelling need of 16,077 plus an equivalent of the residential care need of 253 (divided by 2 in line with the assumptions in section 6.

¹⁵ From Central Berkshire Economic Development Needs Assessment, 2016 – this is the Labour Supply scenario (the highest of the three) plus the safety margin as specified in the EDNA. It does not include the allowance for future losses, because the job of the HELAA is to identify those future losses, so making this allowance would be double counting. Greater losses would be likely to lead to higher provision of other uses, for example housing.

¹⁶ From Western Berkshire Retail and Leisure Study, 2017 – this is the cumulative total of comparison and convenience need.

4 Revisiting the figures

- 5.1 Where there is a shortfall against needs, the next stage of the HELAA process is to revisit the Sites and Broad Location stage to understand whether there are measures that can be taken to change the conclusions on whether sites are suitable, available and achievable.
- 5.2 In our HELAA, much of this consideration took place within the main assessment itself. For instance, sites where there were potential contamination issues were not ruled out at that stage but were rather considered potentially suitable, subject to mitigation measures. However, there were two major areas which can be revisited at this stage, namely re-examining suitable densities and looking again at suitability in terms of flood risk.

Flood Risk

- 5.3 In the first iteration of the site assessment, sites in Flood Zone 3 have generally been assessed as 'suitability unknown', unless there has been previous evidence that their development is suitable, either through the planning application process or through their allocation in an existing plan. This is because national policy applies a sequential test for development on sites outside Flood Zone 1.
- 5.4 The development potential of sites that are considered to be deliverable, developable and potentially developable is set out in table 10. These include all of the suitable, available and achievable sites within Flood Zones 1 and 2. As can be seen, there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2. It is therefore likely that the sequential test for sites in Flood Zone 3 would be passed. The suitability of these sites for development in terms of flooding will therefore be dependent on other policy tests, notably the Exception Test.
- 5.5 One of the criteria of passing the Exception Test is that a Flood Risk Assessment must have demonstrated that the site can be safely developed. The Council has commissioned Strategic Flood Risk Assessment Level 2 work to look at whether sites can be developed safely, and, if so, what the requirements would be. This work has fed into the suitability analysis, and where development on sites affected by Flood Zone 3 is considered suitable, this has already been taken into account. Some of the remaining sites rely on particular interventions, particularly the establishment of an acceptable evacuation plan, which will be difficult to achieve for many of the sites in particular in Lower Caversham, as they are some distance from areas that would be safe in the event of a flood. It is therefore assumed that for the remaining sites, the HELAA cannot conclude that an Exception Test would be passed.
- 5.6 Nevertheless, it is worth assessing the sensitivity of the conclusions to the Exception Test in Flood Zone 3, to understand whether there is very significant potential that would eliminate the shortfall which is being stifled by this approach. If it were assumed that all sites that were not considered 'suitable' or 'potentially suitable' solely on flood risk grounds¹⁷ (not including

¹⁷ The sites were CAD003 (part of site), CA002, CA004, CA007, CA008, CA009, CA011, XX010, XX015

those functional flood plain sites excluded at the outset, where the Exception Test would not apply) were able to overcome this issue, the changes to the HELAA conclusions would be as set out in Table 11.

Table 11: Sensitivity to different conclusions on Flood Risk 3 sites

	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
Before ET	15,343	112,302	112,268	5,192	15,034	51,639	59,928	-5,227
After ET	15,588	104,345	105,250	4,934	15,034	51,639	59,648	-5,227
Difference	+ 245	-7,957	-7,018	-258	0	0	-280	0

5.7 For the reasons set out above, the HELAA conclusions should not be altered as a result. Nevertheless, it demonstrates that the sensitivity to assumptions about Flood Zone 3 sites is relatively low, and that whilst passing the Exceptions Test would generate additional residential units, it would reduce other uses, notably industrial and warehousing, and mean that those needs are more difficult to meet.

Changing Densities

5.8 It is possible to test how changes to assumptions on development density could affect the capacity of the identified sites in order to make up any identified shortfall. This is limited to residential, because the capacity to increase densities on industrial or warehouse developments is very limited.

5.9 Density assumption changes would affect those sites where a 'pattern book' approach has been applied as set out in paragraph 3.5. It would not affect those sites where there has been a site-by-site conclusion on development potential, as these conclusions are much more fine-grained and take account of specific matters such as nearby heritage assets or residential amenity.

5.10 Before such an analysis is carried out, it is worth bearing in mind that the HELAA pattern book approach is already applying an increase over prevailing densities in the area. On those sites whose residential contribution to the HELAA figures is based on a pattern book approach and where it has been possible to discern surrounding residential densities, the development density assumed is already 19% higher than surrounding densities on average.

5.11 Various scenarios have been tested, as set out in Table 12. What is striking is how little change actually results from different density assumptions. This is because, for many sites there is already an upper limit on capacity, either because the number is set by a planning permission or because there are constraints such as heritage that mean that densities cannot be raised (particularly in the town centre).

Table 12: Sensitivity to different conclusions on pattern book densities

	Total capacity	Uplift	Compared to need
HELAA stage 2 & 3 conclusions	15,343	N/A	-861
Scenario A - 50% increase across the board	16,483	+1,140	+279
Scenario B - 20% increase across the board	15,799	+456	-405
Scenario C - 10% increase across the board	15,571	+228	-633
Scenario D - 5% increase across the board	15,457	+114	-747
Scenario E - 20% increase urban and suburban	15,673	+330	-531

Scenario F - 10% increase urban and suburban	15,570	+227	-634
Scenario G - 20% increase urban only	15,596	+253	-608
Scenario H - 10% increase urban only	15,462	+119	-742

- 5.12 Table 12 illustrates that the only density assumption that would come close to wiping out the shortfall is a 50% increase in densities. It is not considered that such an approach would be remotely appropriate. A 50% increase would mean that an urban site, for example, instead of being developed at 74 dwellings per hectare, would be developed at 111 dwellings per hectare. This is a completely different type of development, and applying this kind of uplift would result in huge impacts on local character across Reading.
- 5.13 It is not considered in any case that raising densities across the board for all types of site is appropriate. In the town centre, and town centre fringe locations, the Council has long been seeking to maximise densities through policy, and the pattern book approach uses densities of 325 and 200 dwellings per hectare respectively. These are very high densities, and it is not considered that there is significant scope to go further, particularly given the significant heritage interest in the centre of Reading.
- 5.14 It is considered that the greatest scope to increase densities is on urban and suburban sites. An analysis has shown that all pattern book densities used in this assessment are above the average densities surrounding the HELAA sites for all four types of site, but that the smallest uplift is on urban sites. On suburban sites, the gap is larger, but there may still be some scope for limited increase. It is therefore considered that a 10% increase in pattern book densities should be applied to urban and suburban sites (Scenario F). It should be noted that many of the scenarios come out with very similar calculations to Scenario F, particularly Scenarios D, G and H.
- 5.15 Table 13 shows the results of the HELAA taking these increases in density into account.

