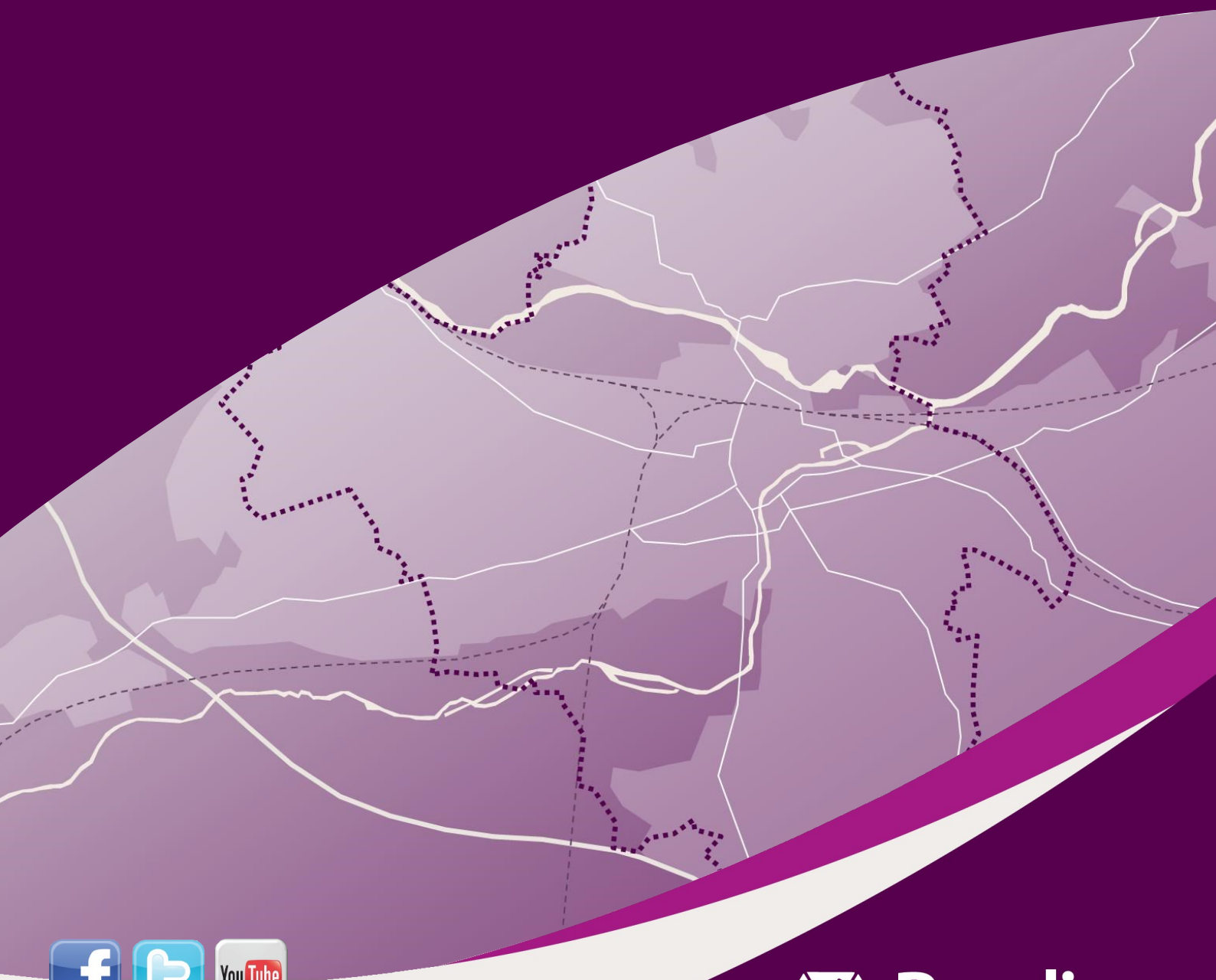


Reading Borough Local Plan

CONSULTATION ON ISSUES AND OPTIONS

January 2016



www.reading.gov.uk



Reading
Borough Council
Working better with you

FOREWORD

By Councillor Tony Page

This consultation is an opportunity to get involved in how Reading changes over the next 20 years. It is the first stage in preparing a new local plan that will guide our decision making on development in Reading up to 2036. It is at the beginning of the process that your input is most important, because it will help to shape how we draft the plan, what it will contain, and how we will approach the issues that matter.



Reading will face some significant pressures over the period of the plan, not least providing an adequate amount and quality of new housing to meet our needs. House prices in Reading are amongst the fastest rising in the country making house purchase increasingly unaffordable to very large numbers of local people. There is an immense need for new and genuinely affordable housing, both for rent and purchase.

The local plan cannot solve these issues on its own, but it can ensure that Reading does as much as is possible to meet these needs through new development. The Government has made it a task for local authorities, together with their neighbours, to identify how much new housing they will provide, and this is one of the main questions that this consultation document asks.

However, those pressures for development bring opportunities to revitalise some tired and run-down privately owned sites within our town, particularly in central and south Reading. The future of some of our industrial estates also needs careful planning to maintain a mixed employment base for the town.

There are also opportunities to make more of the considerable heritage with which Reading has been blessed and the Abbey Quarter Regeneration will ensure that the unique history of Reading Abbey acts as a further stimulus to tourism and inward investment.

At the same time, this is a chance to look at some other crucial issues, such as how our smaller district centres work, how we ensure energy efficiency in new development and how we meet our infrastructure and transport needs. The local plan will deal with a wide range of matters, and it is therefore important that we start its production with a wide discussion about its contents.

This is a real chance to help shape our town's future. I therefore hope that you take this opportunity to get involved in the consultation.

A handwritten signature in black ink that reads "Tony Page".

Tony Page

Deputy Leader, Reading Borough Council and

Lead Councillor for Strategic Environment, Planning and Transport

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1. INTRODUCTION

What is this consultation about?

- 1.1 This consultation is the first stage in producing a new Local Plan to manage how Reading develops in the next 20 or so years.

Why is a new Local Plan needed?

- 1.2 In recent years, due to national regulations about planning policy, Reading's development plan has been broken up into three separate documents, which have been produced at different times. The Core Strategy was adopted as policy in 2008, the Reading Central Area Action Plan followed in 2009, and finally the Sites and Detailed Policies Document was adopted in 2012. This meant that, to get a full picture of what the Council's planning policy is, one must read three documents.
- 1.3 The regulations have now changed, to allow local authorities to produce a single Local Plan. Reading Borough Council therefore intends to review its existing development plans and bring all policies together into a single document. This is a significant simplification, and will make it more straightforward to understand the Council's policy.
- 1.4 As well as the format of the document itself, the Government has also changed the way that we plan for development, particularly for new housing. Previously, numbers of new houses were set at a regional level for each authority. However, now it is down to individual local authorities to set out how much development, including housing, is needed in its area, and how much should be provided. This means that some elements of the Council's existing plans no longer wholly comply with national policy.

What will happen to the Council's existing planning policies?

- 1.5 As set out in paragraph 1.2 above, the Council has three existing documents that contain the main planning policies:
- The Core Strategy (adopted 2008) - containing policies on the most significant issues (for instance setting numbers of new houses to be built);
 - The Reading Central Area Action Plan (adopted 2009) - containing policies and development proposals for the centre of Reading; and
 - The Sites and Detailed Policies Document (adopted 2012) - containing detailed policies for use in deciding planning applications, and identifying sites for many uses, in particular housing.
- 1.6 All of the above documents will be replaced by the new Local Plan.
- 1.7 Many of the policies, and potentially the overall strategy, may need to be changed, some substantially, in view of the levels of development that are needed (see Chapter 3). Some other policies will need to be updated, for instance as new sites come forward and existing sites receive planning permission and are developed.

- 1.8 However, many of the policies in the above documents are relatively recent, and if they still accord with Government policy and local circumstances, there is no need to re-invent the wheel. Therefore, the Council proposes to simply carry forward a number of planning policies from the above documents. Appendix 1 details what is currently proposed to happen to each policy from the existing documents (whether it will be replaced, amended, carried forward or simply dropped). Chapter 5 discusses this matter in a little more detail, but any policies we propose to carry forward are also open for your comments.

What does this document contain?

- 1.9 This document is an ‘issues and options’ document. It is not a draft Local Plan, rather it is a discussion paper. In summary, this paper seeks your involvement in deciding what the content of the Local Plan should be - which issues it should cover, and how those should be addressed; how much development should take place; and where that development should be.
- 1.10 The paper is broken into four sections.
- 1.11 **What are we aiming to achieve, and by when?** (Chapter 2) asks what the overall objectives of the local plan should be, and what period the plan should cover.
- 1.12 **How much development?** (Chapter 3) asks how much development should take place in Reading up to 2036 (assuming that that is the plan period). This will need to be set with reference to national policy, which expects that each Local Plan should seek to meet its development ‘needs’ unless there are strong reasons not to. This section sets out different levels of development, and examines what the implications of those levels might be. In some cases, it lists a number of options so that we can understand what your preference is.
- 1.13 **How and where should development take place?** (Chapter 4) looks at possibilities for how Reading could accommodate the different levels of development. It talks in general terms first about which parts of Reading might see most development, and which types of sites might be used. Again, in some cases a variety of options are given. However, it then also talks about specific sites and asks for your views on a number of possible development sites.
- 1.14 **Which other issues should be dealt with?** (Chapter 5) looks at all remaining issues. This includes asking which types of site should be protected from development or should be identified for other designations. This section also discusses which other topics should be covered and how they should be addressed.
- 1.15 The discussion is somewhat driven by looking at development needs. This is a reflection of the fact that the Government expects each authority to meet its own ‘objectively assessed’ development needs¹ unless there are strong reasons not to. However, the discussion does take in a number of other elements, such as protecting sites and other policy matters.

¹ ‘Objectively assessed’ means resulting from an assessment that looks only at need for development. It does not take account of constraints on accommodating that development, e.g. flooding, physical capacity, policy designations etc, which are matters that must be considered later, when setting the levels of development sought in policy.

1.16 Please provide any comments by **Monday 7th March 2016**.

1.17 Comments should be made in writing, either by e-mail or post. We would prefer it if your response addressed the specific questions asked throughout this document (shown in pink boxes). An online form, setting out these questions, is available on the website. However, you do not need to answer all questions, so if you only wish to address certain parts of the consultation, please feel free to respond without using the form.

1.18 Please e-mail responses to:

LDF@reading.gov.uk

Or send responses to:

Planning Policy
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

2. OBJECTIVES AND PLAN PERIOD

What should the objectives of the plan be?

- 2.1** A set of realistic objectives is key to a Local Plan. In drafting policies or deciding on sites for inclusion, reference to these objectives can help to decide the most appropriate approach.
- 2.2** The Core Strategy (adopted in 2008) included seven core objectives, which are set out below. We are not currently aware of any reason to make wholesale changes to these objectives, so we currently propose to retain the core objectives in the new Local Plan, albeit with alterations to remove out-of-date references (see tracked changes below).
- Strengthen the role of Reading, including ~~the Central Reading Area~~, as the ~~regional~~ hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area, ~~in accordance with the South East Plan~~;
 - Improve the quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to decent and affordable housing, employment, open space and waterspace, transport, education, services and facilities (such as sustainable water supplies and wastewater treatment, healthcare services, sport and recreation, etc.) to meet identified needs;
 - Ensure new development is accessible and sustainable, in accordance with the ~~LDF~~ sustainability appraisal objectives;
 - Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design;
 - Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport;
 - Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts and leisure facilities;
 - Ensure that Reading is a multi-cultural city where significant social inclusion exists and where the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.

Question 1

Do you think that there should be any changes to the core objectives?

What should the plan period be?

- 2.3 A local plan that covers housing needs to plan for at least 15 years after adoption according to national policy. This would mean that the local plan would need to plan up to 2033 at the earliest. However, much of the emerging evidence, particularly the Strategic Housing Market Assessment, provides information to 2036, and we therefore propose to plan up to this date.

Question 2

Do you agree that we should plan up to 2036?

3. HOW MUCH DEVELOPMENT?

Context

- 3.1** Much of the purpose of a Local Plan is to work out how much development is needed, and decide how that development should be accommodated. This is the key question that we must ask in any consultation.
- 3.2** Previously, some of these levels of development were set by regional plans, in the case of Reading by the South East Plan. This was particularly the case for housing numbers. These plans were produced at regional level but approved and adopted by the Government. This system has been removed, and it is now down to each local authority to consider and set the needs for types of development. This covers all kinds of development, including business, retail, leisure, minerals, waste and community uses, but the likely most significant need will be for housing.
- 3.3** However, in doing so, local authorities still have to work within the policy set at national level, and this policy is clear that Local Plans should meet the identified needs unless there are very good reasons not to. National policy refers to these needs as ‘objectively assessed development needs’, which means that they are simply an assessment of needs that do not take account of constraints on provision, such as difficulties in finding sites. Local authorities also have a duty to co-operate with neighbouring authorities in meeting these needs, and this may include one authority helping to accommodate the unmet need of another authority where this is necessary.
- 3.4** Therefore, a Local Plan cannot simply shirk trying to accommodate needs that have been identified, nor can it set lower levels of development on the basis that it would be controversial or might mean making difficult decisions. Local Plans that go down those routes will be open to challenge from the start. We must make an honest, objective appraisal of what our needs are, and we must make every effort to accommodate them, before we can consider not meeting those needs in full as a last resort.

How much housing?

- 3.5** Reading has worked with the other former Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership to assess the level of need for new housing in the area. This resulted in the Berkshire Strategic Housing Market Assessment (SHMA, 2016), information on which is available on the Council’s website².



² www.reading.gov.uk/readingldf

- 3.6** Reading is identified as being part of the Western Berkshire Housing Market Area (along with West Berkshire, Wokingham and Bracknell Forest). In line with national guidance, need for housing should be assessed initially for the Housing Market Area. The SHMA identified a need for 2,855 homes a year up to 2036 in the Western HMA.
- 3.7** This need is then broken up by local authority, and the identified need for Reading is 699 homes a year. This represents a substantially higher need than we have been planning for in our current plan (572 homes a year). The basis for this calculation is demographic projections, including potential changes to migration from London, but the projections are amended to take account of likely economic growth and to correct reduced household formation rates for younger people as a result of restricted housing availability.
- 3.8** National policy is that local authorities should “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework” (NPPF, paragraph 47). Therefore, the starting point is that we should look to deliver at least our need of 699 dwellings per year.
- 3.9** A range of options for how the Local Plan could approach housing provision is set out below. It is important that we have a full and open discussion about housing provision at this stage of the plan, and a range of options is a way to prompt that discussion. However, it is also important to note that the only way the Council will be able to plan for a lower figure than its objectively assessed need of 699 homes per year is if difficulties in accommodating that need mean that some of it needs to be met outside Reading Borough.

Question 3	<i>How much housing should be provided in Reading each year between 2013 and 2036? Please select from the following options:</i>
	<i>OPTION 3.1: Provide 699 homes each year</i> <i>The full “objectively assessed need” for Reading</i>
	<i>OPTION 3.2: Provide around 600 homes each year</i> <i>Based on the average annual delivery over the 20 year period from 1995 to 2015</i>
	<i>OPTION 3.3: Provide around 630 homes each year</i> <i>Based on the maximum that might be achievable without any additional loss of greenfield land, employment areas or increase in development of garden land (according to an initial estimate).</i>
	<i>OPTION 3.4: Provide significantly more than 700 homes each year</i> <i>In order to further significantly boost housing and deliver higher levels of affordable housing.</i>

- 3.10** It should be noted that these are not entirely discrete options at this stage, and it may be that, once further work has been done, for instance on land availability, that a figure that is between individual options above is decided upon. However, the options above cover a broad range that allows for a general discussion.

3.11 Option 2.3 above estimates that the indicative maximum amount of housing that could be accommodated without using additional greenfield land or employment areas and without increasing garden land development is 630 homes per year. This is very much an initial estimate, and it may be that in examining individual sites in more detail, including through the process of Strategic Housing Land Availability Assessment, it needs to be revised. However, it is almost certainly at a level below the full objectively assessed need, and the important point to make therefore is that accommodating the full objectively assessed need is likely to mean use of employment land or undeveloped land.

Affordable Housing

3.12 Reading has a very significant need for affordable housing that will continue to be strong across the plan period. The Strategic Housing Market Assessment confirms that there is a net need for 406 affordable homes per annum over the plan period³, which means that the Council must continue to seek affordable housing wherever possible.

3.13 However, what can actually be achieved through new developments is dependent on what it is viable to provide. Reading went through a process of amending its affordable housing policies⁴ recently, seeking 30% of provision on larger sites, and these were adopted in January 2015. This means that the policies and the viability evidence that supports them are reasonably up to date at the current time, and the Council does not currently propose to make significant changes. However, viability evidence will be kept under review throughout plan production, and the situation may change.

3.14 One recent issue involves the developments of less than 10 dwellings. The Secretary of State sought to remove these from the need to provide affordable housing, but this decision was challenged by Reading and West Berkshire, and was overturned by the High Court. However, the Secretary of State has been granted leave to appeal, and there is still therefore the potential for this change to take place. This may have implications for how affordable housing policy is drafted.



Question 4

Do you agree with the continuation of the affordable housing policies?

³ It is important to note that this figure is not directly comparable to the overall assessed need for housing – please see the SHMA for a full explanation.

⁴ CS16 in the Core Strategy and DM6 in the Sites and Detailed Policies Document

Housing for Specific Groups

Self-Build

- 3.15** New planning processes and guidance for providing for people who wish to build their own homes have been published by the Government. In summary, local authorities are to maintain a register of people who wish to build their own homes, and help them to find sites.
- 3.16** The Strategic Housing Market Assessment looks at the issue of self-build, but notes that generally plots for self-builders tend to be on very small sites that are not likely to be identified in the plan, often being below the 5-home threshold for identification (see paragraph 4.19). Nevertheless, we are keen to know whether there are sites available (whether or not set out in this document) that would be suitable for self-build.

Question 5

Are you aware of any sites that would be suitable for self-build homes?

Starter Homes

- 3.17** In March 2015, the Government introduced the concept of starter homes to the planning system, which are homes for first-time buyers aged under 40, and which are sold at a minimum 20% discount below market value (capped at £250,000 outside London). There are provisions for identifying exceptions sites for starter homes on vacant or under-used commercial and industrial sites, to which strong national policies in favour of starter homes exist. Local planning authorities are expected to work positively to identify a supply of such sites suitable for starter homes in their areas.
- 3.18** However, it should be noted that sites suitable for starter homes may well also be suitable for other forms of housing, including affordable housing⁵. We will therefore need to carefully consider the contribution that any identified site can make to meeting all of our housing needs.

Question 6

Are you aware of any vacant or under-used commercial or industrial sites that would be suitable for starter homes?

Students

- 3.19** The University of Reading is a major contributor to the life and economy of Reading, and this means that there is a very sizeable student population. Many students are housed within university halls of residence, many of which are across the boundary in Wokingham Borough, but there has also been an increasing supply of private student accommodation in Reading, particularly in and around the town centre, with more proposals emerging.
- 3.20** The SHMA has examined this issue, and identified that the number of students at the University of Reading has fallen in recent years from a peak in 2008-09. Therefore, whilst numbers of students are expected to increase again significantly in the next four

⁵ The Housing and Planning Bill proposes that starter homes would fall within the definition of affordable housing. However, starter homes, sold at 20% below market price, would do little to meet the substantial need for affordable housing that has been identified in Reading.

years, this will have the effect of increasing back to previous levels. When this is considered together with the new developments that are underway to provide for students in Reading, no need for additional accommodation has been identified. However, this only looks at the early part of the plan period, as changes in student numbers are very hard to predict beyond that. Additional sites may therefore be needed during the plan period, and a dedicated policy in the local plan should also be considered.

Question 7

Are you aware of any sites that would be suitable for student housing?

Residential Care

3.21 The population of older people is expected to increase across the whole country, and Reading will be no exception to this. This is likely to mean an increased need for more specialised forms of housing that are suited to associated increases in such issues as mobility problems and dementia. As well as looking at overall housing, the SHMA has looked at provision for older people. It has identified a need for 52 dwellings per year of specialist housing for older people (which is included within the 699 per year figure) in Reading. It has also identified a need for 253 bedspaces of residential care for older people in Reading up to 2036, which equates to 11 per year, which is separate to the overall housing figure and therefore needs to be treated distinctly.

Question 8

Are you aware of any sites that would be suitable for residential care?

Gypsies and Travellers

3.22 Local planning authorities must assess the need for gypsy and traveller accommodation in their areas and, if a need is identified, look for sites to provide for that need. The last Gypsy and Traveller Accommodation Assessment (in 2006) found a need for seven permanent pitches, but that was to 2016, so there is a need to undertake a new assessment using a methodology that has been agreed with all of the Berkshire unitary authorities. This will feed into the draft plan, but it is important to ask at this stage whether there are any sites that would be suitable for gypsy and traveller accommodation, either within the sites listed in Appendices 3 and 4, or any sites that we have not identified.

Question 9

Are there any sites that would be suitable for provision for gypsies and travellers?

How much employment development?

3.23 The Strategic Housing Market Assessment bases its conclusions on housing need on projections for employment growth that were initially commissioned by the Thames Valley Berkshire Local Enterprise Partnership in developing the Strategic Economic Plan⁶. This therefore provides us with figures for employment growth that are aligned with our objectively assessed housing need, which we consider form the best basis for planning for employment. Work is underway on assessing the need for new employment floorspace based on those figures (and whether there is scope to release any existing employment land for other uses such as housing). This will include the need for different types of employment, including offices, industry and warehousing.

3.24 The key question in terms of employment is how policy balances employment development, which provides jobs, with housing development, which provides the workforce. If Reading has more jobs than workers, this leads to high levels of in-commuting and greater pressure on the housing market. There are a range of options for how we could approach this issue, as set out below.



<p>Question 10</p>	<p><i>How should the relationship between employment development and housing be managed? Please select from the following options:</i></p> <p>OPTION 10.1: <i>Do not limit employment development</i></p> <p>OPTION 10.2: <i>Do not limit employment development, but expect new development to mitigate its impacts on housing.</i></p> <p>OPTION 10.3: <i>Place a limit on employment development based on how much housing is to be provided in Reading.</i></p> <p>OPTION 10.4: <i>Place a limit on employment development based on how much housing is to be provided in the wider housing market area.</i></p>
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⁶ http://thamesvalleyberkshire.co.uk/Strategic_Economic_Plan#ourplan

How much development for retail and town centre uses?

- 3.25** Work will be carried out to work out how much need there is for additional retail or other town centre uses (such as restaurants, leisure uses etc), and we intend to carry this out with some of our neighbours. This will feed into a draft plan.
- 3.26** The last such study that was undertaken (in 2005) identified a need for around 100,000 sq m of retail floorspace, and the subsequent plans (particularly the Reading Central Area Action Plan) identified town centre sites to accommodate that need. However, the experience since the retail study has been that there is little demand for major additional retail in Reading, no doubt partly because of the rise of internet shopping. In view of that, we are not expecting that we will need to plan for a major retail expansion over and above what we have previously identified, although demand from smaller, often independent retailers for cheaper shop units remains strong. This will mean a likely continuation of the focus on town centres, particularly central Reading.
- 3.27** In terms of provision of retail, one of the challenges will be around the changes that have been made to permitted development rights. This issue is addressed in more detail in paragraphs 5.9-5.12, but we must be aware that these changes mean that we cannot fully control all changes of use to and from retail, which can lead to a loss of diversity in our centres.