Table 13: Summary of HELAA results (second iteration)

	Objectively assessed need 2013-2036	Completions 2013-2017	HELAA Sites - Deliverable	HELAA Sites - Developable	HELAA Sites - Potentially developable	HELAA Sites - Total developable, deliverable and potentially developable	Windfalls	Allowance for secondary school on site TBC	Total supply	Difference between need and supply
Housing (dwellings)	16,204 ¹⁸	2,514	3,765	6,727	247	10,763	2,413	-120	15,570	-634
Office (sq m)	52,775 ¹⁹	-96,685	134,916	74,071	0	208,987	0	0	112,302	+59,527
Industry/warehousing (sq m)	148,440 ¹²	-6,692	21,450	98,965	-1,454	118,960	0	0	112,268	-36,172
Retail & town centre (sq m)	34,900 ²⁰	-18,994	18,534	13,381	-7,729	24,186	0	0	5,192	-29,708
Leisure (sq m)	No figure identified	-7,047	2,382	19,447	253	22,081	0	0	15,034	N/A
Hotel (sq m)	No figure identified	5,389	15,106	31,145	0	46,250	0	0	51,639	N/A
Community use (sq m)	No figure identified	18,197	23,852	9,629	1,530	35,011	0	6,720	59,928	N/A
Other use (sq m)	No figure identified	36,213	2,489	-43,929	0	-41,440	0	0	-5,227	N/A

¹⁸ From Berkshire Strategic Housing Market Assessment, 2016 – this is the dwelling need of 16,077 plus an equivalent of the residential care need of 253 (divided by 2 in line with the assumptions in section 6.

¹⁹ From Central Berkshire Economic Development Needs Assessment, 2016 – this is the Labour Supply scenario (the highest of the three) plus the safety margin as specified in the EDNA. It does not include the allowance for future losses, because the job of the HELAA is to identify those future losses, so making this allowance would be double counting. Greater losses would be likely to lead to higher provision of other uses, for example housing.

²⁰ From Western Berkshire Retail and Leisure Study, 2017 – this is the cumulative total of comparison and convenience need.

5 Conclusions

- 6.1 The conclusions of the assessment of capacity when considered against need are set out below.
- 6.2 There is capacity to provide 15,570 dwellings from 2013 to 2036 in Reading Borough. When considered against identified need, this means there is a **shortfall of 634 homes up to 2036²¹**.
- 6.3 There is capacity to provide approximately 112,000 sq m of offices in Reading Borough between 2013 and 2036. This represents a **surplus over identified needs of over 59,000 sq m**.
- 6.4 There is capacity to provide approximately 112,000 sq m of industrial and warehousing space in Reading Borough between 2013 and 2036. This represents a shortfall against identified needs of almost 36,000 sq m. In the case of industry and warehousing, it is considered that there may be scope for considerable on-site expansion within the existing employment areas which has not been fully considered by the HELAA process. Separate work will be undertaken on this, which may mean that there is not a need to seek provision of unmet needs in other areas.
- 6.5 There is capacity to provide a small growth in retail floorspace of around 5,000 sq m. The results of the Retail and Leisure Study were that there was a need for an increase in up to 35,000 sq m. However, this was very much identified as a maximum, given considerable uncertainty in the latter years of the study period. The Council will need to consider whether there are additional opportunities for retail expansion within the plan period.
- 6.6 The capacity identified for leisure actually represents an increase of around 15,000 sq m. The needs for leisure identified in the Retail and Leisure Study 2017 are around qualitative needs for specific facilities, so it is possible to meet those needs within a limited growth in overall floorspace.
- 6.7 The full, site-by-site tables for the various stages (1-2d) of the methodology are contained in a separate volume.

²¹ It is recognised that the HELAA produces a very slightly different dwelling total to the Housing Trajectory set out in the Draft Local Plan, by up to 10 dwellings overall. This is due to the way that HELAA assessments have been translated into dwelling ranges for allocated sites in the plan, which are rounded to the nearest ten for large sites, and a mid-point of that range is then used in the Trajectory, which can result in a very slightly higher or lower number for individual sites. However, the overall conclusions are very much in line.

6 Note on Assumptions about Other Forms of Residential

- 7.1 Because of the complicated inter-relationships between standard residential in the C3 use class and other forms of residential, such as residential care or student housing, both the need and the supply has been considered together through the HELAA process. Many of the sites in the analysis may be equally suitable for either use. This section describes how those forms of residential have been translated into a dwelling equivalent for the purposes of the calculations.
- 7.2 Where residential accommodation falls within the C3 or C4 use class, it is considered to be a single dwelling. However, in line with National Planning Practice Guidance, other types of residential accommodation can be counted towards meeting housing needs on the basis that it frees up existing residential accommodation.
- 7.3 The way that the different types of accommodation are treated in Reading is set out below:

- **Student accommodation**

The SHMA looked at whether there is a need for new student housing in Reading to 2036, and did not identify any, although this is clearly very dependent on any growth at the University. However, new student accommodation, of which there is a notable amount in the pipeline, frees up existing housing.

There is no specific guidance on how much housing equates to a unit of student accommodation. Where there is a cluster of bedrooms with shared kitchen and living room facilities, this can clearly equate to a single unit, as can a wholly self-contained student unit with its own kitchen, bathroom and living facilities. In the case of simple study bedrooms, some assumptions need to be made. Where students occupy traditional housing, it tends to be terraced housing close to the University for 3-5 people. The HELAA therefore assumes that four study bedrooms free up one dwelling.

- **Houses in Multiple Occupation**

The approach to HMOs is largely similar to that for student accommodation. Small C4 HMOs are already counted as 'dwellings' in our monitoring anyway. For larger 'sui generis' HMOs, it is considered that, where it is a cluster of bedrooms in a dwelling style with shared kitchen and living facilities, it is equivalent to a single dwelling. Where it is bedsits with shared toilet facilities, it is assumed that four bedsits equates to one dwelling.

- **Residential care and other accommodation for older people**

Some accommodation for older people, such as extra care housing, tends to count as a C3 dwelling anyway, where it is a wholly self-contained residential unit, and this section does not therefore apply in those cases.

Provision of residential care, or other specialist housing for older people also potentially frees up existing housing to help meet needs. However, it will not be the case that each residential care (or equivalent) space equates to one dwelling. A partner may stay living in the main home, for instance, or someone may move into care after living with family, either

in the main home or in an annexe. The assumption has been made that entirely self-contained units free up one dwelling, whereas in care accommodation with shared facilities, two new residential care spaces free up one new home.

The SHMA has also identified a fairly limited need for new residential care on top of the overall housing need. Therefore, some residential care will count towards this need rather than the overall housing need, and it is important to avoid double counting against both needs.

- **Serviced apartments**
Serviced apartments, or apart-hotels, are short-term lets of residential units, often to people staying in Reading for business reasons. Some of these units are associated with a hotel, others are located independently. It is not considered that serviced apartments help to meet any of Reading's housing need, and nor does their provision free up any existing housing, because the occupants would have been likely to stay in a hotel room if the serviced accommodation were not available. Therefore, serviced apartments will not be counted against housing need.
- **Empty homes**
No allowance has been made in calculating housing supply for the re-occupation of empty homes. Planning Practice Guidance is clear that the use of empty homes in such calculations would need to be robustly justified, and it is not considered that such an approach can be supported in Reading by the evidence.

APPENDIX 1: SITE SUMMARIES

READING HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT - NOVEMBER 2017

Site Code	Site Title	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Final suitable, available and achievable development							
								Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	Friar Street and Station Road	1.36	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	224	-3214	0	0	0	0	0	0
AB002	Friars Walk and Greyfriars Road (reduced site)	0.37	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	77	-4061	0	-1114	0	0	0	0
AB003	Station Hill (wider site)	2.87	No	Suitable	Available	Achievable	Deliverable (years 1-5)	451	116090	0	12825	2090	0	0	760
AB004	North of the Station	6.71	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	539	53704	0	1503	425	8500	0	-8735
AB005	Riverside	1.24	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	204	-3223	0	0	1029	0	0	0
AB006	Napier Road Junction	0.49	No	Suitable	Available	Achievable	Deliverable (years 1-5)	284	0	0	0	0	0	0	-1245
AB007	Napier Court	1.1	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	154	-4261	0	0	0	0	0	0
AB008	Cattle Market	2.46	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	405	0	0	9520	0	0	0	-4773
AB009	Great Knollys Street and Weldale Street	3.02	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	321	-120	-713	-3912	0	0	0	0
AB010	Chatham Street	3.04	No	Suitable	Potentially available	Unachievable	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB011	Broad Street Mall	2.75	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	200	-2126	0	0	0	0	0	0
AB012	Hosier Street	3.41	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	615	-14400	0	4442	0	0	0	-8897
AB013	Reading Prison	1.44	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	72	0	0	0	825	0	0	-9000
AB014	Forbury Retail Park	6.99	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	980	0	0	0	0	0	0	0
AB015	Forbury Business Park and Kenavon Drive	2.89	No	Suitable	Available	Achievable	Deliverable (years 1-5)	140	0	-8495	-788	0	0	0	0
AB016	Gas Holder	0.71	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	46	0	0	0	0	0	0	0
AB017	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	1.12	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	186	-5130	-2109	-470	0	0	-381	-947
AB018	143-145 Oxford Road	0.14	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB019	Former Reading Family Centre, North Street	0.23	No	Suitable	Available	Achievable	Deliverable (years 1-5)	17	0	0	0	0	0	0	0
AB020	9-27 Greyfriars Road	0.17	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB021	2-8 The Forbury and 19-22 Market Place	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB022	3-10 Market Place, Abbey Hall & Abbey Square	0.29	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB024	Reading Central Library, Abbey Square	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB025	The Anchorage, 34 Bridge Street	0.15	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB026	The Oracle Extension, Bridge Street and Letcombe Street	1.67	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB027	Reading College, Kings Road	3.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB028	Kings Meadow Pool, Kings Meadow Road	0.12	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	0	560	0	0	0
AB029	Caversham Lock Island	0.45	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	-1	0	0	0	800	0	0	-525
AB031	Energis House, Forbury Road	1.4	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	20019	0	0	0	0	0	0
AB032	173-175 Friar Street	0.14	No	Suitable	Available	Achievable	Deliverable (years 1-5)	34	-926	0	100	0	0	0	0
AB033	84 Watlington Street	0.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	10	0	0	-300	0	0	0	0
AB034	Land West of Rivermead Car Park	0.44	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	425	0	0	0	0
AB036	60 Queens Road	0.22	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0

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								Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
							15 years								
AB039	Jacksons Corner, 1-9 Kings Road	0.98	No	Suitable	Available	Achievable	Deliverable (years 1-5)	26	0	0	-1855	0	0	0	0
AB041	Havell House, 62-66 Queens Road	0.06	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	12	-806	0	0	0	0	0	0
AB042	173-175 Kings Road	0.12	No	Suitable	Available	Achievable	Deliverable (years 1-5)	15	-1120	0	0	0	0	0	0
AB043	Kings Point, 120 Kings Road	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	103	0	0	352	0	0	0	0
AB044	Kings Lodge, 194 Kings Road	0.06	No	Suitable	Available	Achievable	Deliverable (years 1-5)	18	-1043	0	0	0	0	0	0
AB048	120 Oxford Road	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	6	0	0	0	0	0	0	0
AB049	Princes House, 73a London Road	0.16	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	23	-2044	0	0	0	0	0	0
AB052	The Oracle Shopping Centre, Yield Hall Place	0.04	No	Suitable	Available	Achievability unknown	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB053	27-32 Market Place	0.04	No	Suitable	Available	Achievable	Deliverable (years 1-5)	14	-275	0	-237	0	0	0	0
AB054	Primark, 32-42 West Street	0.41	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	6867	0	-4305	0	0	0	-3283
AB055	Former Cox & Wyman site, Cardiff Road	1.31	No	Suitable	Available	Achievable	Deliverable (years 1-5)	80	0	-8865	0	0	0	0	0
AB056	Former Gas Works Building, Gas Works Road	0.064	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	18	0	-482	0	0	0	0	0
AB057	Central Swimming Pool, Battle Street	0.55	No	Potentially suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	87	0	0	0	-2358	0	0	0
AB058	78 Oxford Road	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB059	149-153 Oxford Road	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB060	38-40 Oxford Road & 3-7 Cheapside	0.3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB061	17-23 Queen Victoria Street	0.05	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	12	-454	0	0	0	0	0	0
AB062	1-5 King Street	0.08	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	16	0	0	-1368	0	0	0	0
AB063	Manrose Manufacturing, Meadow Road	0.34	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB064	159 Oxford Road	0.033	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB065	Queens Arms PH, Great Knollys Street	0.065	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB066	Elite House, 179 Kings Road	0.055	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB067	Brunel Arcade, Station Approach	0.58	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	138	12936	0	1531	0	0	0	-2842
AB068	Apex Plaza, Forbury Road	0.93	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	183	-8858	0	0	0	0	0	0
AB069	37-43 Blagrove Street	0.04	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB070	Land at Richfield Avenue and Tessa Road	3.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB071	Rising Sun 18 Forbury Road	0.024	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB072	The Butler PH, Chatham Street	0.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB073	28-30 Richfield Avenue	0.78	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB074	7 Blagrove Street	0.015	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB075	115-117 Caversham Road	0.35	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	26	-178	-1762	-89	0	0	0	0