Question 11	<i>Do you agree that there is unlikely to be a need for major retail expansion in Reading?</i>
Question 12	<i>Which other town centre uses, such as leisure facilities, should we be planning for?</i>

How much development for other uses?

- 3.28** There are a number of other uses for which it is also possible to define an ‘objectively assessed need’. They include:
- Community facilities, including education uses, healthcare facilities, youth and community centres and meeting spaces and places of worship;
 - Sports and recreation facilities, other than ‘town centre’ leisure facilities outlined above;
 - Development for minerals extraction and waste management, which are not proposed to be dealt with in the Local Plan (see Chapter 5).
- 3.29** We will be considering how much development for other uses we should plan for, although much will depend on the level of new housing provision that is set in the plan.

Question 13	<i>Are there any other uses that we should assess the need for?</i>
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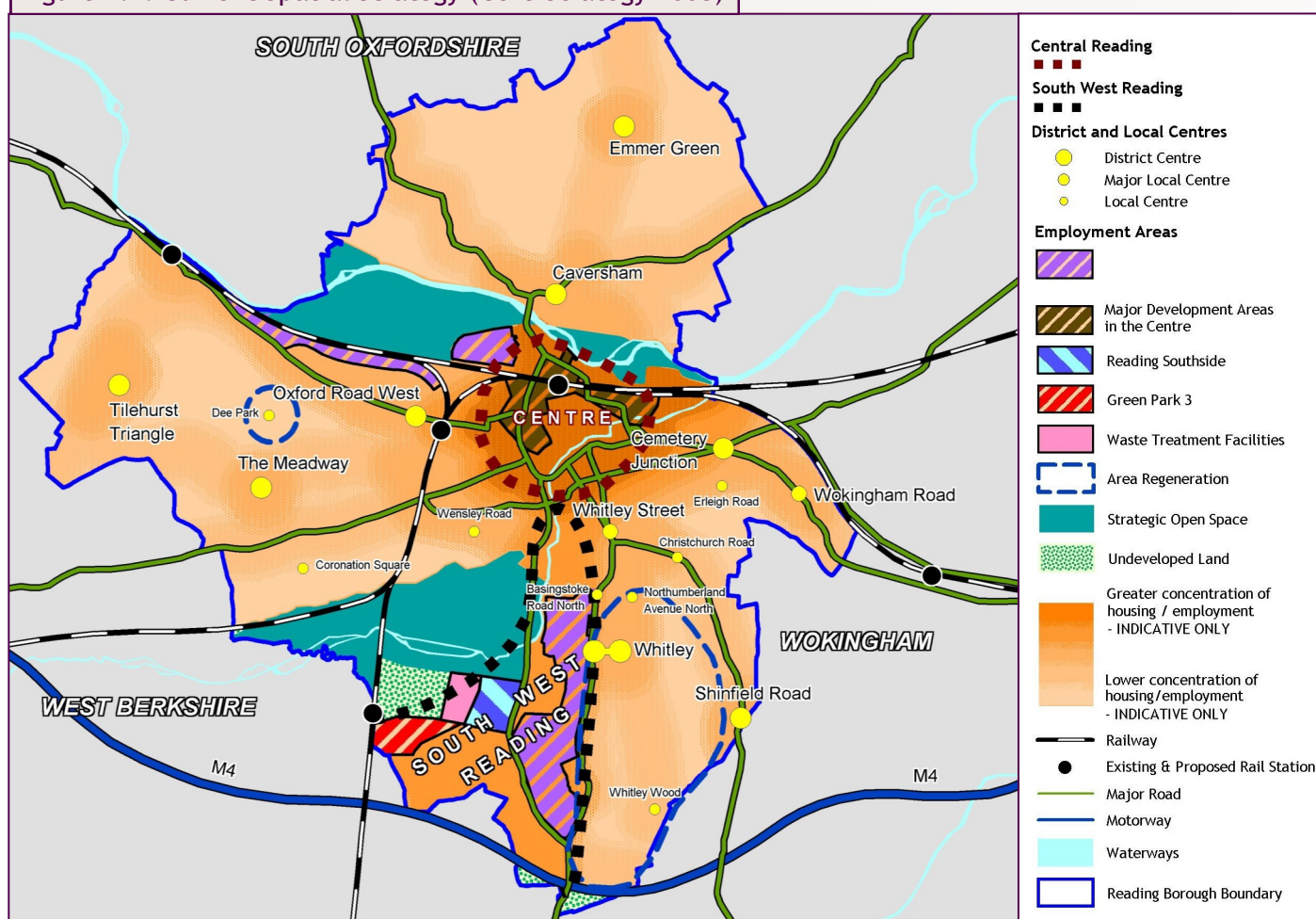
4. HOW AND WHERE SHOULD DEVELOPMENT TAKE PLACE?

- 4.1** Reading Borough is a very small geographical area, most of which is already relatively densely developed, and there are not vastly different options for where to meet our development needs. To some extent, all suitable development sites that arise will be needed.
- 4.2** However, there are still important choices that can and must be made about where the emphasis should be put, and on balancing competing needs for different types of development (for instance housing and employment). This section looks at how and where development needs should take place.

In which areas of Reading should development take place?

- 4.3** Our existing spatial strategy involves a concentration on two areas: Central Reading, where redevelopment of vacant and underused sites will take place at a high density; and South Reading, where sites for development exist particularly along the A33, and where some redevelopment of employment areas for housing is expected. West, North and East Reading are expected to see development only on a handful of sites, with the exception of the large development currently underway at Dee Park. Figure 4.1 shows the existing spatial strategy from the Core Strategy.

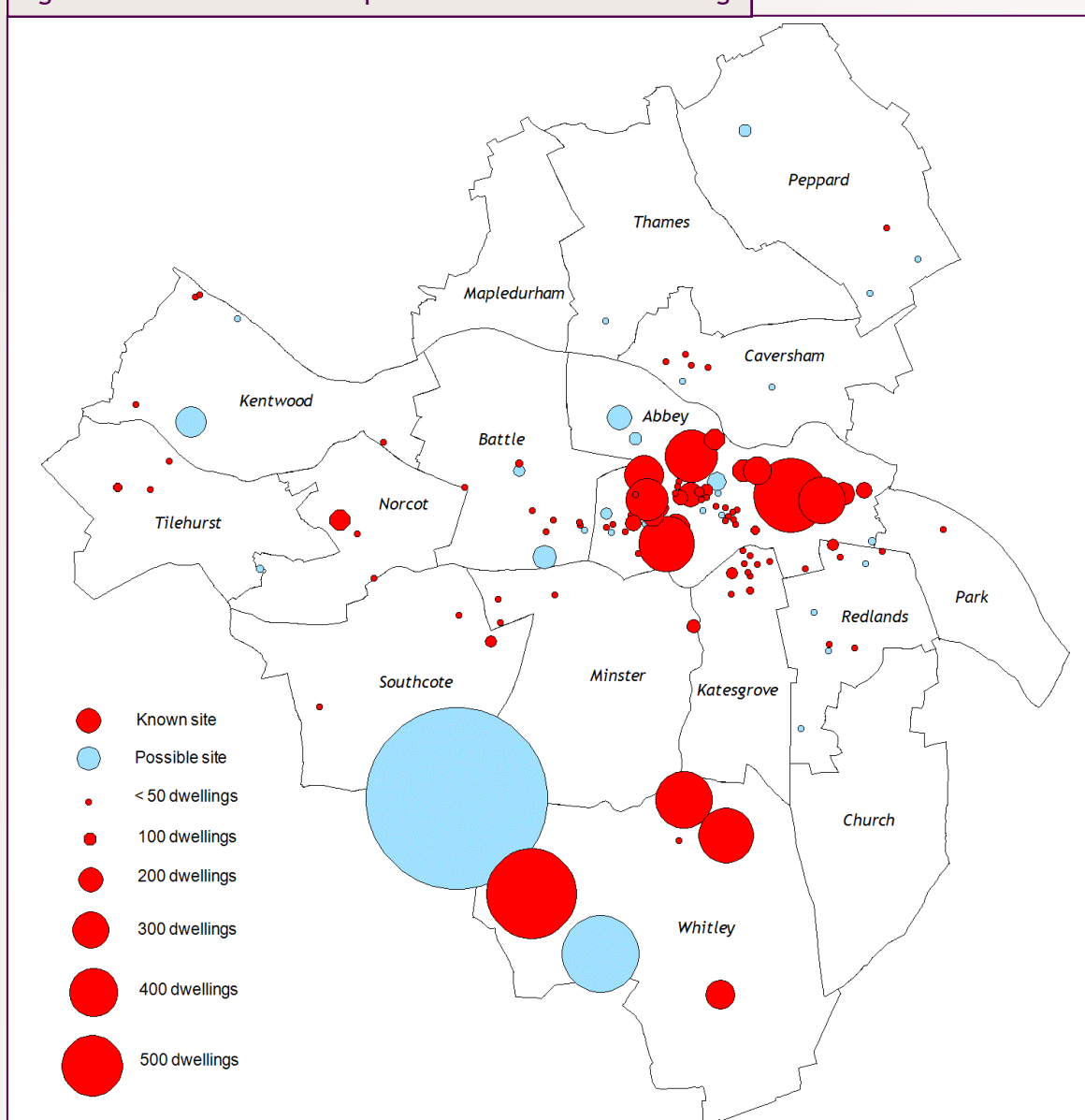
Figure 4.1: Current Spatial Strategy (Core Strategy 2008)



4.4 To some extent, this is simply a reflection of where sites are available for development. Reading does not have a large range of potential development sites including undeveloped land, so development must take place where development sites exist, and this is overwhelmingly in Central and South Reading.

4.5 Figure 4.2 shows the location of sites that have a permission or allocation for 5 or more dwellings at 1 April 2015, and it is clear that sites in Central and South Reading still represent the vast bulk of known supply. It also shows those sites that have been identified as possible sites (either having been suggested for development - see Chapter 4 and Appendix 3) or having previously had planning permission that was not built, and this does not seem to indicate much potential for a spatial strategy for anything other than a focus on Central and South/South West Reading.

Figure 4.2: Known sites and possible sites for new housing⁷



⁷ Sites in blue ("possible" sites) are either those nominated for development or those where a permission has lapsed. The amount of dwellings that could be accommodated is as suggested by the party who suggested the site – if no figure was suggested, a standard figure has been taken based on Core Strategy densities. Where an existing allocated or permitted site has been suggested for a higher number of dwellings, the increase is shown as an additional blue circle. The blue circles are included to illustrate the scope for changing the overall strategy, and should not be taken to mean that the Council supports any individual suggestion.

- 4.6 Non-residential development is not shown on Figure 4.2, but it follows a similar pattern, with somewhat more emphasis on South Reading.
- 4.7 Therefore, we do not think it is necessary to present a wide range of options for the overall strategy of where development will be located, because significantly different alternative options are not likely to be realistic. Therefore, questions relating to specific types of sites are more meaningful. However, if you feel that we have missed a potential option for a different distribution of development, please suggest it.

Question 14

Is the existing spatial strategy still broadly relevant, or should there be a fundamental change to it?

What type of sites and/or approaches should be used?

- 4.8 The bulk of our development needs will certainly be for new housing, and this section therefore centres around where that housing should be provided. The starting point for addressing this issue is that we should try to accommodate our objectively assessed housing need, which, as discussed in paragraph 3.7, is 699 dwellings per year, a total of 16,077 dwellings between 2013 and the proposed plan end date of 2036. This represents a 22% increase over what we have been planning for in our current Core Strategy (572 homes per year).
- 4.9 However, some of that requirement can be met on sites that are already delivered since 2013 or are already identified. Between April 2013 and April 2015, 996 homes had already been built, which can be subtracted from the overall need. It is anticipated that a further 3,355 homes will be built on sites of 5 dwellings or more that had planning permission at April 2015 and are already under construction or have not yet started. More permissions have been granted since April, which, together with some major pre-application discussions, many of which are confidential at this stage, could result in another 1,200 dwellings.

Housing Need 2013-2036	16,100
Dwellings completed 2013-2015	1,000
Dwellings expected through planning permissions at April 2015 (sites of 5 dwellings or more)	3,400
New permissions since April 2015 and pre-applications (sites of 5 dwellings or more)	1,200
Allowance for sites of less than 5 dwellings (at 100 dwellings per annum) ⁸	2,100
Dwellings expected on sites allocated for development in existing development plans	3,900
Remaining requirement	4,500

- 4.10 It is important to note that the figures above rely on existing development plan allocations being carried forward in, largely, their current form. Appendix 4 seeks your views on each existing allocation, so it must be borne in mind that changes to those allocations will affect the calculations above.

⁸ As five units is the cut-off that has been set for identifying specific sites, it makes sense that an allowance is included for dwellings to come forward on smaller sites. Between 2005 and 2015, an average of 100 dwellings per annum were delivered on sites of less than 5 units. This is considered to be a conservative assumption to factor into the future, because that 10 year period included a substantial recession period where housebuilding rates were extremely low.

- 4.11** We can therefore see that, if it is to meet our need for housing, the plan would need to find 'new' sites for around 4,500 dwellings to 2036. How much land that equates to is highly dependent on densities, but, based on the average of recent completions of 70 dwellings per hectare (reflecting the reliance on town centre sites), that would mean around 65 hectares.
- 4.12** To consider whether, and where, we could accommodate this level of development, there are a variety of types of site that could be considered. These are summarised below, along with some commentary on how much potential there may be to provide new housing.

Type of site for housing development	How much capacity might there be?
<p>Town Centre Development</p> <p>Development on town centre sites, often for a mix of uses, forms the largest element in the existing planning strategy for Reading. Most of these sites were allocated through the Reading Central Area Action Plan. Since the allocation in 2009, there has not been as much development on these sites as had been anticipated. Largely, this was due to the recession, which affected the town centre particularly for a variety of reasons, including the complexity of town centre sites to develop. However, town centre development has started to increase again in 2014.</p> <p>A very significant proportion of the residential development that has already been identified is in central Reading. Of the dwellings with planning permission or on allocated sites expected to be delivered over the plan period, around 5,000, or 68%, are in the town centre. However, this has been the result of a relatively recent thorough assessment of available land in the town centre as part of the RCAAP, which means that there is not likely to be significant additional land identifiable.</p>	<p>It is difficult to put a figure on how many dwellings could be delivered on sites in the town centre that are currently unidentified. It is expected that there will be new sites over the plan period, but that significant capacity cannot be assumed at this stage.</p>
<p>Increasing Densities</p> <p>One option for delivering development needs is, rather than look for new sources of sites, to increase densities. Density for residential development in existing policies are generally set to balance making efficient use of land with respecting local character.</p> <p>Relying on increasing densities to deliver housing would have the benefit of minimising the number of different sites that would be needed, and could potentially avoid the need to use some types of sites at all. However, there are also a number of disadvantages of such an approach, which could include significantly affecting local character (which may include important historic buildings or areas), creating cramped developments with little amenity space, and affecting existing residents through overshadowing or reduced privacy. In addition, there is no guarantee that more densely developed houses and flats would be deliverable, as there may not be a market for such accommodation in many parts of Reading.</p> <p>In terms of calculating potential, a percentage increase can be applied to future delivery (excluding developments already permitted, where there is no scope to enforce any increase). A 20% increase and a 50% increase have been calculated. It should be noted, however, that these levels of increase are quite significant. A development at an already reasonably dense suburban 50 dwellings per hectare would be raised to a much more urban 60 dwellings per hectare (20%) or a more typical town centre fringe 75 dwellings per hectare (50%), which results in a very different character.</p>	<p>A 20% increase in densities on allocated sites would mean an additional 800 dwellings over the plan period.</p> <p>A 50% increase in densities on allocated sites would mean an additional 2,000 dwellings over the plan period.</p>

Vacant Brownfield Sites and Infill Development

There are very few vacant brownfield sites in Reading, and those that do exist are virtually all already identified as development allocations, and accounted for in the figures already. It must be assumed that some vacant sites will continue to come forward during the plan period, but it is not possible to identify them at this stage.

Infill development is generally taken to mean small developments taking place within existing residential areas. This can include development within residential gardens, which is dealt with elsewhere, but can also include developing vacant sites between dwellings or at the end of terraces, or redeveloping a residential property for a higher density. Such development can be appropriate in some circumstances, but, since the sites tend to be small, there is limited potential for such sites to accommodate development, particularly since many of these sites have already been developed over the last few years. The vast majority of these small sites would already be accounted for in any case by the allowance for small sites of less than five units.

It is not considered that there is any identifiable significant capacity from vacant brownfield sites and infill development at this stage.

Conversion of Houses to Flats

Conversions of larger dwellings to smaller dwellings, generally flats, are a known source of supply in Reading. Whilst this can boost housing supply, it can also result in a reduction in larger housing suitable for families. There are also potential effects in terms of transport and issues such as amenity of residents and impacts on the character of an area.

Between 2004 and 2014, it has been calculated that on average a net gain of 59 dwellings per annum have been delivered from conversions of houses to flats, and there is no reason to imagine that this will change significantly. However, it is not anticipated that there will be any extra capacity from this source, as virtually all of these developments will be on sites of less than 5 units, and are therefore already taken account of in the small sites allowance of 100 dwellings per year.

It is not considered that there would be any more than 100-200 additional dwellings from this source over the plan period.

Conversion of Offices to Residential

The conversion of commercial properties, usually offices, to flats has represented a steady trickle of housing supply for many years now in Reading, particularly in the centre. This has increased in recent years, as the Government removed the need to apply for planning permission to convert offices to housing in 2013 - by 2015, 103 new flats had already been developed through this process and a further 317 were in the process of conversion.

However, this change of use right was originally due to expire in May 2016 (although it was announced in October 2015 that it is to be made permanent). This may mean that all of the offices that are likely to be converted to residential in the early years of the plan period are already known and factored into the figures, as developers and owners made sure they applied for prior approval on any immediately identifiable premises in time to meet the 2016 completion deadline. Figures from Lambert Smith Hampton⁹ back this up, showing availability of non-Grade A offices in the town centre (the main source of supply for residential conversions) at only 100,000 sq ft in 2015, down from over 400,000 sq ft in 2013. It is reasonable to expect that there will not be any substantial numbers of dwellings from this source other than existing commitments for the next five years.

Looking further into the future, the extent to which more homes will come from this source will depend on matters including the amount of non-Grade A space that will become available. That is extremely difficult to quantify. However, according to LSH, 2011 represented something of a peak in availability in Reading, with around

It is considered that there could be scope for as many as 1,700 additional dwellings to be delivered from office conversions to residential over the plan period. However, this should be seen as very much a maximum, and it is also likely that these would mainly come forward in the second half of the plan period.

⁹ Thames Valley Office Market Report 2015 (Lambert Smith Hampton)

<p>1,100,000 sq ft available in Reading town centre¹⁰, of which 86% (almost 950,000 sq ft or around 88,000 sq m) was non Grade A¹¹. If there was a return to this peak level of non-Grade A available stock by the end of the plan period as some existing accommodation ages and falls out of favour, that could accommodate up to 1,700 dwellings, based on the fact that those office to residential conversions under prior approvals completed between 2013-2015 or under construction at 2015 averaged one flat per 52 sq m of former office floorspace. However, it must be recognised that this should really be seen as a likely maximum capacity, given the many assumptions underlying the calculation. There may be no return to those availability levels, and some of the available space may be redeveloped or refurbished for new Grade A offices, as has happened recently with buildings such as Aldwych House or Thames Tower. The sites that might become available in 10-15 years will be extremely difficult to identify and allocate. It is also important to state that, with the permitted development right now in place permanently, the Council will have no real control over the delivery of this figure.</p>	
<p>Renewal of Suburban Areas</p> <p>A major development is currently ongoing at Dee Park in West Reading. Much of this area had aged poorly, had design issues and was in need of regeneration. This resulted in a major area-wide regeneration scheme to include demolishing around 363 existing homes and building up to 705 new homes, a net increase of 342, as well as providing a new local centre, primary school and other facilities. The development is now well underway, with 380 new homes built so far. On paper, a potential source of development is to seek to apply this approach elsewhere.</p> <p>However, Dee Park was a unique opportunity for renewal within the Borough, in terms of its scale, scope for reconfiguration and the large number of vacant and low density sites. The combination of these factors is not replicated elsewhere in the Borough. There are some suburban areas that could benefit from infill development and some regeneration, but this would be likely to be on a small scale within the plan period, if deliverable at all. As such it is difficult to envisage such proposals delivering more than an estimated 100 or so dwellings.</p>	<p>It is not considered that there would be any significant number of homes from this source over the plan period.</p>
<p>Redevelopment of Employment Land</p> <p>There are approximately 235 hectares of employment land in Reading, used for offices, businesses, industry and warehouses and some utilities. In the past, this land has provided a source of new build housing. This has continued into the existing policy, with a number of sites identified in the SDPD for change from employment to housing.</p> <p>However, this approach requires very careful balancing. Too much loss of employment land would push existing businesses out of Reading and reduce space for new and growing businesses to occupy, which could seriously adversely affect the local economy. The employment land that particularly lends itself to redevelopment tends to be older, cheaper accommodation, but this plays an important role for many local businesses that need cheap accommodation, particularly small businesses. If, for instance, we were to seek to meet all of the remaining 4,500 homes on employment land, this would mean something like 90 hectares at typical suburban at typical suburban densities. This would result in the loss of between 315,000 and</p>	<p>There is potentially substantial scope for residential development on employment sites in Reading, and the 235 ha of employment land could mean up to 8,200 to 12,900 dwellings¹². However, use of any substantial proportion of this land has potentially highly significant implications for the economy of Reading.</p>

¹⁰ We focus on town centre supply here for two main reasons. Firstly, experience of the operation of the permitted development right shows that there is an overwhelming focus on central Reading – sites in other locations, typically employment areas, are less conducive to residential, and are in any case covered by another heading in this section. There are some conversions in district centres, but these are comparatively very small scale. In addition, whilst there are non-town centre availability figures, they cover a Reading office market which is wider than the Borough boundary, so could not be used for these purposes.

¹¹ Thames Valley Office Market Review, 2011 (Lambert Smith Hampton)

¹² Using densities of 35-55 dwellings per hectare.

450,000 sq m of floorspace¹³ and, as a result, potentially up to 9,000 to 13,500 jobs¹⁴ assuming that all space is occupied. The economic evidence work that we are undertaking with our neighbours will assess how much employment land we can use without causing significant economic problems.

There are other difficulties with use of employment land. This includes the possibility of historic contamination of land. In addition, development of employment land can bring residential uses into areas that may not be entirely suitable due to being adjacent to noisy uses or roads, and being separated from other residential and local facilities. About 50% of our employment land is also in areas susceptible to flooding, although this is mainly Flood Zone 2.

Nevertheless, there may still be potential for additional employment land to be released for residential in the right locations. This will be clarified by a full assessment of employment needs (currently ongoing) which will inform the draft local plan.

Residential Gardens

In the last 10-20 years, a number of developments have taken place on sites comprised of parts of gardens of existing houses. These developments can be controversial, and resulted in the Council including a dedicated policy within the Sites and Detailed Policies Document. Some proposals can change the character of long-established residential areas by introducing higher density development or by removing large gardens which may contain significant amounts of trees. They can also reduce back-to-back distances between houses meaning potential loss of privacy or overshadowing. New accesses onto existing streets may cause adverse effects on the road network. There is therefore a need for particularly careful design solutions for development of gardens to ensure that adverse effects on existing residential properties and the character of the area are avoided.