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AB076	187-189 Kings Road	0.1	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	22	-739	0	0	0	0	0	0
AB077	20-22 Richfield Avenue	0.37	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB078	Land at Regent Court, Great Knollys Street	0.021	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB079	1-3 Greyfriars Road	0.026	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB080	Land adjacent Crowne Plaza Hotel, Richfield Avenue	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB081	Shurgard Self Storage, 75-77 Caversham Road	0.57	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	51	0	-2777	0	0	0	0	0
AB082	Tesco, Napier Road	5.51	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB083	131-215 Cardiff Road	1.233	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB084	140-146 Cardiff Road	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB085	Trafford Road	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB086	100-124 Cardiff Road and Bennet Court	3.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB087	Weighbridge Row	0.35	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB088	2-12 Richfield Avenue	1.235	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB089	1-3 & 13-14 Cremyll Road	0.81	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB090	18 Richfield Avenue	0.33	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB091	24-26 Richfield Avenue	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB092	Milford Road	1.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB093	2 Ross Road	0.28	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB094	160-163 Friar Street	0.06	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	25	-2228	0	0	0	0	0	0
AB095	3-4 Wesley Gate, Queens Road	0.07	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	13	-749	0	0	0	0	0	0
AB096	Great Brighams Mead	1.04	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk	0.31	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB098	Clarendon House 59-75 Queens Road	0.21	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	44	-2264	0	0	0	0	0	0
AB099	Network Rail Land, Napier Road	3.36	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	55	0	-1610	0	0	0	0	0
AB100	Rear of 8-32 Clifton Street	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB101	Part of City Wall House, 26 West Street	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
AB102	Tangent House, 16 Forbury Road	0.05	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street	0.3	No	Suitable	Available	Achievable	Deliverable (years 1-5)	2	0	0	0	0	0	0	0
BA002	Rear of 303-315 Oxford Road	0.22	No	Suitable	Potentially	Potentially	Developable (years 6-10, 11-15)	13	0	0	0	0	0	0	0

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					available	achievable									
BA003	Part of former Battle Hospital, Portman Road	2.77	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	157	0	0	0	0	0	0	-7465
BA004	Land at former Battle Hospital	0.78	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	10	0	0	0	0	0	0	0
BA005	26 Portman Road	0.46	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	1836	0	0	0	0	-1836
BA006	Land at Reading West Station	0.62	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA007	458-478 Oxford Road & 1-3 Chester St	0.103	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA008	133-137 Wantage Road	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA009	2-4 Bridgewater Close	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA010	2-6 Portman Road and 1-5 Loverock Road	1.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA011	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	1.4	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA012	14 Portman Road and the Portman Centre	1.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA013	16-22 Portman Road and 47-73 Loverock Road	1.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA014	24 Portman Road and 75-77 Loverock Road	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA015	28 Portman Road and 83 Loverock Road	0.3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA016	Battle Farm Trading Estate and 60 and 85 Loverock Road	1.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA017	38-40 Portman Road and 103 Loverock Road	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA018	Aldbury Close and 42 Portman Road	0.98	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA019	Broughton Close and 44-50 Portman Road	1.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA020	50-60 Portman Road and 117-123 Loverock Road	1.59	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA021	62 Portman Road	0.8	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA022	Bridgewater Close	1.37	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA023	Wigmore Lane	0.73	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA024	Scours Lane and Littlejohn's Farm	101.1	Yes	N/A	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
BA025	53-55 Argyle Road	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
CA001	Unit 1, Paddock Road Industrial Estate	0.4	No	Suitable	Potentially available	Potentially achievable	Potentially developable	0	0	1419	0	0	0	0	0
CA002	72 George Street	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
CA003	St Martin's Precinct, Church Street	1.71	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36	0	0	923	587	0	0	0
CA004	383 Gosbrook Road	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
CA005	View Island	1.62	Yes	N/A	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
CA006	Reading University Boat Club, Promenade	0.56	No	Potentially	Potentially	Achievable	Deliverable (years 1-5)	18	0	0	0	-571	0	0	0

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	Road			suitable	available											
CA007	Cantay House, Ardler Road, Caversham	0.33	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CA008	3 Send Road	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CA009	4-6 Send Road	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CA010	Paddock Road	1.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CA011	Former Caversham Nursery, 82 Gosbrook Road	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CA012	64 St John's Road	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CH001	University of Reading, The Chancellors Way & Shinfield Road	3	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	0	0	0	0	0	10972	0	0	0
CH002	Reading Girl's School, Northumberland Avenue	0.98	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	0	0	0	13230	0	0
CH004	Leighton Park School, Shinfield Road	0.5	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	0	0	0	933	0	0
CH005	Land rear of 50-52 Cressingham Road	0.239	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
CH006	St Patricks Hall, Northcourt Avenue	3.39	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	107	0	0	0	0	0	0	0	0
KA001	25-31 London Street	0.1	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA002	Corner of Crown Street and Southampton Street	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	14	0	0	0	0	0	0	0	0
KA003	Corner of Crown Street and Silver Street	0.38	No	Suitable	Available	Achievable	Deliverable (years 1-5)	76	-882	0	0	0	0	0	0	0
KA004	21 South Street	0.14	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA005	83-85 London Street	0.06	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	10	-767	0	0	0	0	0	0	0
KA006	40 Silver Street	0.11	No	Suitable	Available	Achievable	Deliverable (years 1-5)	13	0	-549	0	0	0	0	0	0
KA007	34-36 Crown Street	0.034	No	Suitable	Available	Achievable	Deliverable (years 1-5)	14	-250	0	0	0	0	0	0	0
KA008	Enterprise House, 89-97 London Street	0.15	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	8	-642	0	0	0	0	0	0	0
KA009	272-274 Elgar Road South	0.41	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	27	0	-1093	0	0	0	0	0	0
KA010	79 Silver Street	0.098	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	14	-394	0	-386	0	0	0	0	0
KA011	The Woodley Arms PH, Waldeck Street	0.088	No	Suitable	Available	Achievable	Deliverable (years 1-5)	29	0	0	-360	0	0	0	0	0
KA012	75-77 London Street	0.18	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA013	11 Glebe Road	0.18	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA014	Preston Road and Nimrod Way	2.82	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA015	Britten Road	2.9	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA016	268 Elgar Road South	0.41	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	27	0	-1781	0	0	0	0	0	0
KA017	Keyline Builders Merchants, Elgar Road South	1.05	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA018	160 Basingstoke Road	1.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0
KA019	Jewson & Tunbridge Jones Estate, Cradock Road	1.96	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0	0

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KA020	Reading Approach & Chancery Gate Business Park, Cradock Road	2.36	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA021	196 Basingstoke Road & 5 Cradock Road	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA022	Arkwright Road	2.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA023	2-12 and 3-17 Boulton Road	2.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA024	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	1.57	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA025	19-37 Boulton Road	1.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA026	Car dealerships, north of Rose Kiln Lane	1.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA027	Hyperion Way	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA028	169-173 Basingstoke Road	0.8	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KA029	Makro, Elgar Road South	3.51	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	211	0	0	-7729	0	0	0	0
KA030	Central Club, London Street	0.05	No	Potentially suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	8	0	0	0	0	0	-400	0
KA031	Building 1, New Century Place, East Street	0.13	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	68	-2282	0	0	0	0	0	0
KA032	Building 2, New Century Place, East Street	0.17	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	52	-1778	0	0	0	0	0	0
KA033	Car Park, East Street	0.13	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	12	0	0	0	0	0	0	0
KA034	9 Southern Court, South Street	0.04	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	14	-288	0	0	0	0	0	0
KE001	784-794 Oxford Road	0.22	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE002	1025-1027 Oxford Road	0.19	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	11	0	0	0	0	0	0	0
KE004	Land adjacent to Stadium Way	0.498	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE005	Land at Scours Lane	0.56	Yes	N/A	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE006	1015 Oxford Road	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE007	The Restoration PH, 928 Oxford Road	0.187	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE008	Allotments and adjacent land, Kentwood Hill	6.68	No	Potentially suitable	Available	Achievable	Deliverable (years 1-5)	60	0	0	0	0	0	0	0
KE009	2-4 Deacon Way	0.58	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE010	Charters Car Sales, Oxford Road	0.33	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	12	0	0	0	0	0	0	-466
KE012	64 Portman Road and 127 Loverock Road	0.74	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE013	Stadium Way	4.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE014	Io Trade Centre, Deacon Way	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way	2.49	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE016	15-21 Deacon Way	1.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0

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							15 years								
KE017	Gresham Way Industrial Estate	0.76	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
KE018	816 Oxford Road	0.23	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15	0	0	0	0	0	0	-1076
KE019	Norcot Community Centre, Lyndhurst Road	0.13	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	15	0	0	0	0	0	0	0
MA001	Chazey Farm, The Warren	2	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	35	0	0	0	0	0	0	0
MA002	20 Chazey Road	0.167	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA003	Outlands, Upper Warren Avenue	0.53	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA004	Land at Chazey Court Farm	0.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA005	Plots A & B Gravel Hill	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA006	Highridge, Upper Warren Avenue	0.32	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA007	161 Upper Woodcote Road	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MA008	Mapledurham Pavilion, Upper Woodcote Road, Caversham	1.41	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI001	Fobney Mead, Island Road	2.18	Yes	N/A	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI002	Lok n Store, 5-9 Berkeley Avenue	0.63	No	Suitable	Available	Achievable	Deliverable (years 1-5)	112	0	0	0	0	0	0	0
MI003	34 Parkside Road	0.3	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	0	-302	0	138	391	0	325	0
MI004	21 Rose Kiln Lane	0.56	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	200	-1645	1125	0	0	0	0
MI005	Reading Link Retail Park, Rose Kiln Lane	2.42	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI006	1 Castle Crescent	0.28	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	11	0	0	0	0	0	0	0
MI007	5 Westcote Road	0.97	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI008	Government Offices, Coley Park, Wensley Road	1.89	No	Suitable	Available	Achievable	Deliverable (years 1-5)	71	0	0	0	0	0	0	0
MI009	Webb's Close, Berkeley Avenue	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI010	Pulleyn Park, Rose Kiln Lane	1.29	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	78	0	-477	0	0	0	0	-2517
MI011	31 Bath Road	0.094	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI012	4 Berkeley Avenue	0.055	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	10	0	0	0	0	0	0	-102
MI013	Kilnbrook House, Cadogan House and Rose Kiln Lane Court	1.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI014	Car dealerships, Rose Kiln Lane	1.17	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI015	25-29 Rose Kiln Lane	3.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI016	8-12 Rose Kiln Lane	1.79	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI017	Land west of A33 and south of Berkeley Avenue	0.41	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
MI018	Yeomanry House, Castle Hill	0.44	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	11	-616	0	0	0	0	0	0