Calculating the amount of housing that could be delivered from these sites is difficult. There is substantial land that is still in use for quite sizeable gardens in Reading (we estimate that around 130 ha of land is within gardens that form plots that are of a scale that could theoretically accommodate new housing), but the vast majority of this land is unlikely to ever be developed for a wide range of reasons - site difficulties, including slopes, and access constraints can make some gardens undevelopable or unviable, whilst bringing forward a developable site relies on being able to assemble a number of different ownerships, which is not always possible. For this reason, it does not make sense to approach this issue in terms of physical capacity.

Instead, therefore, we can make some estimates based on past provision. Between 2005 and 2015, an average of 16 dwellings per year were developed on private garden sites with five dwellings or more. Projecting this forward up to 2036 would mean around 340 dwellings in total. If, for example, changes were made to substantially relax policy around gardens which resulted in a doubling of development, that would mean almost 700 dwellings. It is difficult to envisage significantly more than that being possible, due to the difficulties of developing gardens set out above.

If development of private garden sites of 5 dwellings or over were to continue at the rates seen over the last ten years, there could be 340 additional dwellings from this source. If we assume that a substantial policy relaxation would mean a doubling of supply from this source, it could mean around 700 additional dwellings over the plan period.

¹³ Current employment areas tend to have around 3,500 to 5,000 sq m of employment floorspace per hectare, based on previous survey work to support the 2009 Employment Land Review Site Specific Analysis.

¹⁴ Using a figure of 100-150 jobs per hectare, which has been calculated from existing employment areas using employment densities of 1 employee per 19 sq m of office floorspace, 1 per 40 sq m of industrial/warehousing floorspace and 1 per 30 sq m of other floorspace

Development on Greenfield Sites

Greenfield sites are a limited and valuable resource in Reading. It is estimated that 74% of Reading Borough is built up (including gardens). Of the remaining 26% (1,060 ha), the remainder is split approximately as follows:

- Agricultural land: 381 ha (36%)
- Public recreational open space: 378 ha (36%)
- Playing fields and sports grounds: 130 ha (12%)
- Private open space: 68 ha (6%)
- Verges etc: 50 ha (5%)
- Allotments: 29 ha (3%)
- Cemeteries: 27 ha (3%)

Much of the greenfield space in Reading, such as parks, playing fields, allotments and cemeteries therefore already plays an essential role in how Reading functions. In many parts of the Borough, these resources are already in short supply, and reducing them further would have strong adverse consequences.

On paper therefore, the agricultural land that makes up the largest single type of open space represents the greatest potential for development. However, the reality is that this space, which almost entirely consists of the meadows along the Thames and Kennet, is heavily constrained, in particular by flood risk. Of the 381 ha noted above, 90% falls within the Environment Agency's Flood Zones 2 or 3 where there is a high or medium risk of flooding, and much of it is within the 'functional floodplain', which floods regularly. This will make most of the land unsuitable for development even before open space, biodiversity or landscape issues are taken into account.

However, at this stage, development of greenfield land cannot be an option that we rule out. The level of need for new development, specifically housing, means that difficult choices will need to be made on what land should be used for.

Some of these areas could not be used for development. Anything in Flood Zone 3 would not be appropriate for residential development, which removes a third of all undeveloped land. A further 11% of land in Flood Zone 2 is also unlikely to be suitable for residential other than in exceptional circumstances. Development of some other types of land, in particular cemeteries or designated historic parks and gardens, would not be considered even as a last resort, so should be removed from calculations entirely.

There are approximately 460 hectares of greenfield land in Reading that are not within Flood Zone 3, are not protected as a historic park or garden or not within cemetery use. However, virtually all of this land is still subject to other strong policy constraints, in particular designation as public open space or biodiversity, so a decision to develop such sites would mean removing this protection.

4.13 The table above has discussed some of the potential sources of land for development and attempted to put some figures on the scope to accommodate new housing, albeit that it is very difficult to make accurate calculations of possible capacity over a 20 year period. We are very keen to hear your views on which types of site we should prioritise over others.

Question 15	<p><i>Please rank the following sources of sites for housing development in order of preference:</i></p> <p><i>1: Town centre development</i></p> <p><i>2: Increasing densities;</i></p> <p><i>3: Vacant brownfield sites and infill development;</i></p> <p><i>4: Conversion of houses to flats;</i></p> <p><i>5: Conversion of offices to residential;</i></p> <p><i>6: Renewal of suburban areas;</i></p> <p><i>7: Redevelopment of employment land;</i></p> <p><i>8: Residential gardens;</i></p> <p><i>9: Development on greenfield sites.</i></p>
Question 16	<i>Are there any other types of site that we have missed?</i>

Development Outside Reading

- 4.14** National policy in the NPPF states in paragraph 182 that Local Plans should “be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”. It is therefore possible for local authorities through the mechanism of the duty to co-operate to seek to meet their unmet needs in other authorities’ areas. However, national guidance is clear that this can only be a reasonable expectation if it is not possible to meet such needs within the local authority area, and if the land outside the area is subject to fewer constraints - for instance, we could not argue that sites within Reading are not appropriate due to being greenfield sites, and then expect adjoining authorities to meet our need on greenfield sites.
- 4.15** Meeting the needs of other authorities is a two-way process, however. It may be that Reading cannot meet its development needs, and provision needs to be made outside its boundaries. If, however, Reading can meet its development needs within its boundaries and has spare capacity, there may be an expectation that Reading accommodates the unmet need of other authorities. The Council is already having conversations with its neighbours within the Housing Market Area about how this issue might be approached.
- 4.16** At this stage, it is too early to say whether provision will need to be made outside Reading, or whether Reading will need to meet other authorities’ needs. This should be considered as a last resort, will require significant co-operation with neighbouring authorities, and does not constitute a strategy, or an option in this consultation. It is important to note that this may become an issue later in the process, however.

What type of sites and/or approaches should be used?

- 4.17** As this will be the only stage before a full draft plan is produced, it is important that there is an opportunity to comment on candidate sites for inclusion in the Local Plan.

Suggested Sites

- 4.18** In January 2014, Reading Borough Council asked for sites to be put forward for specific identification in the Local Plan (a ‘call for sites’), either for development or for another designation, which could include open space. A second ‘call for sites’ was undertaken in September 2015. A number of sites have been put forward for development, and these are summarised in Table 4.3 below. These sites have mainly been suggested for development by landowners or developers, but some have been suggested by those without any particular connection to the site.
- 4.19** We would like your views on which sites should be identified, and what for. Appendix 3 includes a page on each site that has been suggested for development and sets out basic information including a map. This includes Council-owned sites where there may be scope for development. We would not generally look to identify sites that are not capable of accommodating five homes or 500 sq m of non-residential floorspace, in line with national guidance.

Table 4.3: Suggested sites

Site	Ward	Size (ha)	See page
A1 Brunel Arcade, Station Approach (with potential extension to Apex Plaza)	Abbey	0.58 (1.51 with extension)	44
A2 27-28 Market Place	Abbey	0.004	45
A3 29-31 Market Place	Abbey	0.03	46
A4 32 Market Place	Abbey	0.01	47
A5 37-43 Blagrove Street	Abbey	0.04	48
A6 Bristol and West Arcade, 173 Friar Street	Abbey	0.10	49
A7 Primark, 32-42 West Street	Abbey	0.41	50
A8 Land at Richfield Avenue and Tessa Road	Abbey	4.49	51
A9 Former Cox & Wyman site, Cardiff Road	Abbey	1.31	52
A10 Land at Reading West Station	Battle	0.62	53
A11 Caversham Weir	Caversham/Abbey	0.06	54
A12 View Island	Caversham	1.62	55
A13 Reading University Boat Club, Promenade Road	Caversham	0.56	56
A14 Allotments and adjacent land, Kentwood Hill	Kentwood	6.68	57
A15 7 Lippincote Court	Kentwood	0.11	58
A16 Reading Link Retail Park, Rose Kiln Lane	Minster	2.42	59
A17 103 Dee Road	Norcot	0.89	60
A18 Alexander House, Kings Road	Park	0.16	61
A19 Part of Reading Golf Course, Kidmore End Road	Peppard	3.75	62
A20 Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	Peppard	0.87	63
A21 Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Peppard	0.37	64
A22 Rear of 8-26 Redlands Road	Redlands	0.74	65
A23 Land adjacent to 40 Redlands Road	Redlands	0.43	66
A24 Land at Searles Farm	Southcote/Minster	93.7	67
A25 The Arthur Clark Home, Dovedale Close	Thames	0.48	68
A26 Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	Thames	0.33	69
A27 Land at Conwy Close	Tilehurst	1.08	70
A28 16-18 Bennet Road	Whitley	0.74	71
A29 Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	Whitley	9.70	72
A30 Land north of Island Road	Whitley	1.81	73
A31 Land south of Island Road at Smallmead	Whitley	26	74
A32 Land at the Madejski Stadium	Whitley	19	75

4.20 It is an important part of the process of allocating sites that a range of different options are assessed and consulted upon. Therefore, for each site, alternative options to the proposal are also included, and it would be helpful if comments could refer to those options.

4.21 The Council does not necessarily endorse these sites, or any options for these sites at this stage - it is important that there is an opportunity to comment on sites and options for them before any decisions on them are made. Doing so will make sure that the decision whether to include or exclude a site is as well-informed as possible.

4.22 Sites that have been suggested for other designations, e.g. open space, are dealt with in the next Chapter 5.

Question 17	<i>Do you have any comments on the suggested use of any of the sites in Appendix 3?</i>
Question 18	<i>Do you favour any of the alternative options on any of the suggested sites (see Appendix 3 for list of options on each site)?</i>

Existing Allocations

4.23 Many of the sites that were allocated for development in the existing development plan (the Reading Central Area Action Plan and the Sites and Detailed Policies Document) remain undeveloped. In many cases this is related to recent economic issues, but in other cases development was always expected to be longer term.

4.24 At this stage, most of the remaining allocations are expected to be carried over into the new plan. However, we need to consider whether they remain appropriate sites to develop, and whether there are changes that are needed to the development that is proposed on the sites. Therefore, each of the outstanding allocations are set out in Appendix 4, with important information, and a range of alternative options. Again, it would be helpful if any comments could refer to these options. The allocations included are summarised in Table 4.4 below.

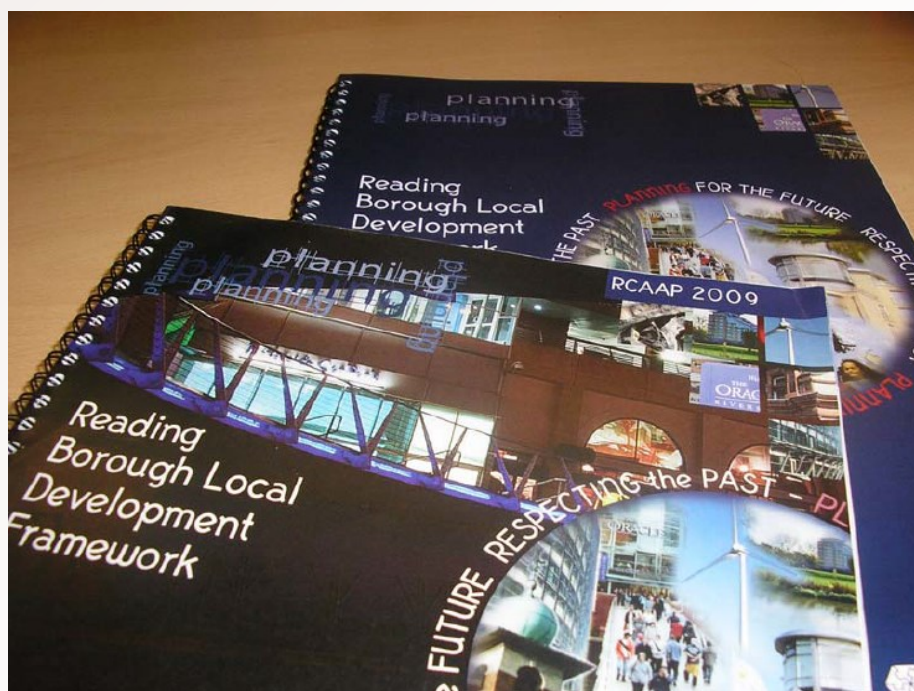


Table 4.4: Existing allocations

Site	Ward	Size (ha)	See page
B1	Friar Street and Station Road	Abbey	1.36 77
B2	Friars Walk and Greyfriars Road	Abbey	1.35 78
B3	Station Hill	Abbey	1.89 79
B4	North of the Station	Abbey	6.71 80
B5	Riverside	Abbey	1.24 81
B6	Napier Road Junction	Abbey	0.49 82
B7	Napier Court	Abbey	1.10 83
B8	Cattle Market	Abbey	2.46 84
B9	Great Knollys Street and Weldale Street	Abbey	3.02 85
B10	Chatham Street	Abbey	3.04 86
B11	Broad Street Mall	Abbey	2.75 87
B12	Hosier Street	Abbey	3.41 88
B13	Reading Prison	Abbey	1.44 89
B14	Forbury Retail Park	Abbey	6.99 90
B15	Forbury Business Park and Kenavon Drive	Abbey	2.89 91
B16	Gas Holder	Abbey	0.71 92
B17	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	Abbey	1.12 93
B18	143-145 Oxford Road	Abbey	0.14 94
B19	Former Reading Family Centre, North Street	Abbey	0.23 95
B20	9-27 Greyfriars Road	Abbey	0.17 96
B21	2-8 The Forbury and 19-22 Market Place	Abbey	0.07 97
B22	3-10 Market Place, Abbey Hall & Abbey Square	Abbey	0.29 98
B23	37-43 Market Place	Abbey	0.07 99
B24	Reading Central Library, Abbey Square	Abbey	0.10 100
B25	The Anchorage, 34 Bridge Street	Abbey	0.15 101
B26	The Oracle Extension, Bridge Street and Letcombe Street	Abbey/ Katesgrove	1.67 102
B27	25-31 London Street	Katesgrove	0.10 103
B28	Corner of Crown Street and Southampton Street	Katesgrove	0.08 104
B29	Corner of Crown Street and Silver Street	Katesgrove	0.38 105
B30	21 South Street	Katesgrove	0.14 106
B31	Reading College, Kings Road	Abbey	3.54 107
B32	Kings Meadow Pool, Kings Meadow Road	Abbey	0.12 108
B33	Caversham Lock Island	Abbey	0.45 109
B34	261-275 London Road	Park	0.16 110
B35	Crescent Road Campus	Park	2.25 111
B36	University of Reading Whiteknights Campus	Church/ Redlands	36.27 112
B37	Worton Grange	Whitley	8.79 113
B38	Part of former Berkshire Brewery Site	Whitley	3.7 114
B39	Land north of Manor Farm Road	Whitley	13.69 115
B40	Fobney Mead, Island Road	Minster	2.18 116
B41	211-221 Oxford Road, 10 & rear of 8 Prospect Street	Battle	0.30 117
B42	Rear of 303-315 Oxford Road	Battle	0.22 118
B43	Dellwood Hospital, Liebenrood Road	Southcote	0.31 119
B44	Elvian School, Bath Road	Southcote	5.00 120
B45	Alice Burrows Home, Dwyer Road	Southcote	0.48 121
B46	Park Lane Primary School, The Laurels and Downing Road	Tilehurst	3.36 122
B47	784-794 Oxford Road	Kentwood	0.22 123
B48	Part of former Battle Hospital, Portman Road	Battle	2.77 124
B49	Dee Park	Norcot	16.4 125
B50	The Meadway Centre, Honey End Lane	Norcot	2.99 126
B51	Land at Lowfield Road	Peppard	0.93 127

4.25 The following existing allocations have been excluded from consultation as the whole site has already been completed, or is already wholly under construction.

- RC3a: Queens House
- RC3e: 42 Kenavon Drive
- RC4c: 5-21 Tudor Road
- RC4m: 181-183 Kings Road
- SA8e: Bath Road Reservoir, Bath Road

Question 19	<i>Do you have any comments on the existing allocations in Appendix 4?</i>
Question 20	<i>Do you favour any of the alternative options on any of the existing allocations (see Appendix 4 for list of options on each site)?</i>

Other Sites

4.26 We will continue to examine the potential for additional sites to be identified to meet our development needs, whether those come from suggestions from others, or from our own investigations. Additional sites may become known during plan preparation which may need to be identified within the plan. We remain open to any more of your suggestions.

Question 21	<i>Do you have any more sites to suggest for development?</i>
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What should be the future of the Richfield Avenue/Cardiff Road area?

4.27 The industrial and commercial areas around Richfield Avenue and Cardiff Road are currently protected as employment land. However, the area is ageing and has increasingly become a location for other commercial uses that are not traditional employment uses, such as a casino, car dealerships and a bar. In addition, some large employment premises, notably the Berkshire Press building and the Cox and Wyman factory have become vacant in recent years. Meanwhile, transport links to the area will soon be substantially improved with the completion of the Cow Lane bridges scheme, and the area is adjacent to one of Reading's greatest assets, the Thames meadows. This gives an opportunity to consider the long-term future of the area and how it contributes to Reading.

4.28 However, the area has a number of constraints, in particular flooding, and a potentially difficult relationship between existing residential areas west of Caversham Road and neighbouring commercial premises. Appendix 6 sets out more detail on the area.

Question 22	<p><i>What should the future of the Richfield Avenue & Cardiff Road area be? Please select from the following options:</i></p> <p>OPTION 22.1: <i>Retain as an employment area</i></p> <p>OPTION 22.2: <i>Move towards a more mixed commercial area, with uses that are not traditional employment uses, such as leisure and retail uses, hotels, vehicle sales etc.</i></p> <p>OPTION 22.3: <i>Identify the area for development for other uses such as residential.</i></p>
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5. WHICH OTHER ISSUES SHOULD BE DEALT WITH?

- 5.1 The Council's existing development plans are relatively recent, with the latest having been adopted in 2012. This means that it may be possible to carry certain policies forward without major changes, and focus instead on the main issues in need of revision.
- 5.2 Appendix 1 lists all current policies and whether we intend to replace them, amend them or carry them forward. Your views on what we propose are welcome.

Question 23

Do you agree with the policies that the Council proposes to carry forward in Appendix 1?

- 5.3 However, in addition to the areas and sites for development already discussed, there are some other issues where we need to think about our approach, and these are summarised below.

Protection of sites from development

- 5.4 A number of types of area are generally protected in Local Plans for a variety of purposes, in particular for their open space, biodiversity and landscape value. As set out in Appendix 1, it is proposed to largely carry forward the approach to biodiversity and landscape. However, the approach to open space needs to be considered.

- 5.5 In the current Sites and Detailed Policies Document, a number of areas are designated as 'public and strategic open space', protected from development under policy SA16. However, the Government has introduced a new type of designation, known as 'local green space' in the NPPF. Designating local green space would mean that these areas benefit from the national level policy protection in the NPPF. However, there are a number of criteria which must be fulfilled in order to justify the designation:



- The green space must be in reasonably close proximity to the community it serves;
- The green space must be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- The green space must be local in character and not an extensive tract of land.

Therefore, for us to be able to identify any green space for specific protection, we will need to show how it meets any of the above criteria. It would be extremely helpful therefore if your comments could state which, if any, of these criteria the area meets¹⁵.

¹⁵ More detail on the requirements for identifying Local Green Space is available here: <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

- 5.6** Appendix 5 shows the sites that are currently identified as Public and Strategic Open Space in the SDPD or as important areas of open space in the RCAAP. These could be considered candidate sites for consideration as Local Green Space - however, it is important to note that the designations do not have an identical meaning, and the current designations include a handful of paved areas such as the Oracle Riverside which would not be considered 'green space'. In addition, the requirements for local green space could be interpreted as being stricter than for the existing designation, meaning that fewer sites can be identified.
- 5.7** The map in Appendix 5 also shows the two sites that have been nominated to be protected as open space that do not already have such protection, in red.
- 5.8** Two additional suggestions have been made that relate to open space:
- One additional site, in Gratwicke Road, has been suggested as a community garden. As this is part of an existing allocation (Park Lane Primary School etc), this site is considered further in Appendix 4.
 - It has been suggested that some land to the rear of the Prospect Park offices could be used for horticulture for people with mental health needs. This land is within the existing Prospect Park designation.

Question 24***Which areas should be identified as local green space and why?***

For each area that you would like to see identified as Local Green Space (see map of potential sites in Appendix 5, but also include any other areas if they are not shown), please describe the particular local significance of the area to the community.

Changes of use

- 5.9** The existing documents include a number of policies that manage changes of use. In particular, policy DM13 of the Sites and Detailed Policies Document looks at which changes of use will be appropriate within existing centres.
- 5.10** However, much has changed in terms of changes of use since the SDPD was adopted in October 2012, and a lot of what the policies seek to control is now 'permitted development', meaning that planning permission is not required (although a 'prior approval' process is needed). This includes the following changes of use (subject to specified conditions):
- Office (B1a) to residential (C3)
 - Offices (B1a), hotels (C1), residential institutions (C2) or assembly and leisure uses (D2) to a state-funded school.
 - Small¹⁶ retail (A1) or financial and professional (A2) uses to residential (C3)
 - Various changes of use within the A1-A5 use classes
 - Offices (B1a), hotels (C1), residential institutions (C2), non-residential institutions (D1) or assembly and leisure uses (D2) to a nursery providing childcare.
 - Storage and distribution (B8) to residential (C3)

¹⁶ Up to 150 sq m

- 5.11** In addition, betting shops and pay-day loan shops have been made ‘sui generis’ uses, meaning a use class of their own, with the result that local authorities have new powers to control these changes of use.
- 5.12** Therefore, the landscape of changes of use has substantially changed, and the existing policies are not entirely fit for purpose. The policies should therefore be reviewed, but it should be recognised that there remains a risk that further changes could alter the way the policy works again in the future.

Question 25	<i>How should policies change to reflect the new permitted development rights?</i>
Question 26	<i>Should a new policy on betting shops and pay-day loan companies be included? What should it say, and what evidence should it be based on?</i>

Pubs

- 5.13** Recent years have seen the loss of many pubs in Reading, with pubs being redeveloped for flats or changing to other uses, often shops. Many other pubs are closed pending future developments. Planning powers can control the redevelopment of pubs, but a change of use of a pub to a shop does not need planning permission.
- 5.14** Reading’s current policy on pubs, DM15 of the SDPD, tries to protect pubs from development where they anchor a district or local centre, and where there is a continued need and future for them. Some have wanted to see a stronger protection of pubs in planning policy, and CAMRA are a strong advocate of retaining pubs where possible. There must be some room for flexibility, however, as there will be circumstances where a pub is simply not viable, or there is a surplus of pubs in a particular area.