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NO001	Dee Park (excluding 103 Dee Rd)	16.4	No	Suitable	Available	Achievable	Deliverable (years 1-5)	98	0	0	0	0	0	4250	0
NO002	The Meadway Centre, Honey End Lane	2.99	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	3908	0	0	0	0
NO003	16c Upton Road	0.16	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
NO004	2, 4, 6 Water Road and 158 Dee Road	0.21	No	Unsuitable	N/A	N/A	Developable (years 6-10, 11-15)	0	0	0	0	0	0	0	0
NO005	St Georges Hall, St Georges Road	0.31	No	Suitable	Available	Achievable	Deliverable (years 1-5)	11	0	0	0	0	0	-106	0
NO006	15 St Georges Road	0.097	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
NO007	Sterling Way Industrial Estate	1.55	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
NO008	Upton Road Industrial Estate	2.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
NO009	103 Dee Road	0.85	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	34	0	0	0	0	0	-1741	0
PA001	261-275 London Road	0.16	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	10	0	0	320	0	0	0	-508
PA003	Land at Green Road	0.44	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	0.11	No	Potentially suitable	Potentially available	Achievable	Potentially developable	6	0	0	0	-547	0	0	0
PA005	Palmer Park Car Park	0.72	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	0	0	0	0	800	0	0	0
PA006	Alexander House, Kings Road	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	56	-2041	0	0	0	0	0	0
PA007	131 Wokingham Road	0.15	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	8	0	0	360	0	0	0	-173
PA008	Hamilton Centre, Bulmershe Road	0.35	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	14	0	0	0	0	0	-1570	0
PE001	Land at Lowfield Road	0.93	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	27	0	0	0	0	0	0	0
PE002	Part of Reading Golf Course, Kidmore End Road	3.75	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	113	0	0	0	0	0	900	0
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	0.87	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	17	0	0	0	0	0	0	0
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	0.37	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	10	0	0	0	0	0	0	0
PE005	199-219 Henley Road	1.51	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
PE006	241-251 Henley Road	0.79	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
PE007	Rear of 9 Chalgrove Way, Emmer Green	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
PE008	58 Crawshay Drive, Emmer Green	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
PE009	Caversham Park	38.28	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	32	0	0	0	0	0	0	-10217
RE001	Royal Berkshire Hospital, London Road	0.47	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	0	0	0	0	0	0	10797	0
RE002	Wells Hall, Upper Redlands Road	2.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	17	0	0	0	0	0	0	0
RE005	1a Upper Redlands Road	0.53	No	Suitable	Available	Achievable	Deliverable (years 1-5)	10	0	0	0	0	0	0	0
RE006	University of Reading, London Road	0.45	No	Suitable	Available	Achievable	Deliverable (years 1-5)	53	0	0	0	0	0	0	-4437
RE007	79 London Road and 34 Eldon Terrace	0.12	No	Suitable	Available	Achievable	Deliverable (years 1-5)	6	0	0	0	0	0	0	0
RE008	252 Kings Road	0.18	No	Suitable	Available	Achievable	Deliverable (years 1-5)	32	-3582	0	0	0	0	0	0
RE009	Land adjacent to 17 Craven Road	0.27	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	0	0	0	0	0	0	1123	0
RE010	3-29 Newcastle Road	0.47	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	18	0	0	0	0	0	0	0

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					available										
RE011	46 Redlands Road	0.24	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
RE012	78-86 London Road	0.28	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
RE013	Warwick House, Warwick Road	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	9	0	0	0	0	0	0	0
RE014	Rear of 8-26 Redlands Road	0.74	No	Potentially suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	9	0	0	0	0	0	0	0
RE015	Land adjacent to 40 Redlands Road	0.43	No	Suitable	Available	Achievable	Deliverable (years 1-5)	26	0	0	0	0	0	-371	0
RE016	Dingley House, 3-5 Craven Road	0.33	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	17	0	0	0	0	0	-1101	0
RE017	13-15 Craven Road	0.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
RE018	Land rear of 8-14 Allcroft Road	0.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
RE019	Aspen House, 300 Kings Road	0.29	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	70	-2595	0	0	0	0	0	0
SO001	Dellwood Hospital, Liebenrood Road	0.31	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
SO002	Elvian School, Bath Road	5	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	118	0	0	0	0	0	5869	0
SO003	Alice Burrows Home, Dwyer Road	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	20	0	0	0	0	0	0	0
SO004	Land at Searles Farm	93.7	Yes	N/A	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
SO005	Garages r/o 4-10 Frilsham Road	0.149	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
SO006	72 Bath Road	0.9	No	Suitable	Available	Achievable	Deliverable (years 1-5)	12	0	0	0	-88	0	0	-365
SO007	37 Circuit Lane	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
SO008	Amethyst Lane	0.57	No	Suitable	Available	Achievable	Deliverable (years 1-5)	36	0	0	0	0	0	-1548	0
TH001	Highdown School, Surley Row	0.28	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	0	0	0	0	0	0	1080	0
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	0.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	0.33	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	8	0	0	0	0	0	0	0
TH005	153 Hemdean Road	1.91	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
TH006	142 Kidmore Road, Caversham	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
TH007	The Arthur Clark Home, Dovedale Close	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	39	0	0	0	0	0	0	0
TI001	Park Lane Primary School, The Laurels and Downing Road	3.36	No	Potentially suitable	Available	Achievability unknown	Not developable within the next 15 years	0	0	0	0	0	0	0	0
TI003	Land at Conwy Close/Meadway Comprehensive School	1.24	No	Suitable	Available	Achievable	Deliverable (years 1-5)	57	0	0	0	0	0	0	0
TI004	3-19 The Triangle, Tilehurst	0.52	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH001	Worton Grange	8.79	No	Suitable	Available	Achievable	Deliverable (years 1-5)	175	0	2452	6260	0	4134	0	2510
WH002	Part of former Berkshire Brewery Site	3.7	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	0	0	9709	0	0	0	0	0
WH003	Land north of Manor Farm Road	13.69	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	684	-15920	-21950	0	-2593	0	2000	0
WH004	Little Chef, Basingstoke Road	0.31	No	Suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH005	400 Longwater Avenue	2.6	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	27207	0	0	0	0	0	0

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WH006	Plot 8, 600 South Oak Way	3.16	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	20430	0	0	0	0	0	0
WH007	Land west of A33 and north of Island Road	6.2	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	24200	0	0	0	0	0
WH008	Green Park Village, Longwater Avenue	24.65	No	Suitable	Available	Achievable	Deliverable (years 1-5)	760	16000	0	684	0	0	190	0
WH009	Plot 17, 500-600 Longwater Avenue	4.08	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	22540	0	0	0	0	0	0
WH010	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	9.7	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	0	0	23622	0	0	0	0	0
WH011	Foudry Place and 22 Commercial Road	3.4	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	0	2295	0	0	0	1400	0	0
WH012	Madejski Stadium, Royal Way	17.7	No	Suitable	Potentially available	Achievability unknown	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH013	Worton Drive	1.57	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	3038	0	0	0	0	1201
WH014	Land west of Longwater Avenue	3.54	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	0	0	0	0	6106
WH015	177 Basingstoke Road	0.4	No	Unsuitable	N/A	N/A	Deliverable (years 1-5)	0	0	0	0	0	0	0	0
WH016	Kennet Island Phase 3, Manor Farm Road	5.46	No	Suitable	Available	Achievable	Deliverable (years 1-5)	272	0	0	0	0	0	0	0
WH017	Land south of Island Road at Smallmead	26	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	0	76752	0	0	0	0	0
WH018	Land at the Madejski Stadium	19	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	556	1775	0	1735	20732	21245	0	15570
WH019	Lancaster Jaguar, Bennet Road, Reading	1.93	No	Suitable	Available	Achievable	Deliverable (years 1-5)	0	0	0	0	0	0	0	3078
WH020	Land adjacent to Smallmead MRF, Island Road	2.34	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	0	6908	0	0	0	0	0
WH021	St Paul's Church and Hall	0.22	No	Unsuitable	N/A	N/A	Developable (years 6-10, 11-15)	0	0	0	0	0	0	0	0
WH022	Land south of the M4	3.84	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH023	448-452 Basingstoke Road	7.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH024	472 Basingstoke Road, Transcantal and Bennet Court, Bennet Road	2.55	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH025	14 Bennet Road	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH026	20-40 Bennet Road	3.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH027	Darwin Close and 9-21 Bennet Road	4.3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH028	Smallmead Road	1.33	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH029	Commercial Road East	3.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH030	464-468 Basingstoke Road	2.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH031	Acre Business Park	0.7	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH032	478 Basingstoke Road	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH033	1-4 Acre Road	4.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH034	Arena Business Park, Acre Road	2.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH035	Mayfield Trading Estate, Acre Road	1.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH036	Office buildings, Worton Drive and Imperial Way	3.98	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH037	Worton Drive industrial sites	10.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH038	SEGRO Industrial site, Imperial Way	1.46	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0

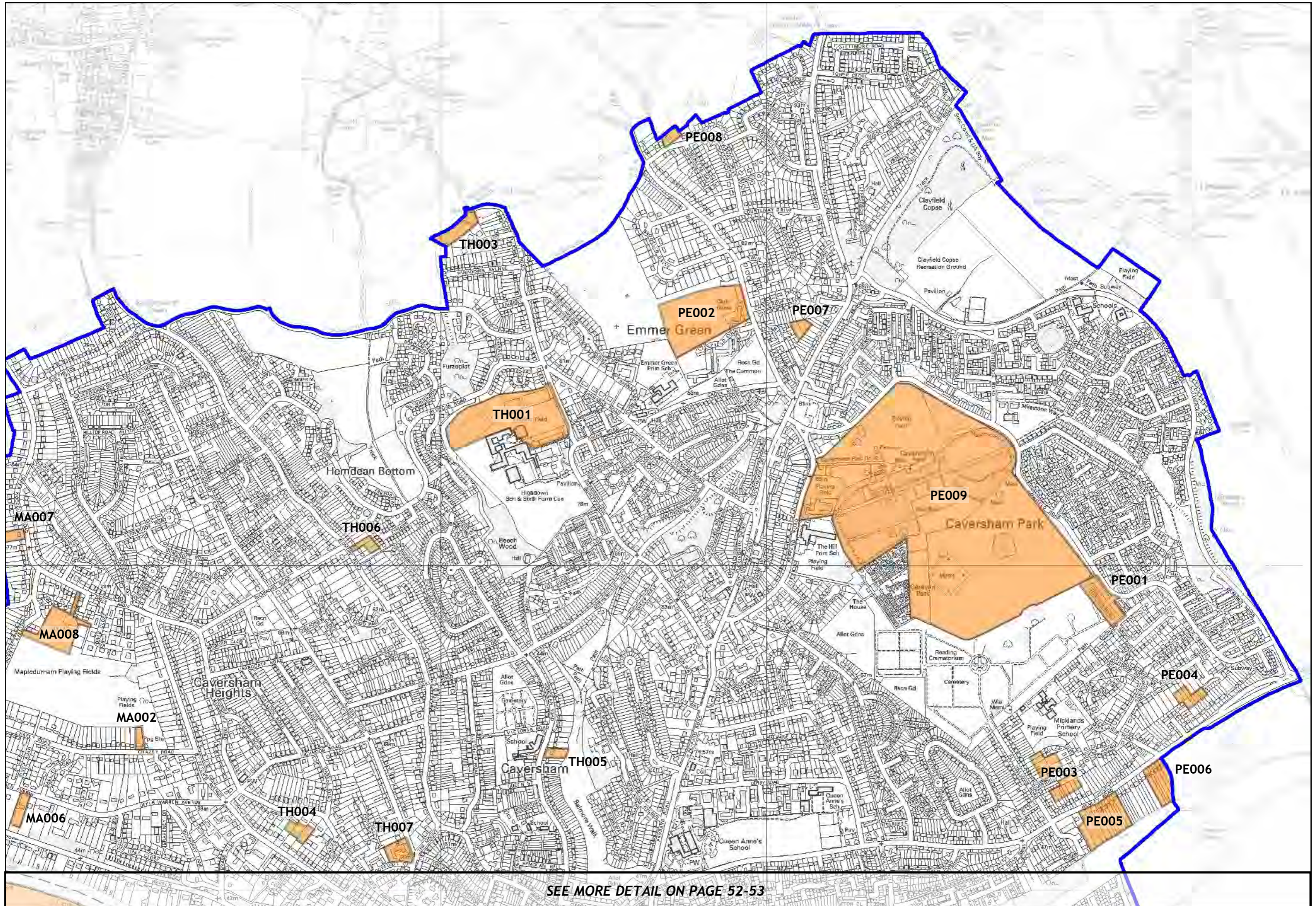
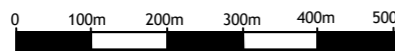
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Site Code	Site Title	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Final suitable, available and achievable development							
								Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
WH039	Tesco Distribution Centre, Imperial Way	19.48	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH040	Reading International Business Park	7.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH041	100-350 Longwater Avenue	9.84	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH042	100-400 Brook Drive	9.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH043	450-500 Brook Drive	2.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH044	550 South Oak Way	1.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
WH045	16-18 Bennet Road	0.74	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	-518	2184	0	0	0	0	-1256
WH046	Land north of Island Road	1.81	No	Potentially suitable	Available	Achievable	Deliverable (years 1-5)	0	0	9960	0	0	0	0	0
WH047	Land south of Smallmead MRF and north of Longwater Avenue	3.79	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	0	0	11188	0	0	0	0	0
WH048	Unit 4 Brunel Retail Park	0.23	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	0	0	0	948	0	0	0	0
XX001	Confidential Site 1	0.51	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX002	Confidential Site 2	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX003	Confidential Site 3	0.19	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX004	Confidential Site 4	0.12	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX005	Confidential Site 5	0.032	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX006	Confidential Site 6	0.69	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX007	Confidential Site 7	1.35	No	Suitable	Available	Potentially achievable	Potentially developable	0	0	0	0	0	0	1530	0
XX008	Confidential Site 8	0.091	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX009	Confidential Site 9	0.26	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX010	Confidential Site 10	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX011	Confidential Site 11	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX012	Confidential Site 12	0.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX013	Confidential Site 13	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX014	Confidential Site 14	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX015	Confidential Site 15	0.12	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX016	Confidential Area Regen 1	9.9	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX017	Confidential Area Regen 2	4.88	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX018	Confidential Area Regen 3	2.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX019	Confidential Area Regen 4	46.39	No	Potentially	Potentially	Achievability	Not developable within the next 15 years	0	0	0	0	0	0	0	0