Question 27	<i>Is the current level of protection of pubs adequate, or should there be greater or lesser protection?</i>
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Housing standards

- 5.15** The Government has recently sought to address the fact that there are a number of different standards in circulation that relate to new housing at a local level, and that there has been some confusion about the crossover between different regulatory systems, in particular planning and building control. To address this, the Government has streamlined housing standards in five areas:
- Accessibility and adaptability
 - Internal space
 - Water efficiency
 - Code for Sustainable Homes
 - Security
- 5.16** The Code for Sustainable Homes has now been phased out and elements of it are in the process of being replaced with minimum standards in the Building Regulations. New minimum standards relating to security are also included in the Building Regulations, to which all new dwellings must conform. The Government are clear that there is no scope for local authorities to impose additional standards in terms of sustainability and security over and above those minimum standards. The Local Plan will not therefore be able to deal with those areas.
- 5.17** However, the Government has developed ‘optional’ accessibility, water efficiency and space standards that exceed the Building Regulations minima. In the case of accessibility and water efficiency, these optional standards are described within the Building Regulations. In the case of internal space, the standards are described in national policy. However, in all cases, if a local authority wishes these standards to apply in their areas, they must include them within the Local Plan, and justify them through evidence.
- 5.18 Access:** Two levels of optional standards are set out in the Building Regulations, Category 2 (accessible and adaptable housing) and Category 3 (wheelchair accessible/wheelchair adaptable housing). Category 2 housing is broadly similar, although not identical, to Lifetime Homes, and deals with matters such as the dimensions and location of car parking, level access, internal dimensions and location of things such as switches and sockets. Category 3 housing is more specifically suited to wheelchair adaptation, and includes more detailed requirements, including provision of a lift shaft for dwellings of more than one level. Local Plans should specify what proportions of new housing should be within each of these categories. The SHMA has identified that around 7% of the identified housing need in Reading is for specialist housing for older people, and this could form a basis for setting requirements.

Question 28	<p><i>The Local Plan could require a certain proportion of new homes to be accessible and adaptable (Category 2). What should the plan require?</i></p> <p><i>OPTION 28.1: No requirement</i></p> <p><i>OPTION 28.2: 100% accessible and adaptable</i></p> <p><i>OPTION 28.3: More than 50% accessible and adaptable</i></p> <p><i>OPTION 28.4: Less than 50% accessible and adaptable</i></p>
Question 29	<p><i>Should the Local Plan require a certain proportion of new homes to be wheelchair accessible or adaptable (Category 3)? If so, what should that proportion be?</i></p> <p><i>OPTION 29.1: No requirement</i></p> <p><i>OPTION 29.2: More than 7% wheelchair accessible/adaptable</i></p> <p><i>OPTION 29.3: Less than 7% wheelchair accessible/adaptable</i></p>

5.19 Water efficiency: The optional standard in the Building Regulations is an estimated average of 110 litres per person per day, compared to the estimated average of 125 litres per person per day, which is the general minimum standard. Reading is served by Thames Water, which is classified as an area of serious water stress in the publication ‘Water stressed areas - final classification’ by the Environment Agency¹⁷, which would highlight that efficient use of water is a particular issue in this area.

<p>Question 30</p>	<p><i>How should the Local Plan deal with the optional increased water efficiency standard in the building regulations?</i></p> <p><i>OPTION 30.1: Do not require compliance with any standards over and above the minimum in the building regulations.</i></p> <p><i>OPTION 30.2: Require that a proportion of new dwellings comply with the increased water efficiency standard (if so, what should that proportion be?).</i></p> <p><i>OPTION 30.3: Require that all new dwellings comply with the increased water efficiency standard.</i></p>
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5.20 Internal space: A national minimum space standard is set out in the government publication ‘Technical housing standards - nationally described space standard’¹⁸. This contains a minimum amount of space for different types of rooms, internal storage and ceiling heights. As set out above, if these standards are to be applied in Reading, the Local Plan must ‘opt in’ to them through a policy, supported by evidence as to why it is necessary.

<p>Question 31</p>	<p><i>How should the Local Plan deal with the nationally described space standards?</i></p> <p><i>OPTION 31.1: Do not require compliance with any space standards</i></p> <p><i>OPTION 31.2: Require that a proportion of new dwellings comply with the nationally described space standard. (if so, what should that proportion be?)</i></p> <p><i>OPTION 31.3: Require that all new dwellings comply with the nationally described space standard.</i></p>
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Sustainable design and construction

5.21 The main policy relating to the sustainable design and construction of buildings is CS1 of the Core Strategy, with CS2 (Waste Minimisation) of the Core Strategy and DM1 (Adaptation to Climate Change) and DM2 (Decentralised Energy) dealing with related issues.

¹⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf

¹⁸ See https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324_-_Nationally_Described_Space_Standard_Final_Web_version.pdf

- 5.22** Parts of policy CS1 in particular have been overtaken by events since the policy's adoption in 2008. The requirement for a 20% offset of carbon dioxide emissions was superseded by changes to the Building Regulations, and has not been applied for the past few years. The EcoHomes standards, referred to in CS1, were replaced by the Code for Sustainable Homes before the policy was even adopted, and the Code itself has now been removed and replaced with minimum standards in the Building Regulations. Voluntary minimum water efficiency standards for housing are also included in the Building Regulations, and referred to above.
- 5.23** All this means that the provisions in CS1 (with the exception of reference to sustainable drainage) cannot in the future be applied to new housing development, and that the provisions relating to other types of development need to be changed.
- 5.24** Sustainable drainage systems, which relate to both CS1 and DM1, have grown in importance and are now a requirement for major developments. We will need to consider how policy should respond to this requirement. There may also be a case for consolidating many of the sustainability requirements into one or two policies, rather than four.

Question 32

What changes do you think need to be made to our sustainable design and construction policies?

Historic environment

- 5.25** The historic environment is of vital importance to both the character of Reading and the quality of life of those within it.
- 5.26** One of the core planning principles, as set out in the NPPF, is that planning should “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. The NPPF itself includes policy to achieve this aim, and this is expected to be supplemented by a local policy protecting heritage assets, along the lines of existing Core Strategy policy CS33.
- 5.27** However, the NPPF also states that local plans should include a positive strategy for the conservation and enjoyment of the historic environment. This goes beyond merely a general protection policy, and seeks a proactive strategy not only for conservation of the assets themselves, but also for using those assets to inform how new development should take place.



5.28 Therefore, we are interested in your views and ideas as to what should be contained in such a positive strategy for the historic environment.

5.29 The Council is currently responding to concerns about the condition of some conservation areas and has set up a working group involving selected community groups and Historic England to run a pilot to examine priorities for environmental action and improvement to maintain and enhance conservation areas in the Borough within available budgets and resources. The plan will need to take account of anything emerging from this work.



Question 33

What could be included in a positive strategy for the historic environment?

Infrastructure planning

5.30 In drawing up the Local Plan, the Council will need to consider which items of infrastructure are essential to support the development proposed. This will form an Infrastructure Delivery Schedule, which sits alongside the Local Plan and is updated as and when necessary. One of the roles of the IDP is to feed into the priorities for funding from development identified within the Community Infrastructure Levy.

5.31 The most recent Infrastructure Delivery Schedule was that produced in March 2014 to support setting the Community Infrastructure Levy. Its main headings were transport, decentralised and renewable energy, air quality, green infrastructure, leisure and cultural facilities, social/community facilities, economic development and education. Such schedules are always something of a snapshot in time, and of course that Schedule was to support the levels of development in the existing development plan. We will therefore need to revise it once the levels of growth are set, and we would therefore like to know what your priorities for infrastructure provision would be.

Question 34

What do you consider are the critical items of infrastructure necessary to support new development?

Minerals planning

- 5.32** Planning for minerals extraction is of great importance at a national level, because aggregates are required for construction and the provision of infrastructure. However, Reading Borough Council has not previously produced its own minerals planning policies, as this used to be undertaken by Berkshire County Council, and after its abolition, by all six Berkshire unitary authorities working together with a Joint Strategic Planning Unit. The most recent adopted plan is the Replacement Minerals Local Plan, with the last amendments dating from 2001. Minerals policy is therefore in need of review in Berkshire.
- 5.33** Historically, sites within Reading have generally produced either chalk and clay for the brickmaking industry, or sand and gravel. However, there has not been any extraction of these materials for many years, and little interest expressed by the industry in extracting, particularly since most of Reading is now covered by urban development.
- 5.34** We consider that, due to fact that Reading is a consumer but not a producer of minerals (apart from some limited secondary or recycled aggregates), it does not make any sense to include minerals policies within a Reading Local Plan. It is much better to work across a wider area where the issue can be considered as a whole. Our preference therefore is for a separate joint plan with some of our neighbouring authorities. This is currently being explored, and may be combined with waste (see below).

Question 35

Do you agree that a separate joint Minerals Local Plan is the correct approach?

Waste planning

- 5.35** As for minerals planning, developing planning policies for waste was previously undertaken at a Berkshire level, firstly by Berkshire County Council, and then, after its abolition, by the six unitary authorities with the Joint Strategic Planning Unit. However, formal joint planning arrangements were abandoned in 2011.
- 5.36** Waste planning would be very difficult to undertake for Reading. The vast majority of Reading's waste travels outside the Borough boundaries. Reading's municipal solid waste, which includes household waste, after being sorted at Smallmead, then goes to the energy from waste plant in Slough, with the residual waste left after that process currently mainly being landfilled in Oxfordshire. There are also other waste streams, notably commercial and industrial waste and construction and demolition waste, the movements of which are much more difficult to have a handle on, not least because waste demolition materials are often recycled on site for major redevelopments.
- 5.37** Therefore, it makes sense for Reading to seek to plan jointly for waste with its neighbours. For municipal solid waste, Reading works with Wokingham Borough Council and Bracknell Forest Borough Council through the Re3 partnership, and, although this is only one waste stream, joint planning based on this grouping of authorities would nevertheless make sense.

5.38 It is not therefore proposed that the Local Plan will include waste policies, and this section does not discuss this matter any further. A separate Waste Local Plan, ideally prepared jointly with neighbouring authorities, will be required.

Question 36

Do you agree that a separate joint Waste Local Plan is the correct approach?

Other policy areas

5.39 There are a number of other issues which are covered by existing policies that the Council intends to carry forward into the local plan. Appendix 1 contains a full list.

5.40 Other than those areas, and the areas already discussed in this document, there are no other major topics that we propose to address. However, if you think we should be addressing any additional policy areas, please let us know.

Question 37

Are there any other areas that you would like to see dealt with in the Local Plan?

APPENDICES

APPENDIX 1: FUTURE OF EXISTING PLANNING POLICIES

A. POLICIES WHERE REVISION MAY BE NEEDED

A1. Policies that depend on Objectively Assessed Development Needs and resulting strategy

The following are the main strategic policies in the current plans, that indicate what type of development will take place and where. Since the assessment of Reading's development needs is such a central plank of developing the new local plan, all of the following policies may need to be changed.

CS10: Location of Employment Development	CS31: Additional and Existing Community Facilities
CS11: Use of Employment Land for Alternative Uses	RC6: Definition of the Centre
CS12: Maintaining a Variety of Premises	RC7: Leisure, Culture and Tourism in the Centre
CS14: Provision of Housing	RC14: Public Realm
CS15: Location, Accessibility, Density and Housing Mix	DM5: Housing Mix
CS16: Affordable Housing	DM6: Affordable Housing
CS19: Provision for Gypsies and Travellers	DM15: Protection of Leisure Facilities and Public Houses
CS25: Scale and Location of Retail, Leisure and Culture Development	SA3: Retail, Leisure and Culture Uses in South Reading
CS26: Network and Hierarchy of Centres	SA12: Core Employment Areas
CS28: Loss of Open Space	SA16: Public and Strategic Open Space

A2. Policies that may need revision depending on the situation with CIL/S106 and the comprehensive assessment of viability

As policies are developed that place requirements on developers, they will need to be comprehensively assessed to ensure that they do not as a whole result in development being unviable. This means that development of such policies is an iterative process, and viability may change over time. Therefore, policies may be subject to revision throughout the process.

CS9: Infrastructure	SA1: South Reading Development Principles
CS13: Impact of Employment Development	DM1: Adaptation to Climate Change
CS32: Impacts on Community Facilities	DM2: Decentralised Energy
DM3: Infrastructure Planning	

A3. Site Allocation policies that are likely to need updating, revising, and/or consolidating

Site allocation policies are always a snapshot in time. Circumstances of individual sites change, development is completed and new sites come forward. More sites may need to be identified to meet identified development needs. Therefore, the following policies are highly likely to need amendment.

RC1: Development in the Station/River Major Opportunity Area	SA5: Park Lane Primary School, The Laurels and Downing Road
RC2: Development in the West Side Major Opportunity Area	SA7: Crescent Road Campus
RC3: Development in the East Side Major Opportunity Area	SA8: Other Sites for Housing Development
RC4: Other Opportunity Sites	SA9: Other Sites for Mixed Use Development Including Housing
SA2: South Reading Strategic Development Sites	SA10: Other Sites for Leisure Development
SA4: Dee Park	

A4. Policies that may need to be updated as a result of other Council strategies being updated

The Local Plan needs to tie in with other Council strategies as they develop. The transport policies in the Core Strategy, for instance, were related to a version of the Local Transport Plan that has now been superseded.

CS20: Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)	SA13: Transport Improvements
CS21: Major Transport Projects	SA14: Cycle Routes

A5. Policies that may need revision for other reasons

A variety of other factors may necessitate changes to existing policies, for instance changing national policy. One example is the removal of the Code for Sustainable Homes at a national level, which will mean the need to revise CS1. Other issues might have arisen through how the policies have been applied in practice.

CS1: Sustainable Construction and Design	CS33: Protection and Enhancement of the Historic Environment
CS3: Social Inclusion and Diversity	CS35: Flooding
CS24: Car/Cycle Parking	DM13: Vitality and Viability of Smaller Centres

B. POLICIES WHICH ARE ONLY LIKELY TO NEED AMENDMENT IF THERE IS A SUBSTANTIAL CHANGE TO THE SPATIAL STRATEGY

The preceding sections have identified that there are a number of different potential spatial options to accommodate Reading's development needs. Depending on which of these options are chosen, there may be consequential amendments needed to some policies to reflect the approach taken. For instance, an approach of increasing densities wherever possible could mean needing to review policies on private outdoor space, or tall buildings.

RC9: Living in the Centre	DM8: Residential Conversions
RC13: Tall Buildings	DM10: Private and Communal Outdoor Space
CS4: Accessibility and the Intensity of Development	DM11: Development of Private Residential Garden Land
CS18: Residential Conversions	

C. POLICIES WHERE NO CHANGE TO POLICY APPROACH IS LIKELY TO BE NEEDED

C1. Policies where no change is expected

The existing policies within the development plan documents are relatively recent, with the most recent document having been adopted in 2012. It therefore follows that many of the policies are likely to be capable of being carried forward. Such policies are those that comply with the NPPF, and those that relate to general planning principles and are therefore relatively independent of any changes in the overall strategy discussed in chapters 2 and 3. The following policies are therefore proposed to be carried forward without substantive amendments.

CS2: Waste Minimisation	RC12: Terraced Housing in the Centre
CS5: Inclusive Access	SD1: Presumption in Favour of Sustainable Development
CS7: Design and the Public Realm	DM4: Safeguarding Amenity
CS8: Waterspaces	DM7: Accommodation for Vulnerable People
CS17: Protecting the Existing Housing Stock	DM9: House Extensions and Ancillary Accommodation
CS22: Transport Assessments	DM12: Access, Traffic and Highway-Related Matters
CS23: Sustainable Travel and Travel Plans	DM14: Impact of Main Town Centre Uses
CS30: Access to Open Space	DM19: Air Quality
CS34: Pollution and Water Resources	DM20: Hazardous Installations
RC5: Design in the Centre	DM21: Telecommunications Development
RC8: Drinking Establishments	DM22: Advertisements
RC10: Active Frontages	DM23: Shopfronts and Cash Machines
RC11: Small Shop Units	SA6: Whiteknights Campus, University of Reading

C2. No change apart from merging of policies previously in separate documents

In addition, due to the way that the previous planning policy system was based around several different documents, there are a number of policies where a policy area is split between two documents, often with one more strategic policy in the Core Strategy together with a more detailed or site-specific policy in the SDPD. The following policy approaches are therefore proposed to be carried forward, albeit that the policies would be combined.

CS27: Maintaining the Retail Character of Centres & amended DM13: Vitality and Viability of Smaller Centres (see A5)	CS37: Major Landscape Features and Strategic Open Space & SA17: Major Landscape Features
CS29: Provision of Open Space & DM16: Provision of Public Open Space	CS38: Trees, Hedges and Woodlands & DM18: Tree Planting
CS36: Biodiversity and Geology & DM17: Green Network	SA15: District and Local Centres & amended CS26: Network and Hierarchy of Centres (see A1).

D. POLICIES TO BE REMOVED AND NOT REPLACED

It is considered that the following policies should not be replaced in a new Local Plan.

CS6: Settlement Boundary (CS)	SA10: Settlement Boundary (SDPD)
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The reason for this is that settlement boundary policies essentially protect land outside urban areas for its own sake, rather than being related to the specific importance of that land. It is considered that such an approach cannot be justified in Reading in the context of the National Planning Policy Framework. It may be that most land outside the current settlement boundary has an intrinsic value that should be covered by other designations, e.g. biodiversity or open space, but this will need to be considered through the Local Plan process.

APPENDIX 2: SUMMARY OF CONSULTATION QUESTIONS

Question 1	<i>Do you think that there should be any changes to the core objectives?</i>
Question 2	<i>Do you agree that we should plan up to 2036?</i>
Question 3	<p><i>How much housing should be provided in Reading each year between 2013 and 2036? Please select from the following options:</i></p> <p>OPTION 3.1: <i>Provide 699 homes each year</i> <i>The full “objectively assessed need” for Reading</i></p> <p>OPTION 3.2: <i>Provide around 600 homes each year</i> <i>Based on the average annual delivery over the 20 year period from 1995 to 2015</i></p> <p>OPTION 3.3: <i>Provide around 630 homes each year</i> <i>Based on the maximum that might be achievable without any additional loss of greenfield land, employment areas or increase in development of garden land (according to an initial estimate).</i></p> <p>OPTION 3.4: <i>Provide significantly more than 700 homes each year</i> <i>In order to further significantly boost housing and deliver higher levels of affordable housing.</i></p>
Question 4	<i>Do you agree with the continuation of the affordable housing policies?</i>
Question 5	<i>Are you aware of any sites that would be suitable for self-build homes?</i>
Question 6	<i>Are you aware of any vacant or under-used commercial or industrial sites that would be suitable for starter homes?</i>
Question 7	<i>Are you aware of any sites that would be suitable for student housing?</i>
Question 8	<i>Are you aware of any sites that would be suitable for residential care?</i>
Question 9	<i>Are there any sites that would be suitable for provision for gypsies and travellers?</i>
Question 10	<p><i>How should the relationship between employment development and housing be managed? Please select from the following options:</i></p> <p>OPTION 10.1: <i>Do not limit employment development</i></p> <p>OPTION 10.2: <i>Do not limit employment development, but expect new development to mitigate its impacts on housing.</i></p> <p>OPTION 10.3: <i>Place a limit on employment development based on how much housing is to be provided in Reading.</i></p> <p>OPTION 10.4: <i>Place a limit on employment development based on how much housing is to be provided in the wider housing market area.</i></p>
Question 11	<i>Do you agree that there is unlikely to be a need for major retail expansion in Reading?</i>
Question 12	<i>Which other town centre uses, such as leisure facilities, should we be planning for?</i>

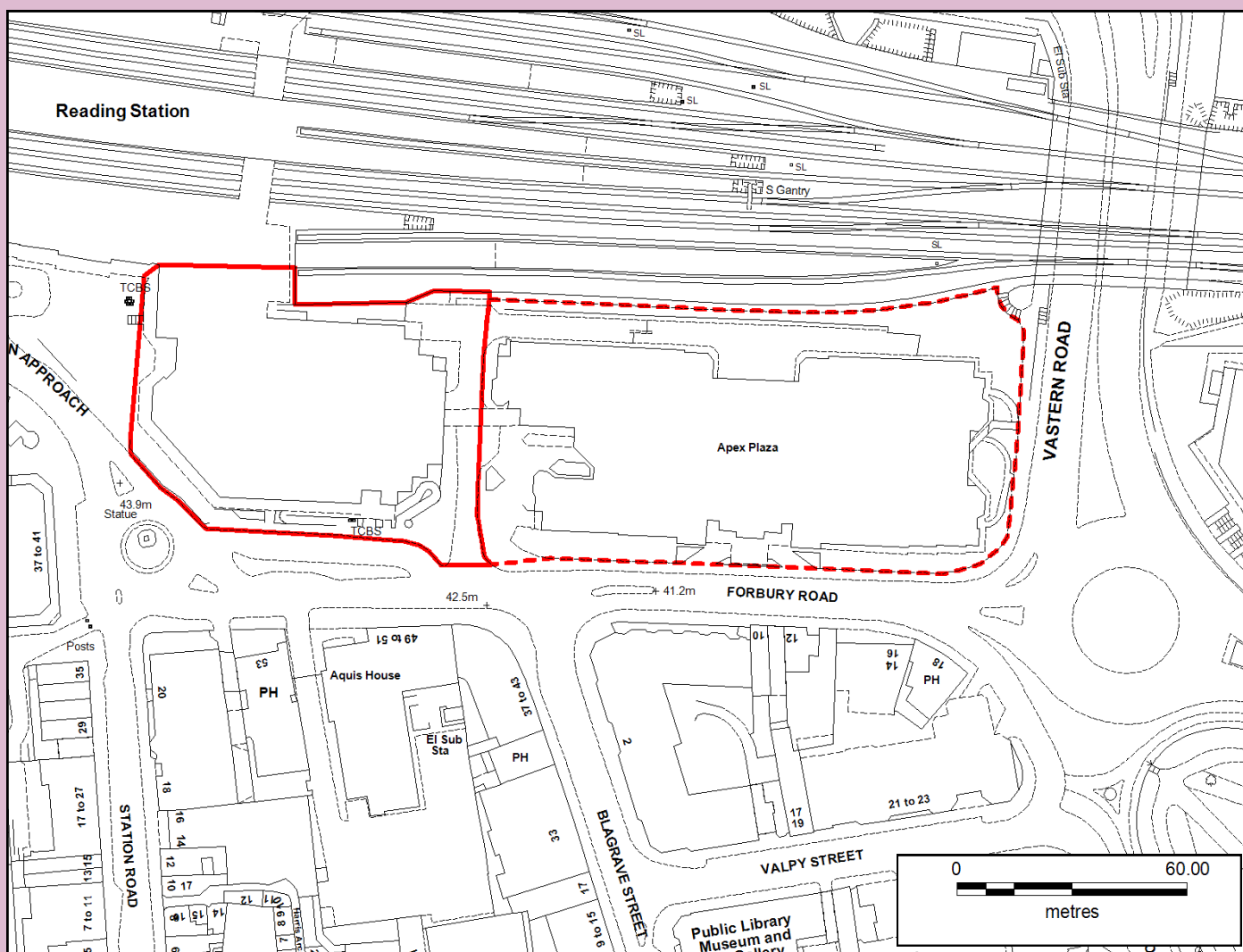
Question 13	<i>Are there any other uses that we should assess the need for?</i>
Question 14	<i>Is the existing spatial strategy still broadly relevant, or should there be a fundamental change to it?</i>
Question 15	<p><i>Please rank the following sources of sites for housing development in order of preference:</i></p> <ul style="list-style-type: none"> <i>1: Town centre development</i> <i>2: Increasing densities;</i> <i>3: Vacant brownfield sites and infill development;</i> <i>4: Conversion of houses to flats;</i> <i>5: Conversion of offices to residential;</i> <i>6: Renewal of suburban areas;</i> <i>7: Redevelopment of employment land;</i> <i>8: Residential gardens;</i> <i>9: Development on greenfield sites.</i>
Question 16	<i>Are there any other types of site that we have missed?</i>
Question 17	<i>Do you have any comments on the suggested use of any of the sites in Appendix 3?</i>
Question 18	<i>Do you favour any of the alternative options on any of the suggested sites (see Appendix 3 for list of options on each site)?</i>
Question 19	<i>Do you have any comments on the existing allocations in Appendix 4?</i>
Question 20	<i>Do you favour any of the alternative options on any of the existing allocations (see Appendix 4 for list of options on each site)?</i>
Question 21	<i>Do you have any more sites to suggest for development?</i>
Question 22	<p><i>What should the future of the Richfield Avenue & Cardiff Road area be? Please select from the following options:</i></p> <ul style="list-style-type: none"> OPTION 22.1: <i>Retain as an employment area</i> OPTION 22.2: <i>Move towards a more mixed commercial area, with uses that are not traditional employment uses, such as leisure and retail uses, hotels, vehicle sales etc.</i> OPTION 22.3: <i>Identify the area for development for other uses such as residential.</i>
Question 23	<i>Do you agree with the policies that the Council proposes to carry forward in Appendix 1?</i>
Question 24	<p><i>Which areas should be identified as local green space and why?</i></p> <p><i>For each area that you would like to see identified as Local Green Space (see map of potential sites in Appendix 5, but also include any other areas if they are not shown), please describe the particular local significance of the area to the community.</i></p>
Question 25	<i>How should policies change to reflect the new permitted development rights?</i>
Question 26	<p><i>Should a new policy on betting shops and pay-day loan companies be included?</i></p> <p><i>What should it say, and what evidence should it be based on?</i></p>

Question 27	<i>Is the current level of protection of pubs adequate, or should there be greater or lesser protection?</i>
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Question 29	<i>Should the Local Plan require a certain proportion of new homes to be wheelchair accessible or adaptable (Category 3)? If so, what should that proportion be?</i> OPTION 29.1: No requirement OPTION 29.2: More than 7% wheelchair accessible/adaptable OPTION 29.3: Less than 7% wheelchair accessible/adaptable
Question 30	<i>How should the Local Plan deal with the optional increased water efficiency standard in the building regulations?</i> OPTION 30.1: Do not require compliance with any standards over and above the minimum in the building regulations. OPTION 30.2: Require that a proportion of new dwellings comply with the increased water efficiency standard (if so, what should that proportion be?). OPTION 30.3: Require that all new dwellings comply with the increased water efficiency standard.
Question 31	<i>How should the Local Plan deal with the nationally described space standards?</i> OPTION 31.1: Do not require compliance with any space standards OPTION 31.2: Require that a proportion of new dwellings comply with the nationally described space standard. (if so, what should that proportion be?) OPTION 31.3: Require that all new dwellings comply with the nationally described space standard.
Question 32	<i>What changes do you think need to be made to our sustainable design and construction policies?</i>
Question 33	<i>What could be included in a positive strategy for the historic environment?</i>
Question 34	<i>What do you consider are the critical items of infrastructure necessary to support new development?</i>
Question 35	<i>Do you agree that a separate joint Minerals Local Plan is the correct approach?</i>
Question 36	<i>Do you agree that a separate joint Waste Local Plan is the correct approach?</i>
Question 37	<i>Are there any other areas that you would like to see dealt with in the Local Plan?</i>

APPENDIX 3: SUGGESTED SITES FOR DEVELOPMENT

The following pages set out the new sites that have been suggested for development together with some basic information. Please note that these are suggestions for consultation at this stage, and that the Council does not necessarily endorse these sites or any particular option for development of these sites.

SITE A1: BRUNEL ARCADE, STATION APPROACH

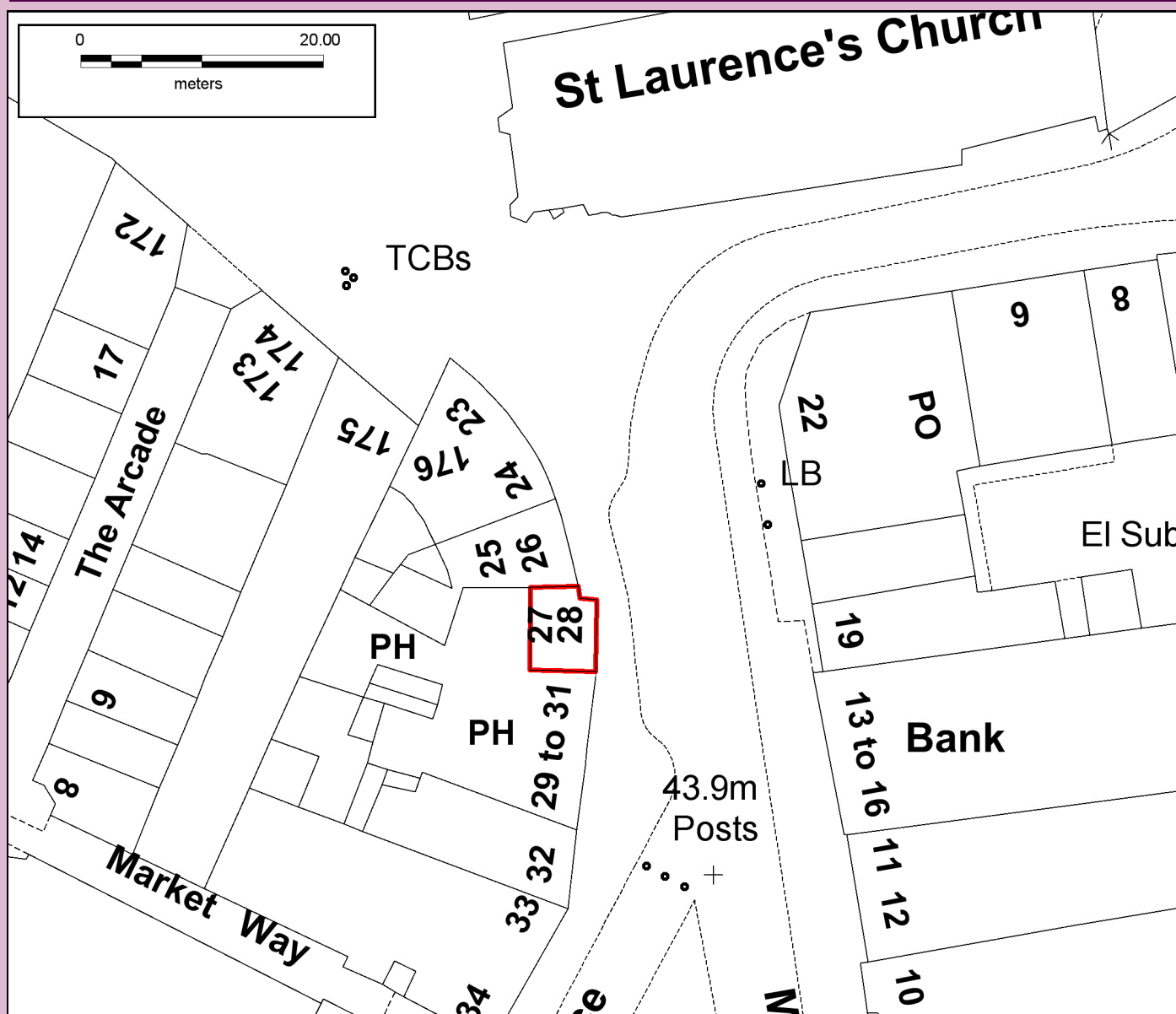


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Size:	0.58 ha	Current use:	Retail and operational uses associated with the railway.
Grid Reference:	SU715737	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A1a—Suggestion	Retail, operational facilities, office, residential (up to 150 dwellings). Bridge link to neighbouring Apex Plaza to be maintained.		
A1b—Alternative Option	Mixed use scheme on an extended site including Apex Plaza including residential [up to 300 dwellings], offices, retail [see below]		
A1c—Alternative Option	Do not allocate		
A1d—Alternative Option	Retail and related uses		
A1e—Alternative Option	Office use		
A1f—Alternative Option	Residential use [160-260 dwellings]		
Issues and constraints:	Site is currently still in use for activities associated with the station, and will not be available immediately. Need for careful consideration of surrounding historic environment, including listed buildings and archaeological potential. Within Air Quality Management Area. Potential contamination issues on part of the site. Land currently safeguarded by DfT direction for extension to Crossrail. Various trees around Apex Plaza subject to Tree Preservation Orders.		
Other information:	Site is within the boundary of the existing allocation RC1d, but is not included in the list of sites within Appendix 4 as the allocation does not include any specific proposals for this site. Considered likely to be deliverable within 6-10 years.		

There is potential for an extension of the site to include the adjoining Apex Plaza (shown with a dotted line). This was not identified as part of the nomination, but has been identified as having potential by the Council. This would make the total size of the site 1.51 ha, which could accommodate a significant development, for instance 200-300 dwellings.

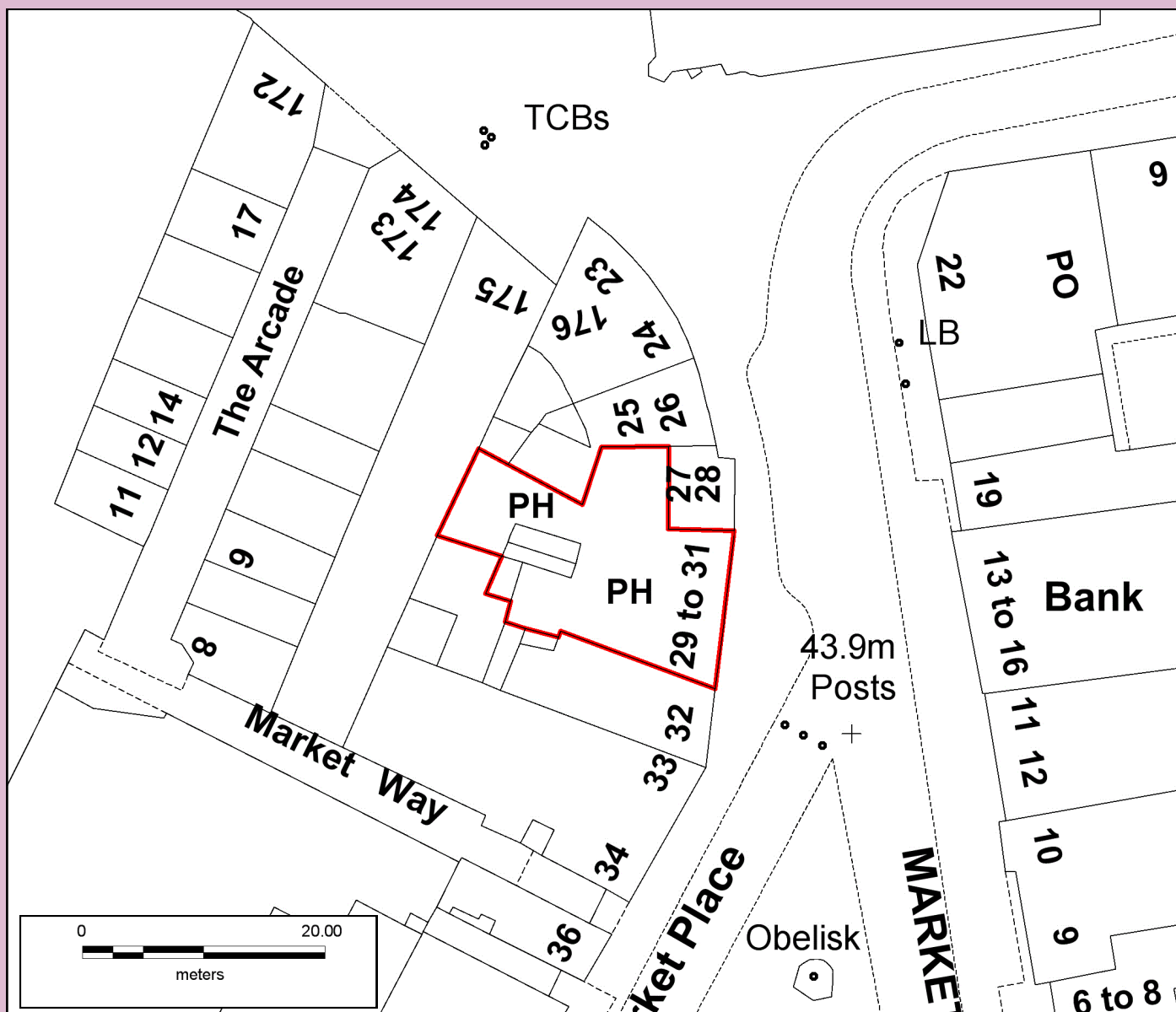
SITE A2: 27-28 MARKET PLACE



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Size:	0.004 ha	Current use:	Ground floor retail and upper floor offices
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A2a—Suggestion	Residential/ commercial/ retail/ leisure development		
A2b—Alternative Option	Do not allocate		
A2c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A2d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 1-3 dwellings]		
A2e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

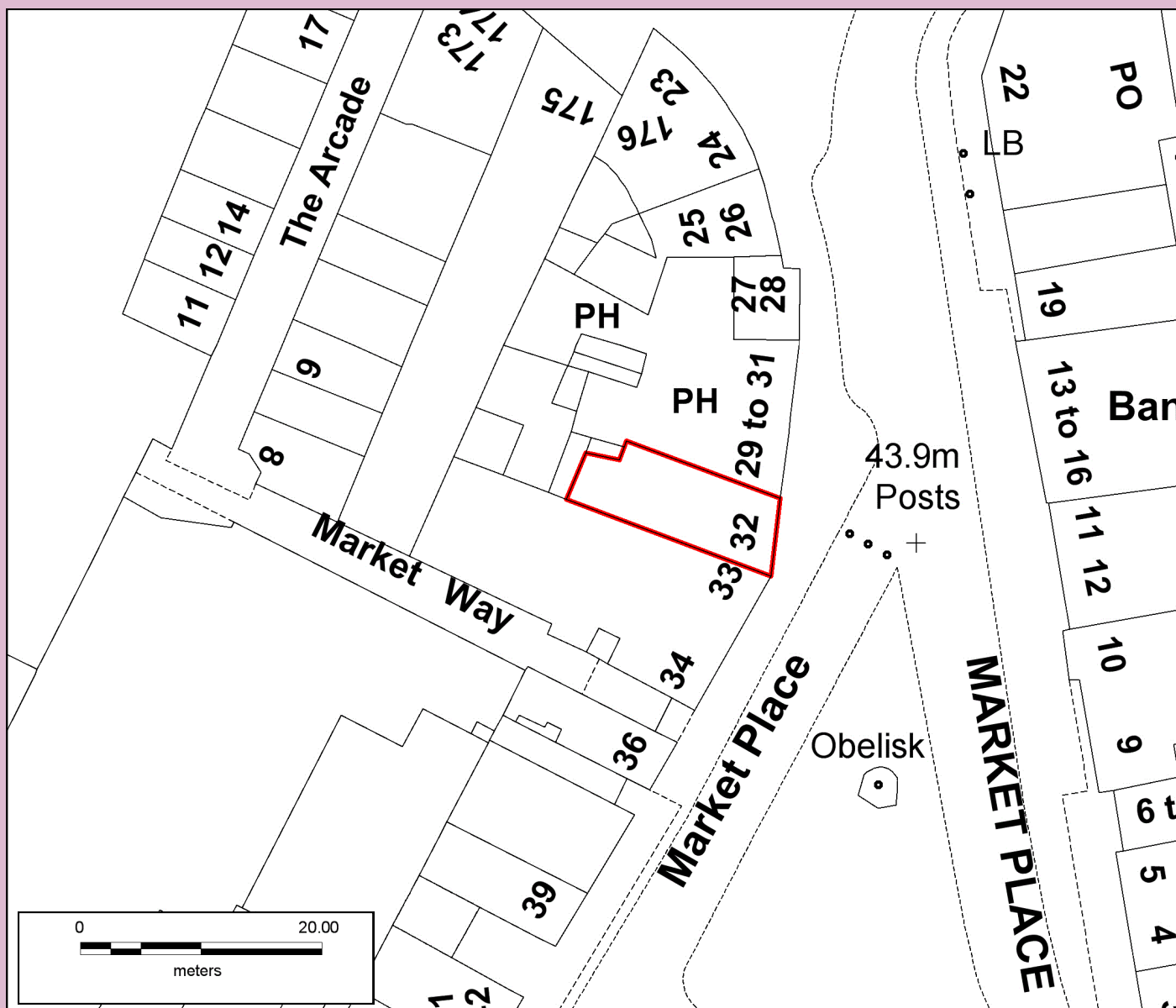
SITE A3: 29-31 MARKET PLACE



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Size:	0.03 ha	Current use:	Public house, offices and residential
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A3a—Suggestion	Residential/commercial/retail/leisure development		
A3b—Alternative Option	Do not allocate		
A3c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A3d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 5-10 dwellings]		
A3e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

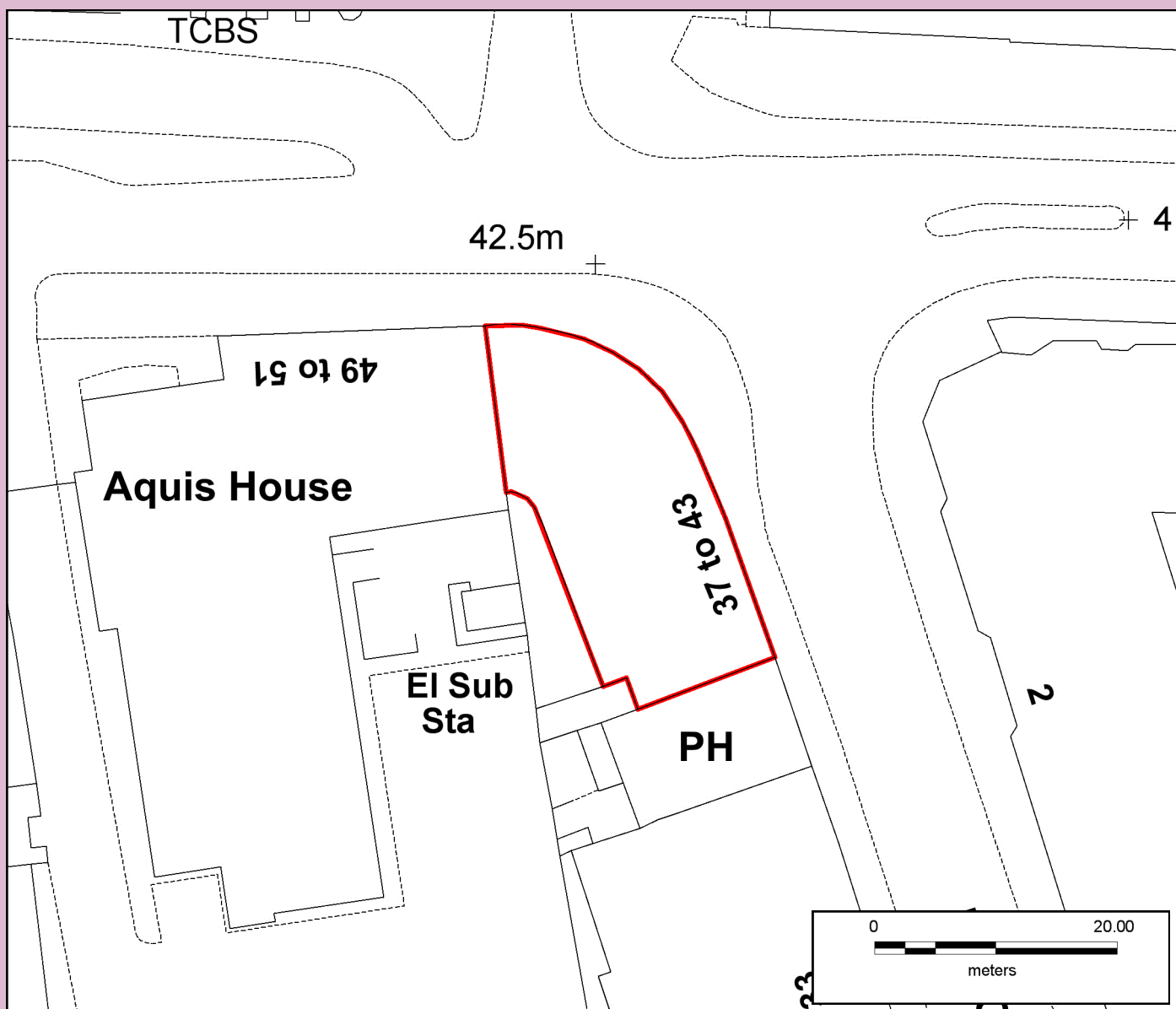
SITE A4: 32 MARKET PLACE



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Size:	0.01 ha	Current use:	Financial and professional services with offices and residential
Grid Reference:	SU716734	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A4a—Suggestion	Residential/commercial/retail/leisure development		
A4b—Alternative Option	Do not allocate		
A4c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A4d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 3-6 dwellings]		
A4e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

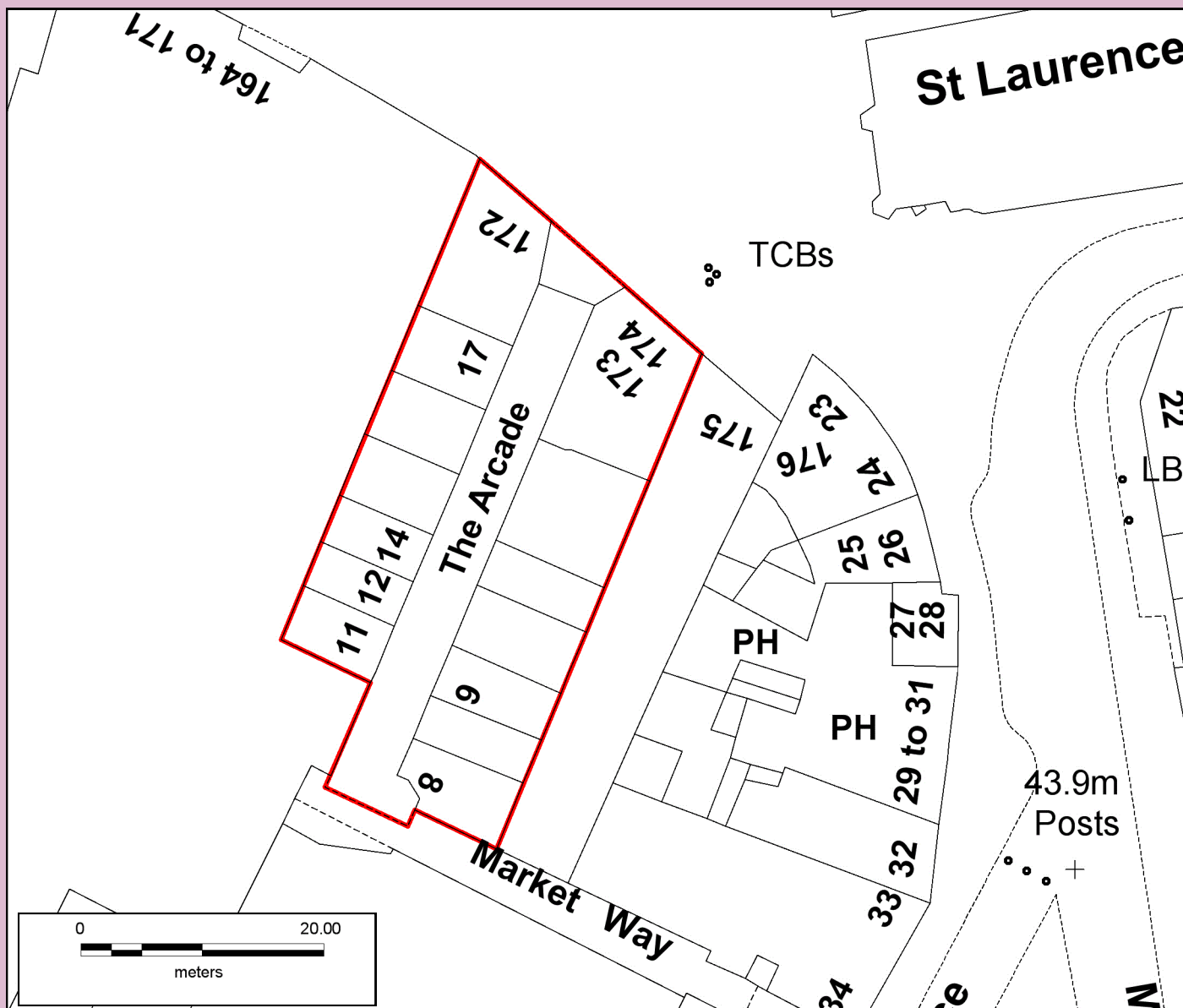
SITE A5: 37-43 BLAGRAVE STREET



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Size:	0.04 ha	Current use:	Offices
Grid Reference:	SU716737	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A5a—Suggestion	Residential development [Approx. 9-14 dwellings]		
A5b—Alternative Option	Do not allocate		
A5c—Alternative Option	Office development		
A5d—Alternative Option	Retail development		
A5e—Alternative Option	Leisure development		
Issues and constraints:	Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