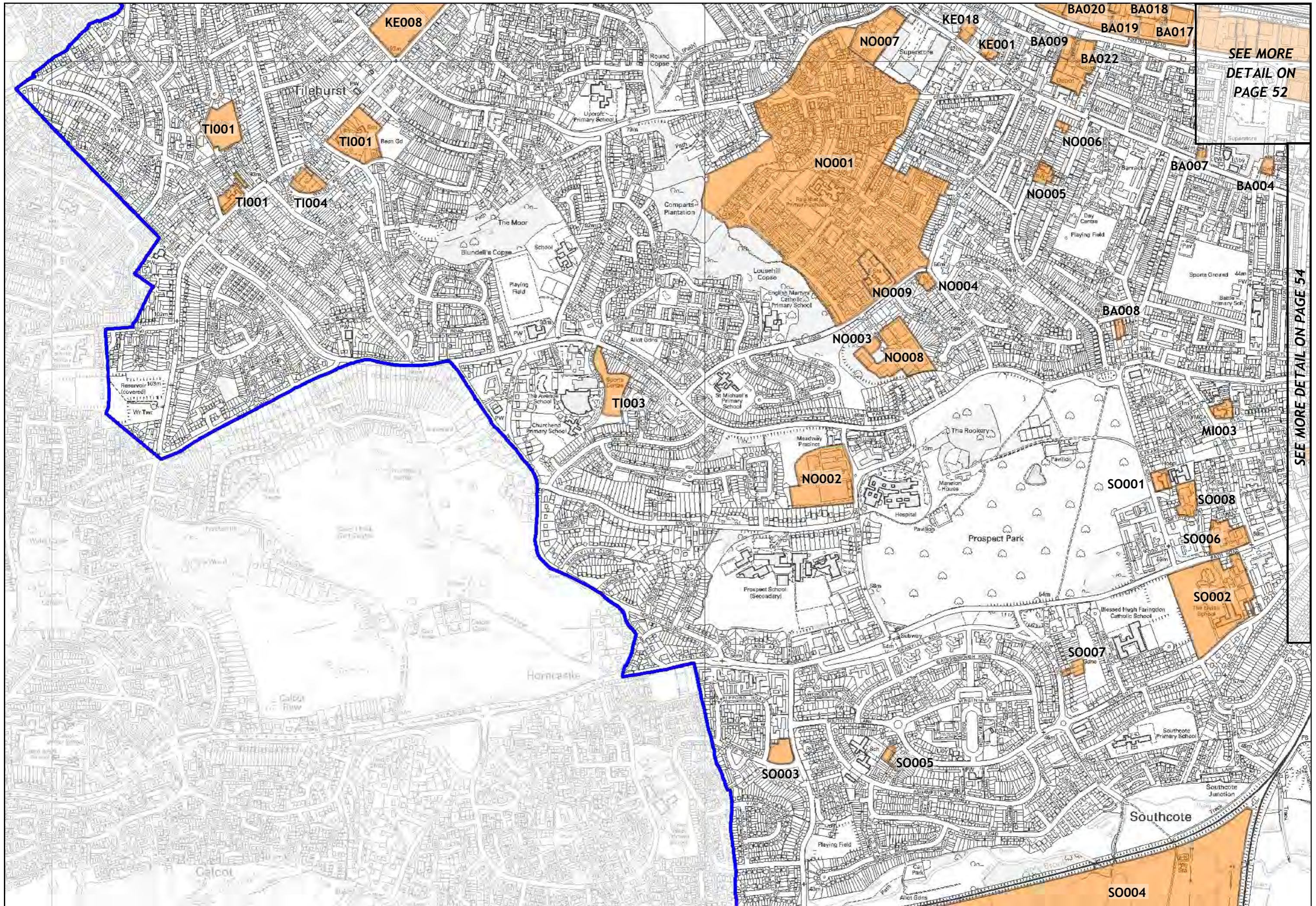
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Site Code	Site Title	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Final suitable, available and achievable development							
								Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
				suitable	available	unknown	15 years								
XX020	Confidential Area Regen 5	7.36	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX021	Confidential Area Regen 6	2.96	No	Potentially suitable	Potentially available	Unachievable	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX022	Confidential Area Regen 7	18.68	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX023	Confidential Area Regen 8	16.2	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX024	Confidential Area Regen 9	6.36	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX025	Confidential Area Regen 10	8.51	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX026	Confidential Area Regen 11	2.88	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX027	Confidential Area Regen 12	11.76	No	Potentially suitable	Potentially available	Achievability unknown	Not developable within the next 15 years	0	0	0	0	0	0	0	0
XX028	Confidential Area Regen 13	14.59	No	Potentially suitable	Potentially available	Unachievable	Not developable within the next 15 years	0	0	0	0	0	0	0	0

APPENDIX 2: MAPS OF SITES



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