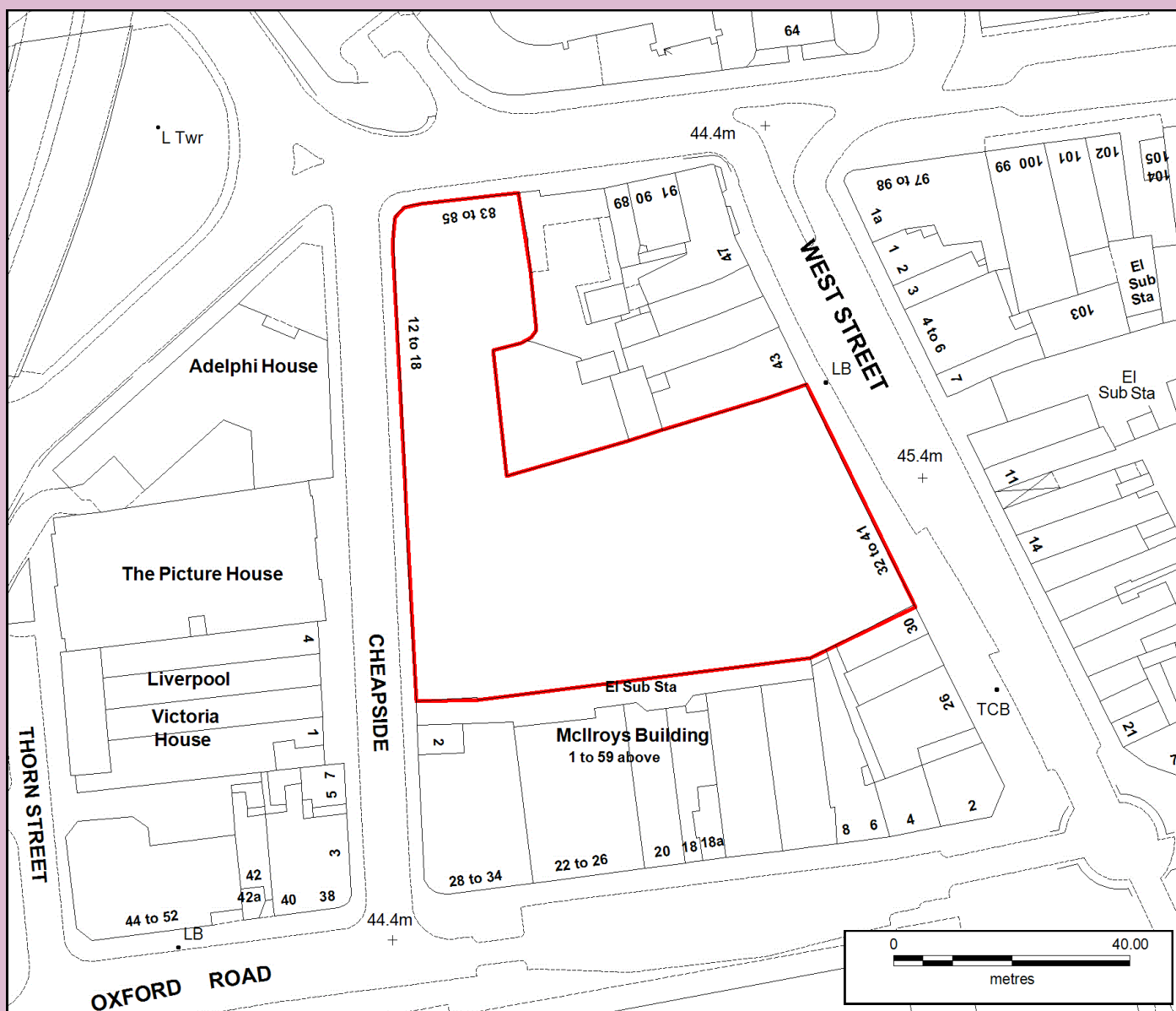
SITE A6: BRISTOL AND WEST ARCADE, 173 FRIAR STREET



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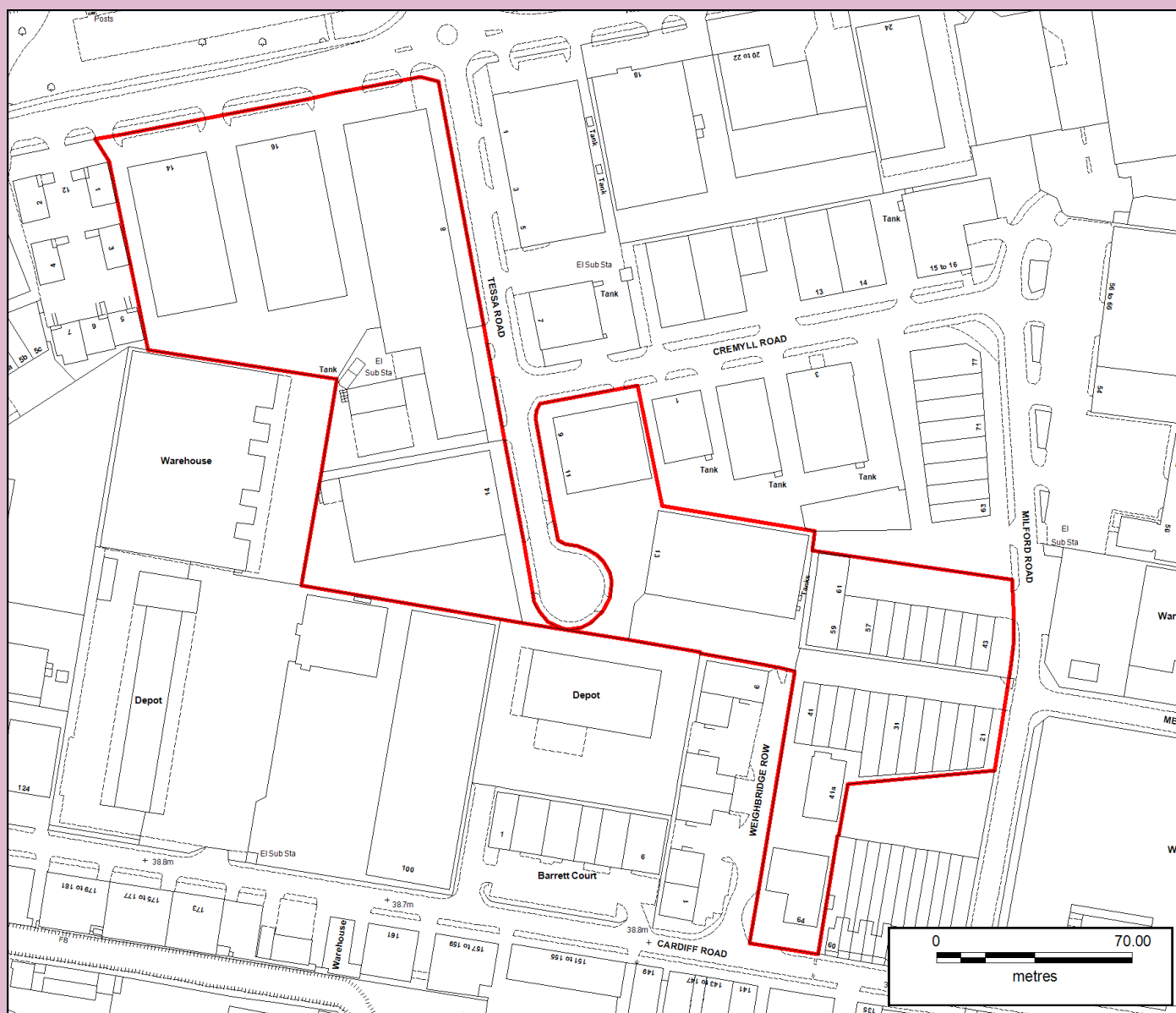
Size:	0.10 ha	Current use:	Retail uses on ground floor with offices above
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A6a—Suggestion	Residential/commercial/retail/leisure development		
A6b—Alternative Option	Do not allocate		
A6c—Alternative Option	Residential development with ground floor retail [Approx. 14-18 dwellings]		
A6d—Alternative Option	Office development with ground floor retail		
A6e—Alternative Option	Leisure development with potential for ground floor retail		
Issues and constraints:	Site is adjacent to the Market Place/London Street Conservation Area and close to a number of listed buildings. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Site had planning permission in 2006 for a development including refurbishment of the arcade and leisure and residential development above, which has not been implemented. The proposals are considered to be deliverable within 1-5 years.		

SITE A7: PRIMARK, 32-42 WEST STREET



Size:	0.41 ha	Current use:	Retail with offices above
Grid Reference:	SU715735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Member of the public
A7a—Suggestion	Residential development		
A7b—Alternative Option	Do not allocate		
A7c—Alternative Option	Development for ground floor retail uses and offices above		
Issues and constraints:	Adjacent to listed building. Within Air Quality Management Area. The West Street frontage is identified as part of a key frontage where retail uses will be retained.		
Other information:	Site has not been identified by the landowners, and there are no current indications that it is available for a residential development. This site is the head office of Primark, and they are an important employer in central Reading.		

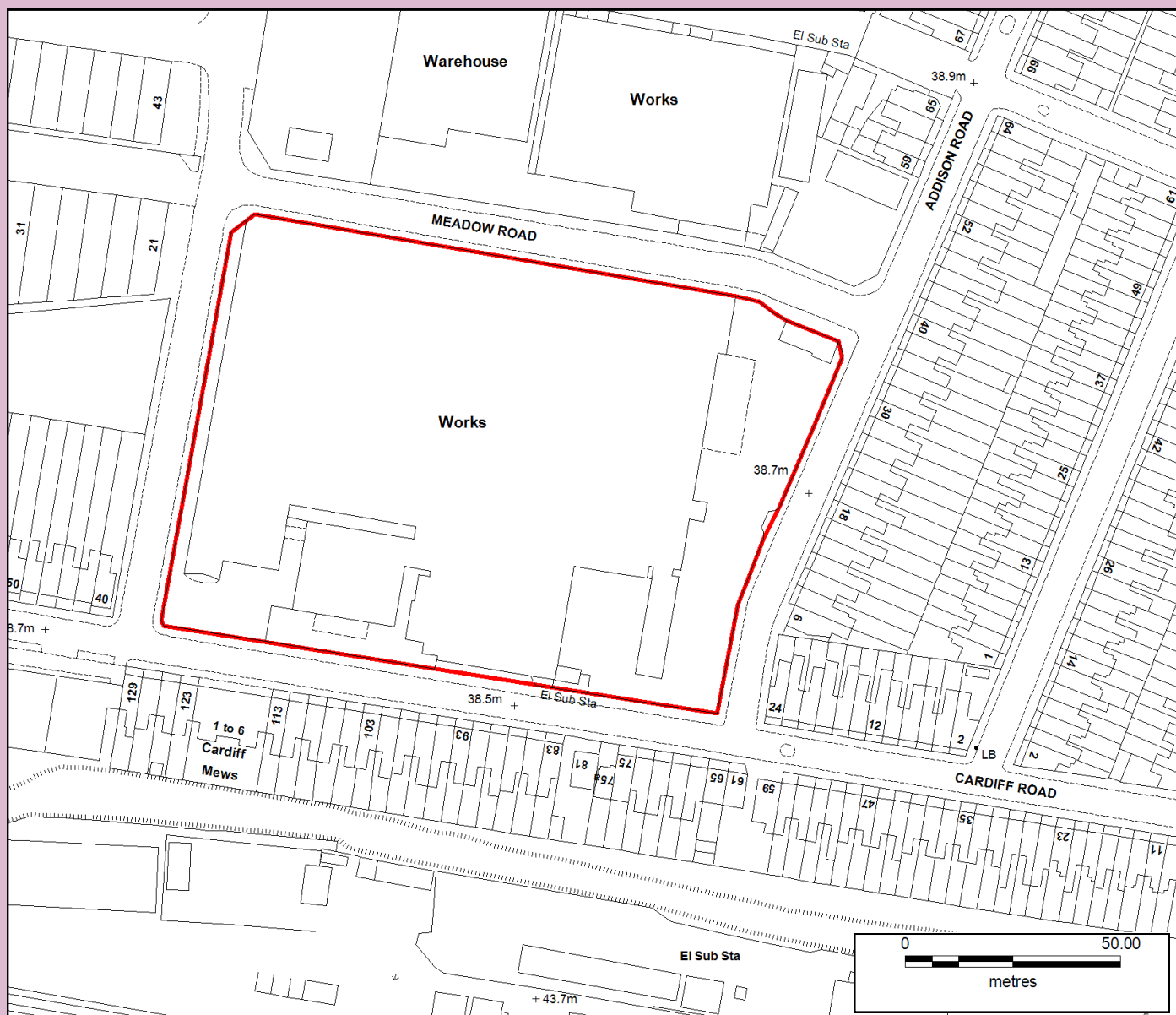
SITE A8: LAND AT RICHFIELD AVENUE AND TESSA ROAD



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Size:	4.49 ha	Current use:	Industrial, warehouse and offices
Grid Reference:	SU707742	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A8a—Suggestion	Potential for mix of uses including retail/trade counter/employment/residential		
A8b—Alternative Option	Do not allocate		
A8c—Alternative Option	Development for employment uses		
A8d—Alternative Option	Development for residential use [180-337 dwellings]		
A8e—Alternative Option	Development for retail and leisure		
Issues and constraints:	Virtually all of the site is affected by Flood Zones 2 or 3. Residential development will be constrained by the effects of the surrounding industrial activities. Potential contamination. Loss of employment land may be a significant issue. Site adjoins designated open space and major landscape feature. Within Air Quality Management Area.		
Other information:	Other sites within the surrounding area may become available over time and could be part of any proposed development. This is dealt with in more detail in the Issues and Options document—see Chapter 4 and Appendix 6 for more detail. The sites shown here are considered to be deliverable within 1-5 years.		

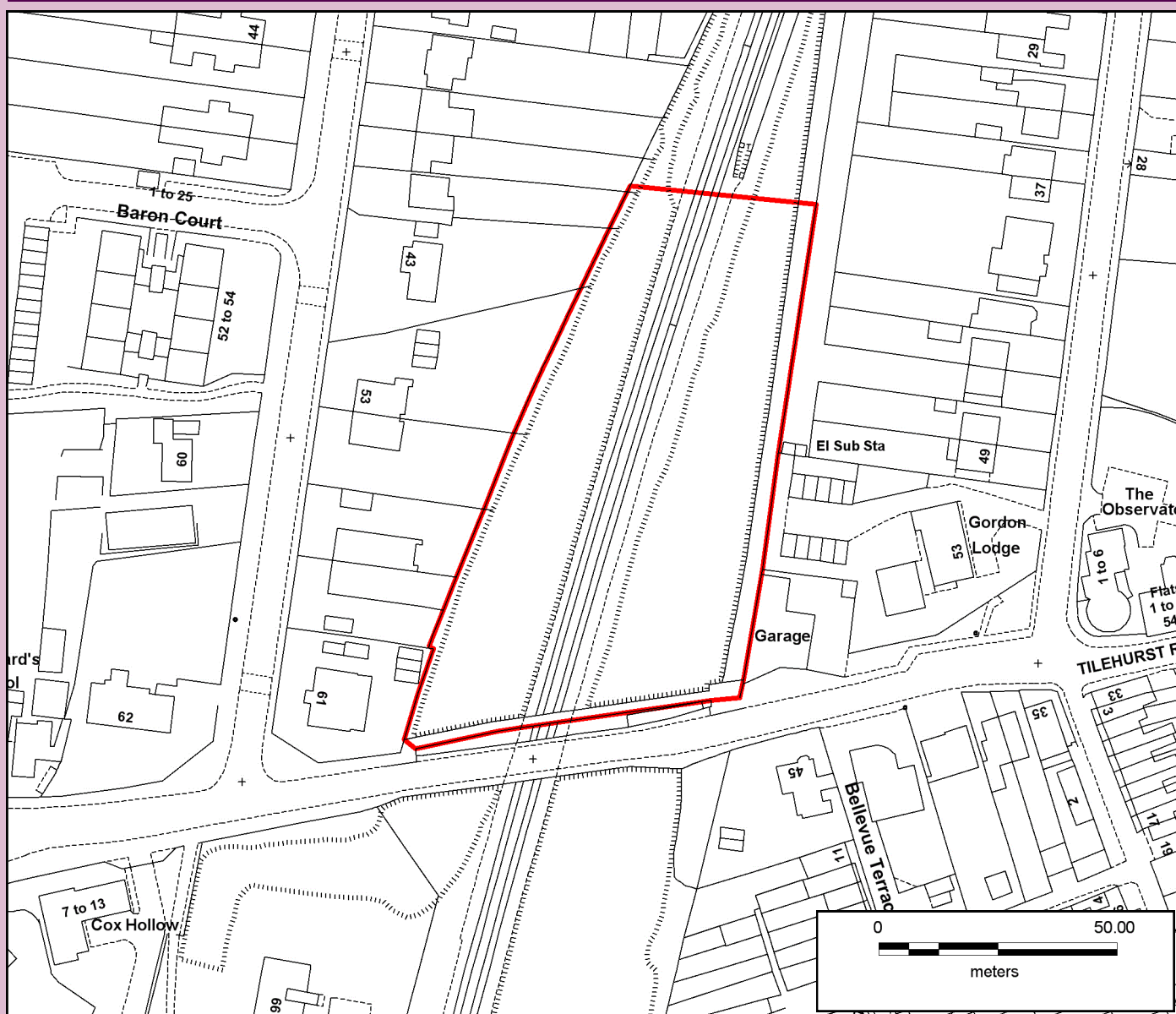
SITE A9: FORMER COX & WYMAN SITE, CARDIFF ROAD



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Size:	1.31 ha	Current use:	Factory (vacant)
Grid Reference:	SU709741	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A9a—Suggestion	Redevelopment for residential use [50-100 dwellings]		
A9b—Alternative Option	Do not allocate		
A9c—Alternative Option	Development or re-use for employment uses		
A9d—Alternative Option	Development for retail and leisure uses		
Issues and constraints:	The site is in Flood Zone 1, but is surrounded by areas in Flood Zone 2. Residential development could be constrained by the effects of the nearby industrial activities. Potential contamination. Loss of employment land may be a significant issue. Within Air Quality Management Area. Several Tree Preservation Orders along the Addison Road frontage.		
Other information:	The Cox & Wyman printing business was an employer in Reading since 1777, which closed in 2015, and the building is now vacant. Considered to be deliverable within 1-5 years.		

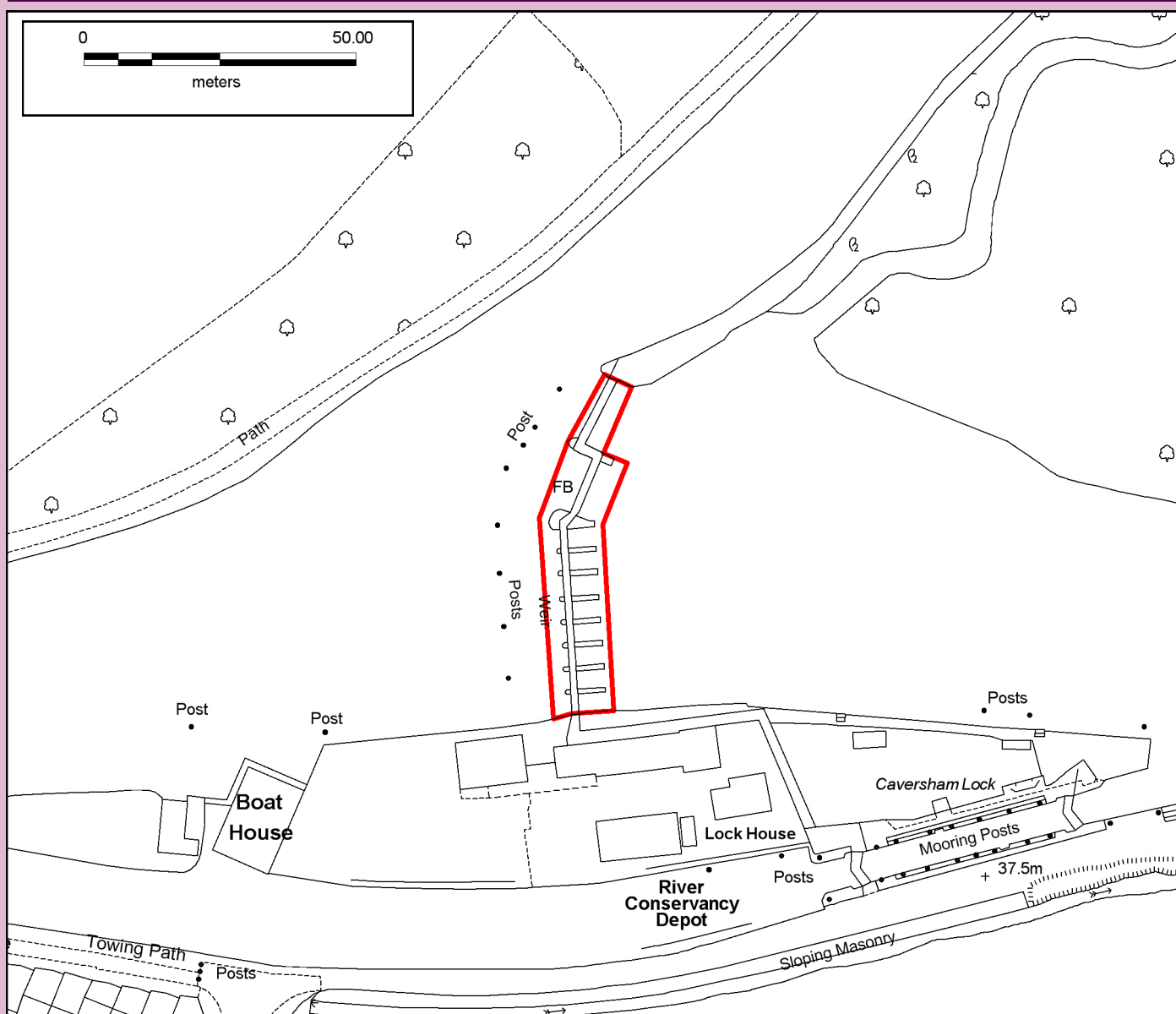
SITE A10: LAND AT READING WEST STATION



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Size:	0.62 ha	Current use:	Railway cutting
Grid Reference:	SU701731	Source:	Suggestion
Ward:	Battle	Suggested by:	Consultant (not representing landowner)
A10a—Suggestion	Residential—187 dwellings		
A10b—Alternative Option	Do not allocate		
A10c—Alternative Option	Less dense residential development [Approx. 25-47 dwellings]		
Issues and constraints:	One of the major constraints is likely to be the deliverability of covering over the railway, both from a viability perspective and a railway operational perspective. This has not been suggested with any involvement of Network Rail, and there is no indication that they would support such a proposal. The Tilehurst Road bridge is listed, and this proposal would necessitate major structural alterations to it and would fundamentally change its setting. Railway line is a designated Green Link, which would be interrupted by any development. Within Air Quality Management Area.		
Other information:	Site suggestion considers that the deep cutting allows for five and six storeys without affecting the amenity of nearby properties, but this would be a considerably denser development than can be found on adjoining sites.		

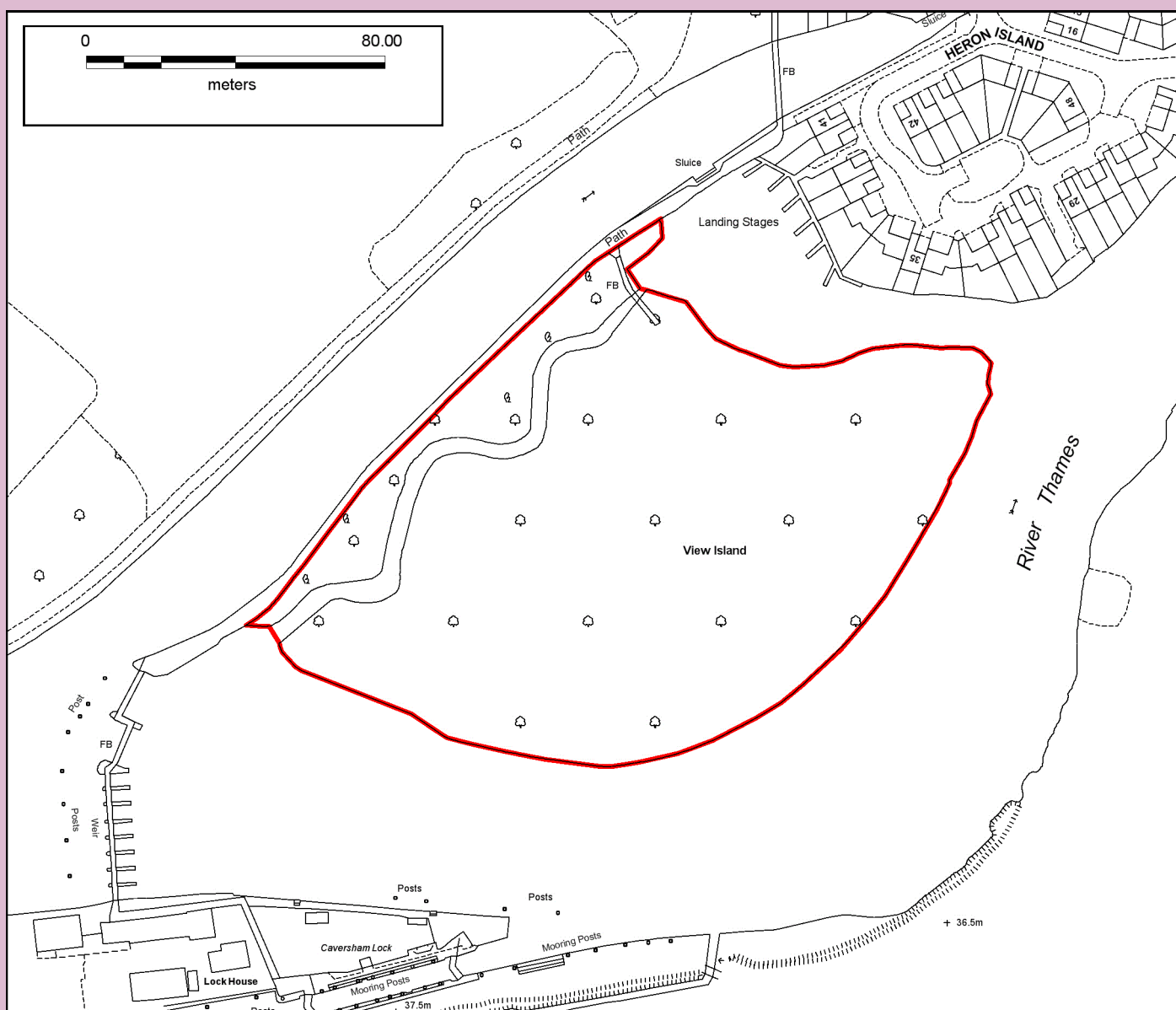
SITE A11: CAVERSHAM WEIR



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Size:	0.06 ha	Current use:	Weir
Grid Reference:	SU720740	Source:	Suggestion
Ward:	Abbey & Caversham	Suggested by:	Community group
A11a—Suggestion	Weir with hydropower generation		
A11b—Alternative Option	Do not allocate		
Issues and constraints:	River Thames is a major landscape feature and wildlife corridor. Would need involvement of Environment Agency in terms of effects on water flows and as owner of the weir and managing body for the waterway—the EA have not been involved in the initial suggestion. Public right of way across the weir.		
Other information:	Considered to be deliverable within 1-4 years.		

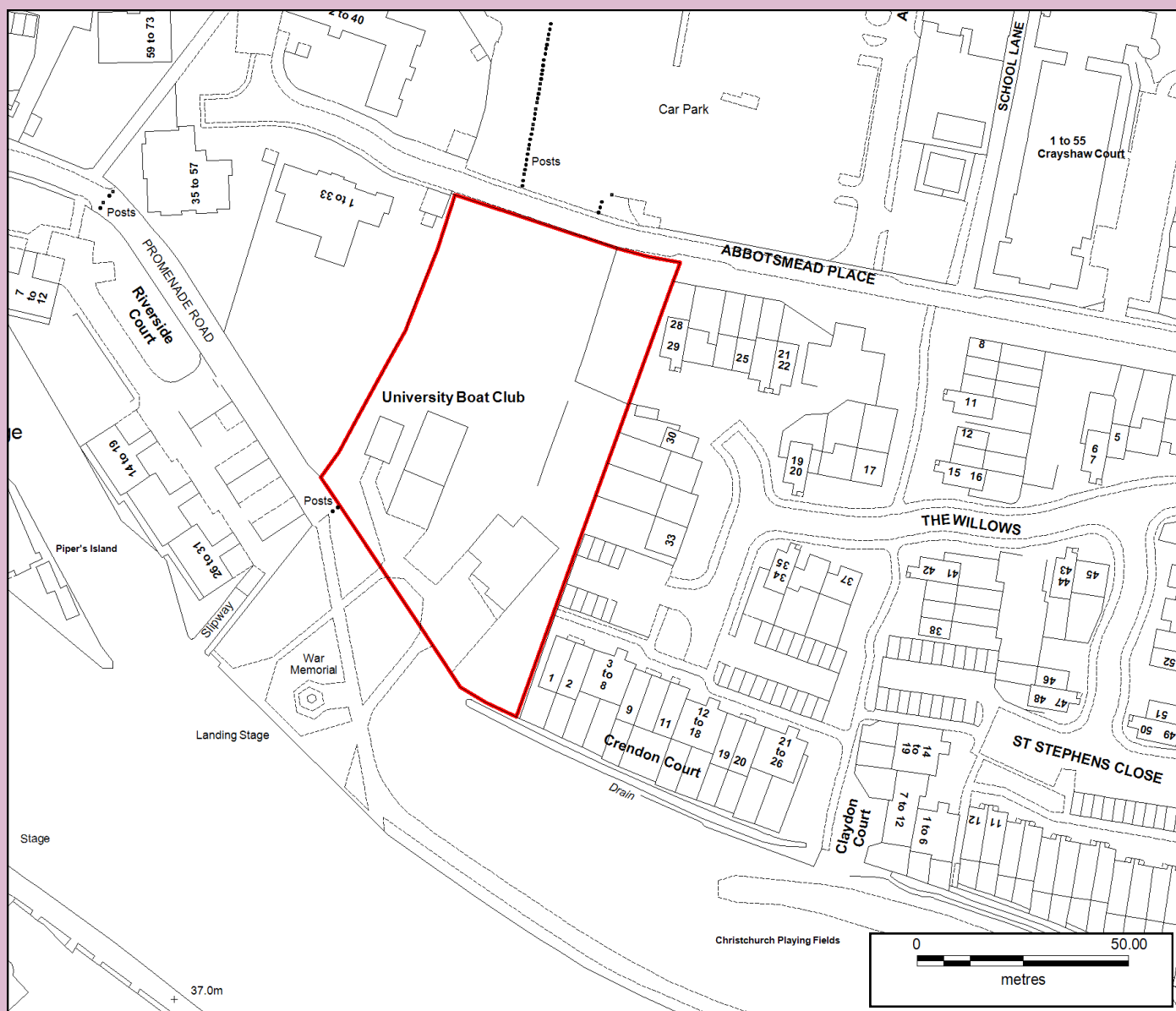
SITE A12: VIEW ISLAND



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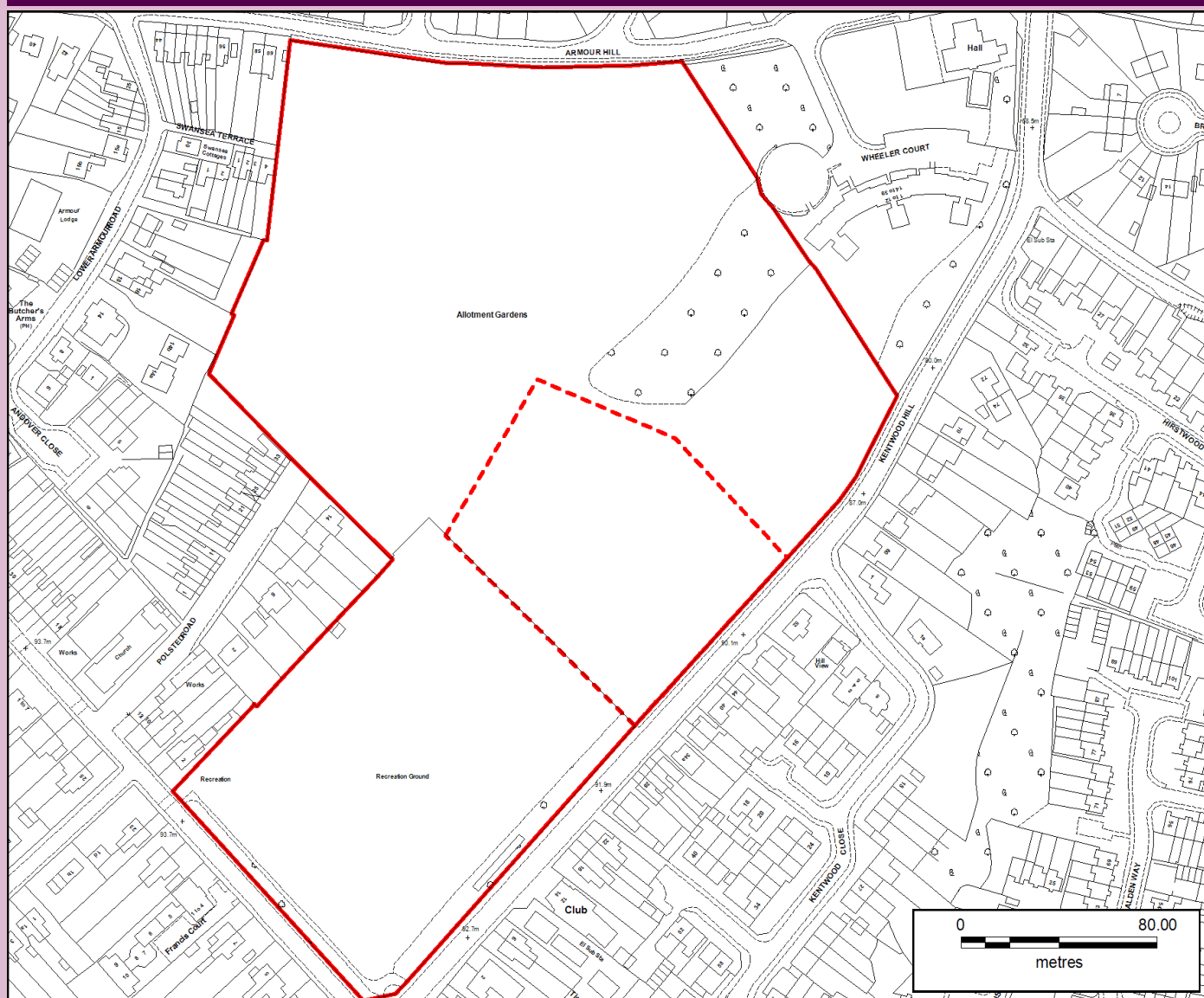
Size:	1.62 ha	Current use:	Woodland and scrub
Grid Reference:	SU720740	Source:	Suggestion
Ward:	Caversham	Suggested by:	Community group
A12a—Suggestion	Conservation and ecology exemplar area—with possible new access from Hills Meadow and sustainability centre building.		
A12b—Alternative Option	Do not allocate for development		
Issues and constraints:	View Island is a designated open space and has potential wildlife significance. Also part of a major landscape feature and is within Flood Zone 3.		
Other information:	Site is included within Appendix 5 as a potential Local Green Space. The nominator considers that the site is under-used and has become a focus for anti-social behaviour, and could be improved by the suggestions. Considered deliverable within 1-5 years.		

SITE A13: READING UNIVERSITY BOAT CLUB, PROMENADE ROAD



Size:	0.56 ha	Current use:	Boat club and grassed area
Grid Reference:	SU713746	Source:	Suggestion
Ward:	Caversham	Suggested by:	Landowner of part of the land
A13a—Suggestion	Development for housing—approximately 15 dwellings		
A13b—Alternative Option	Do not allocate		
A13c—Alternative Option	Development for higher density residential [20-40 dwellings]		
A13d—Alternative Option	Development for leisure uses associated with meadows		
Issues and constraints:	Almost all of the site is within Flood Zone 3, meaning that allocation for residential development would need to pass a sequential and exception test. Christchurch Meadows, next to the site, is part of a major landscape feature and an area of public open space. Potential access issues. Not all of the site is within the ownership of the party who made the suggestion.		
Other information:	Considered to be deliverable within 1-5 years.		

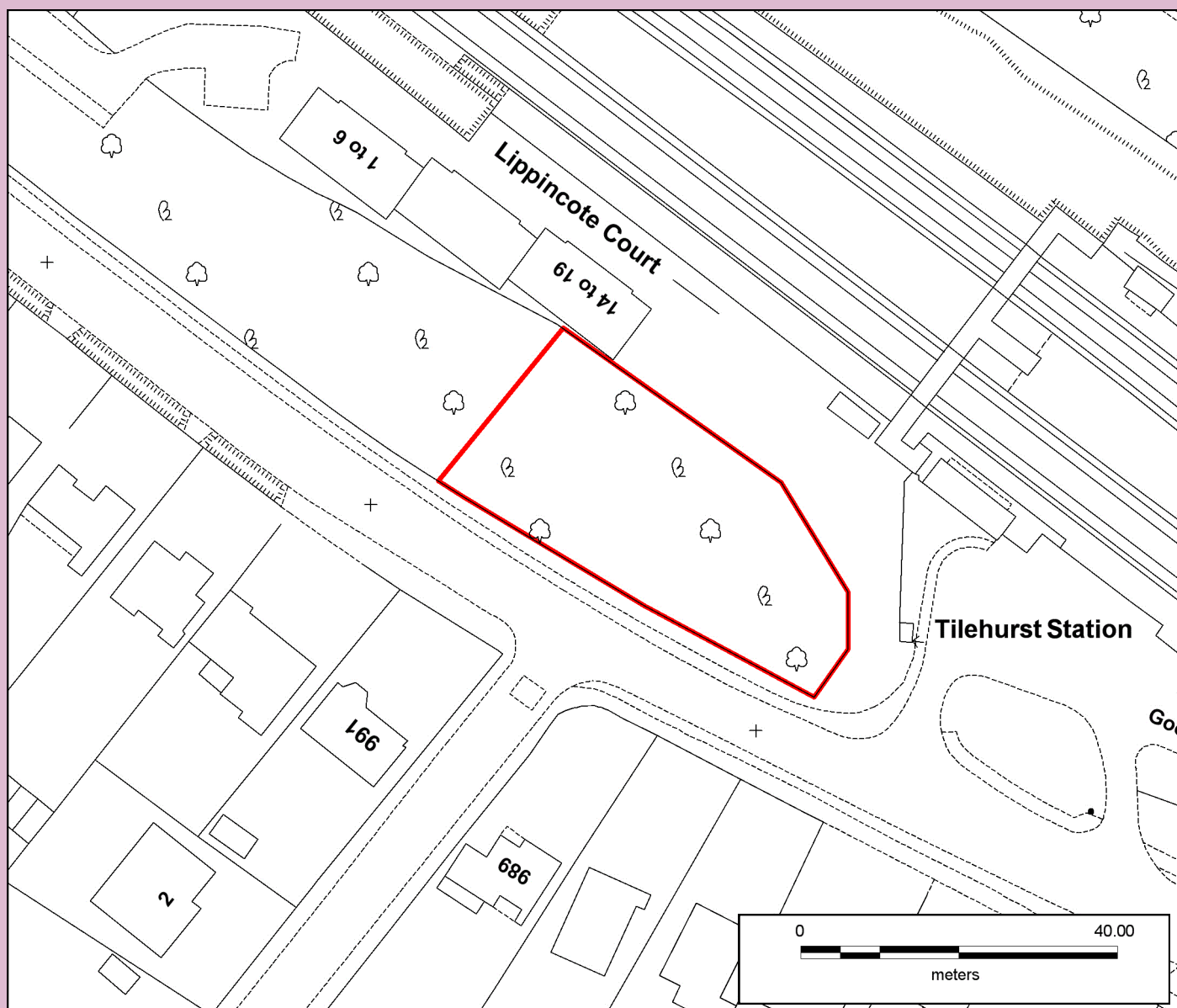
SITE A14: ALLOTMENTS AND ADJACENT LAND, KENTWOOD HILL



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Size:	6.68 ha	Current use:	Allotments, recreation ground, scrubland and builders yard.
Grid Reference:	SU671742	Source:	Suggestion
Ward:	Kentwood	Suggested by:	Landowner
A14a—Suggestion 1	Development of a part of the site measuring 1.04 ha and including the builders yard and surrounding areas (shown with dotted line) for housing—approximately 45 dwellings		
A14b—Suggestion 2	Development of the whole area for housing (approximately 200-250 dwellings) with community leisure space.		
A14c—Alternative Option	Do not allocate		
A14d—Alternative Option	Identify previously developed part of the site only [Approx. 11-17 dwellings]		
A14e—Alternative Option	Identify the area in Suggestion 1 plus the remainder of the land to the east fronting Kentwood Hill for housing [approximately 60-90 dwellings]		
A14f—Alternative Option	Identify the whole area with the exception of Victoria Recreation Ground for residential		
Issues and constraints:	All of the site with the exception of the builders yard is currently identified as designated open space. The Victoria Recreation Ground is a valuable public open area. Many of the allotments on the remainder of the land are in use and remain popular. A copse area on the site has potential biodiversity significance and is part of an identified major landscape feature.		
Other information:	Site was a subject of considerable discussion in drawing up the Sites and Detailed Policies Document. The previously developed land only was initially identified in the draft SDPD for residential development for 11-17 dwellings, but the Inspector recommended its removal, as it would be out of place in the context of surrounding open land and would result in piecemeal development that would not address the future of the wider site. Most of the land is also included in Appendix 5 as potential Local Green Space.		

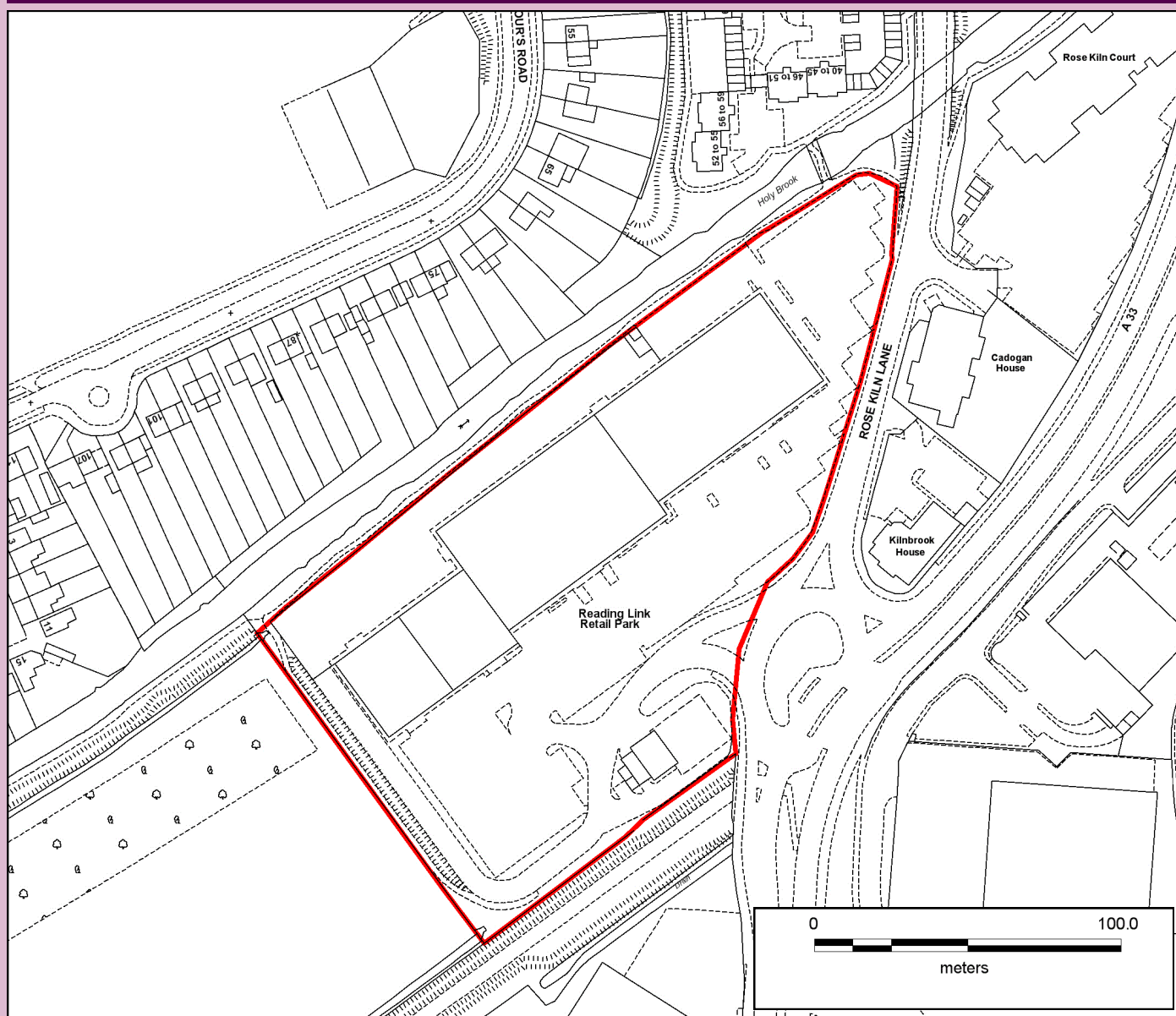
SITE A15: 7 LIPPINCOTE COURT



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Size:	0.11 ha	Current use:	Wooded area
Grid Reference:	SU674751	Source:	Suggestion
Ward:	Kentwood	Suggested by:	Landowner
A15a—Suggestion	Residential development [Approx 4-6 dwellings]		
A15b—Alternative Option	Do not allocate		
A15c—Alternative Option	Development for community use		
Issues and constraints:	Site is covered by an area Tree Preservation Order. Any loss of woodland may have some biodiversity significance. Within Air Quality Management Area.		
Other information:	Considered to be deliverable immediately. Site has been subject to past planning applications (991580 and 050142) which were refused.		

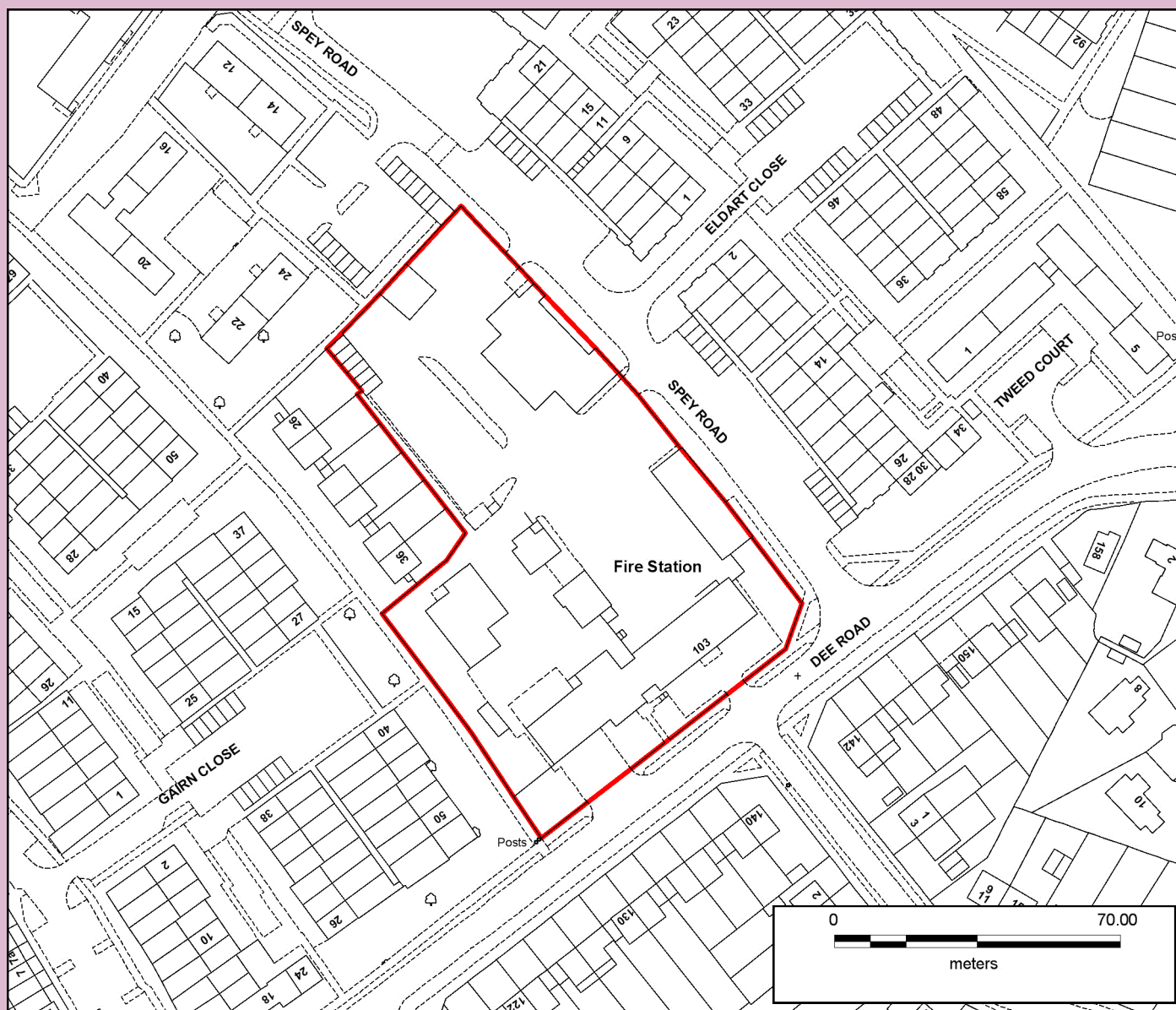
SITE A16: READING LINK RETAIL PARK



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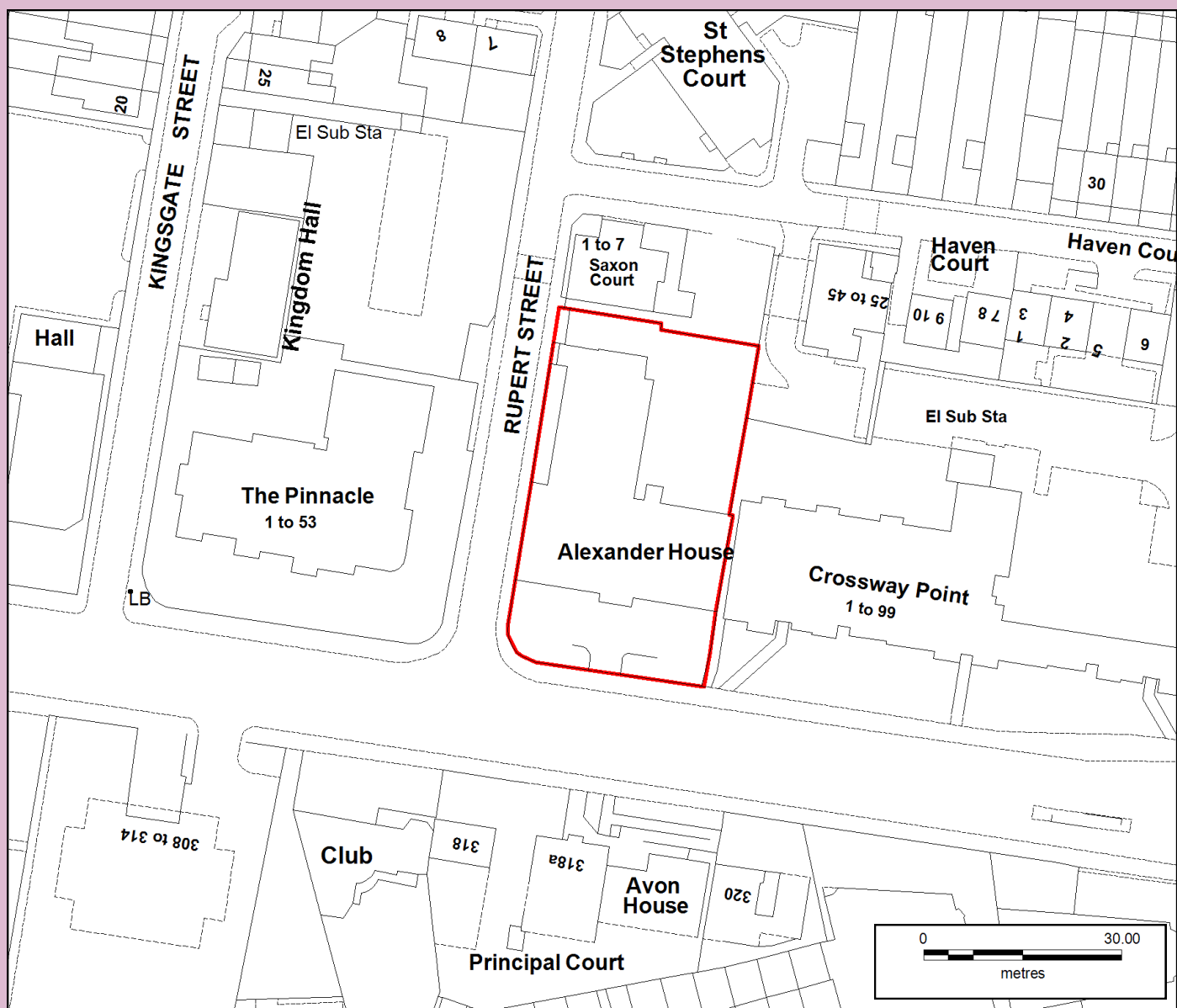
Size:	2.42 ha	Current use:	Retail park
Grid Reference:	SU712722	Source:	Suggestion
Ward:	Minster	Suggested by:	Landowner
A16a—Suggestion	Designate for a wide range of retail use, including convenience retailing		
A16b—Alternative Option	Do not allocate		
A16c—Alternative Option	Employment or quasi-retail use, such as trade counter		
A16d—Alternative Option	Leisure use		
Issues and constraints:	Within Flood Zone 2. Potential archaeological significance. Adjacent to Local Wildlife Site and designated major landscape feature and open space. Within Air Quality Management Area.		
Other information:	There have been various permissions for minor alterations and changes to conditions restricting the range of goods that can be sold in recent years.		

SITE A17: 103 DEE ROAD



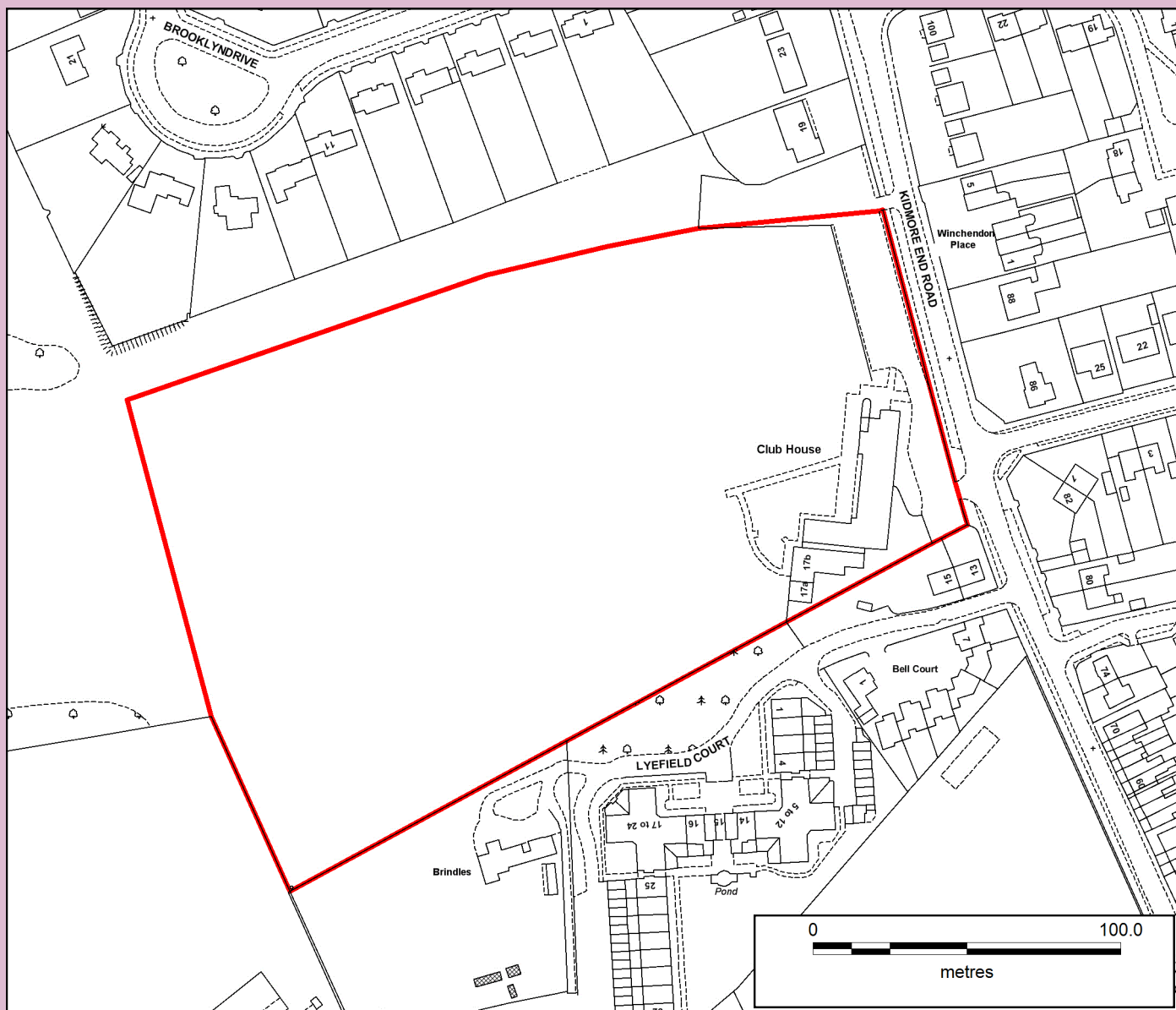
Size:	0.89 ha	Current use:	Fire station
Grid Reference:	SU685733	Source:	Suggestion
Ward:	Norcot	Suggested by:	Landowner
A17a—Suggestion 1	Housing (50 dwellings)		
A17b—Suggestion 2	Retained fire service/community uses		
A17c—Alternative Option	Do not allocate		
A17d—Alternative Option	Less dense residential development [Approx. 31-49 dwellings]		
A17e—Alternative Option	Retail development		
Issues and constraints:	Potentially contaminated land. Development would be reliant on the fire station being replaced or no longer being needed.		
Other information:	Considered likely to be available for development within 1-5 years. There is an existing planning permission for residential development for 42 dwellings. The site is within the existing Dee Park allocation in the SDPD, but is distinct from the rest of it, as it falls within different ownership. Considered deliverable within 1-5 years.		

SITE A18: ALEXANDER HOUSE, KINGS ROAD



Size:	0.16 ha	Current use:	Office
Grid Reference:	SU729732	Source:	Suggestion
Ward:	Park	Suggested by:	Landowner
A18a—Suggestion	Residential development [around 57 dwellings]		
A18b—Alternative Option	Do not allocate		
A18c—Alternative Option	Development for offices		
A18d—Alternative Option	Development for lower density residential [20-40 dwellings]		
Issues and constraints:	Within Air Quality Management Area. Potential noise issues from London Road.		
Other information:			

SITE A19: PART OF READING GOLF COURSE, KIDMORE END ROAD



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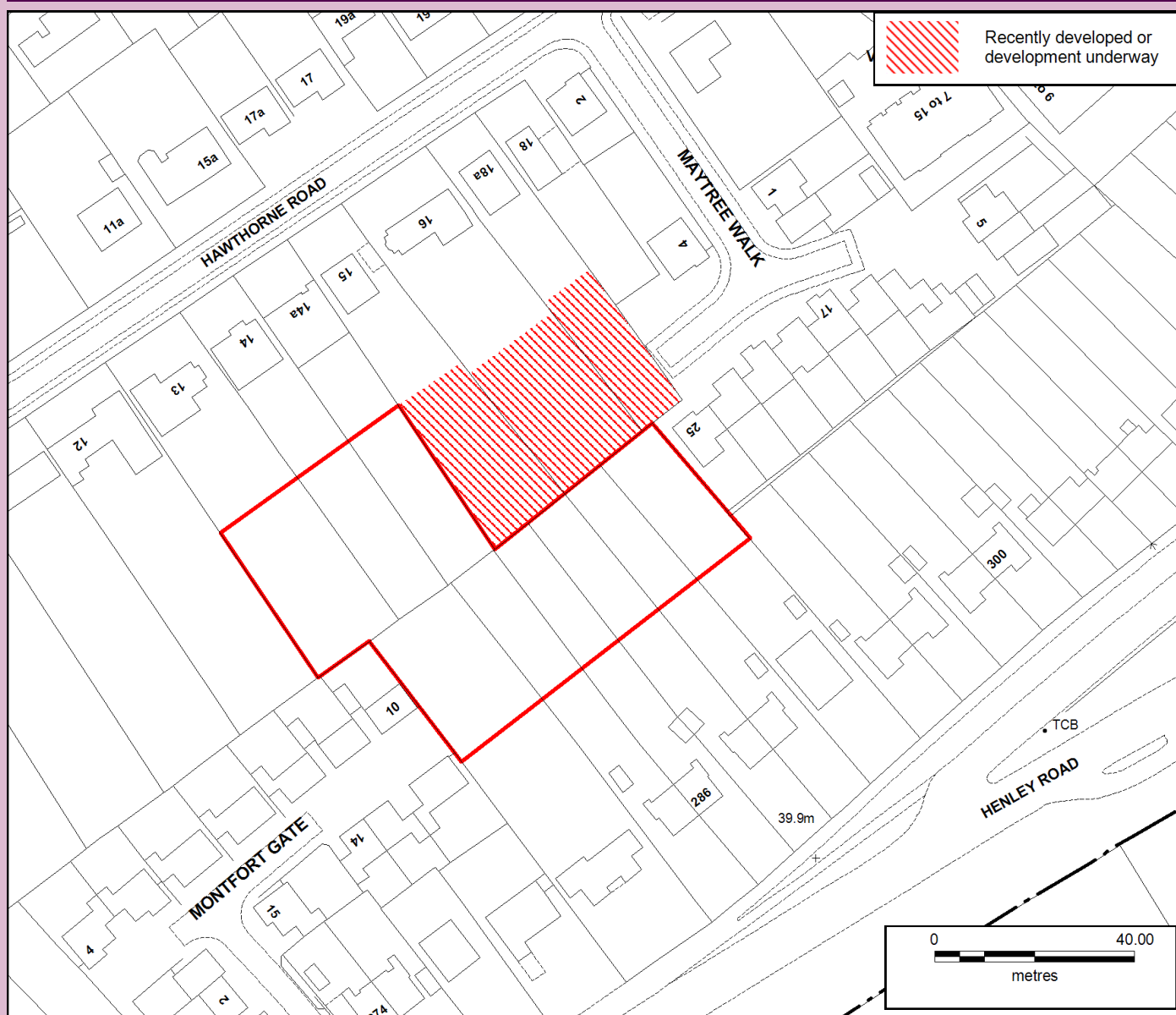
Size:	3.75 ha	Current use:	Golf course including club house
Grid Reference:	SU718767	Source:	Suggestion
Ward:	Peppard	Suggested by:	Landowner
A19a—Suggestion	Residential and new golf clubhouse [suggestion 100 dwellings, using plan densities approx. 85-134 dwellings]		
A19b—Alternative Option	Do not allocate		
A19c—Alternative Option	New clubhouse only		
A19d—Alternative Option	Leisure development with new clubhouse		
Issues and constraints:	Need to consider the loss of a leisure facility. Development is dependent on securing land outside Reading's boundaries as part of the golf course. Loss of undeveloped land.		
Other information:	Likely to be available for development within 1-5 years.		

SITE A20: REAR OF 200-214 HENLEY RD, 12-24 ALL HALLOWS RD & 4, 7 & 8 COPSE AVENUE



Size:	0.87 ha	Current use:	Residential gardens
Grid Reference:	SU728753	Source:	Suggestion
Ward:	Peppard	Suggested by:	Developer
A20a—Suggestion	Development for residential (30-35 dwellings)		
A20b—Alternative Option	Do not allocate		
A20c—Alternative Option	Development of only the northern part of the site for residential		
A20d—Alternative Option	Development of only the southern part of the site for residential		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. A Green Link identified in the SDPD crosses the site. There is one protected tree to the north of Overton Drive. The part of the site to the north of Overton Drive is potentially affected by contamination. Southern part of the site is within the Air Quality Management Area.		
Other information:	The proposal is for an extension of Overton Drive, which was itself a rear garden development by the same developer undertaken in 2008.		

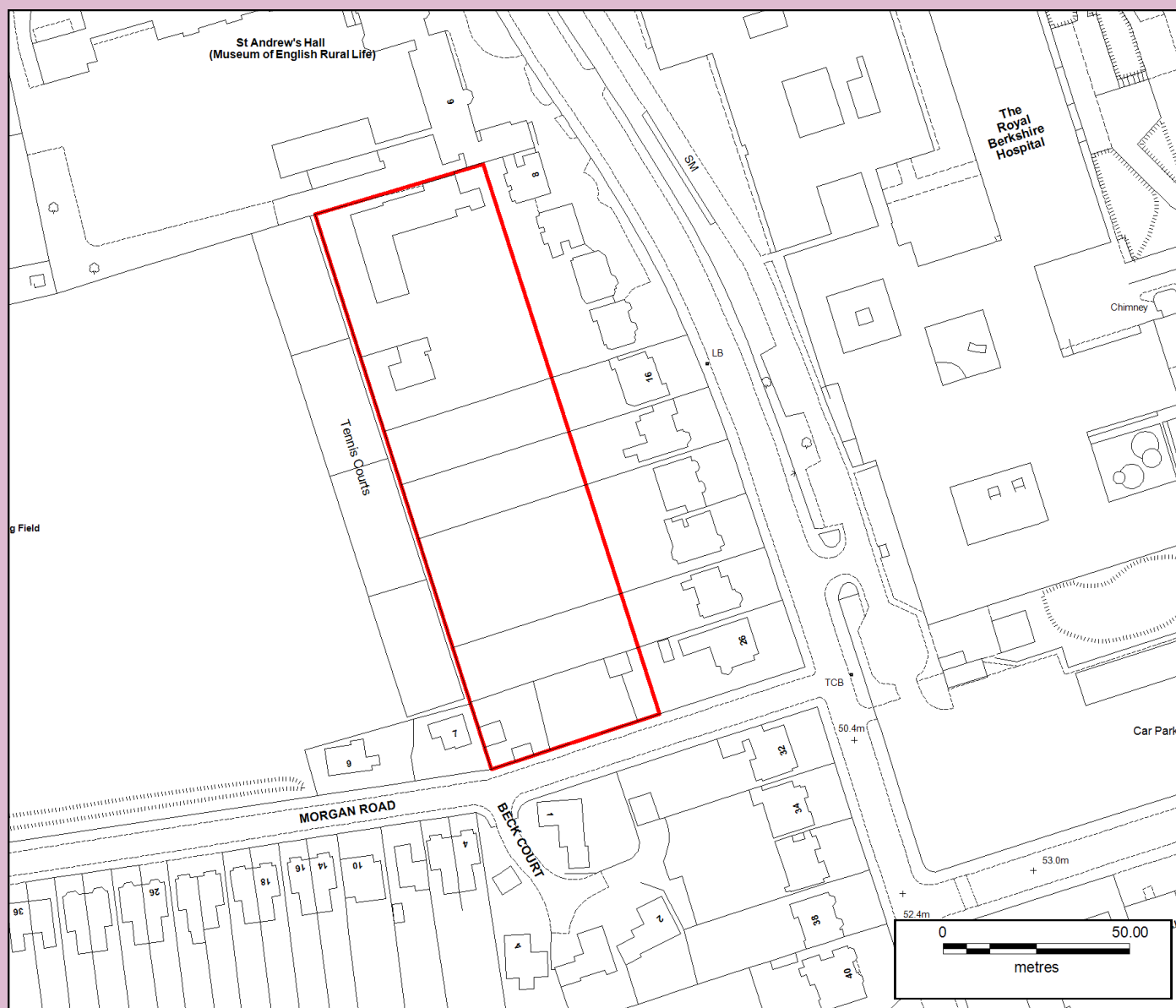
SITE A21: REAR OF 13-14A HAWTHORNE ROAD & 282-292 HENLEY ROAD



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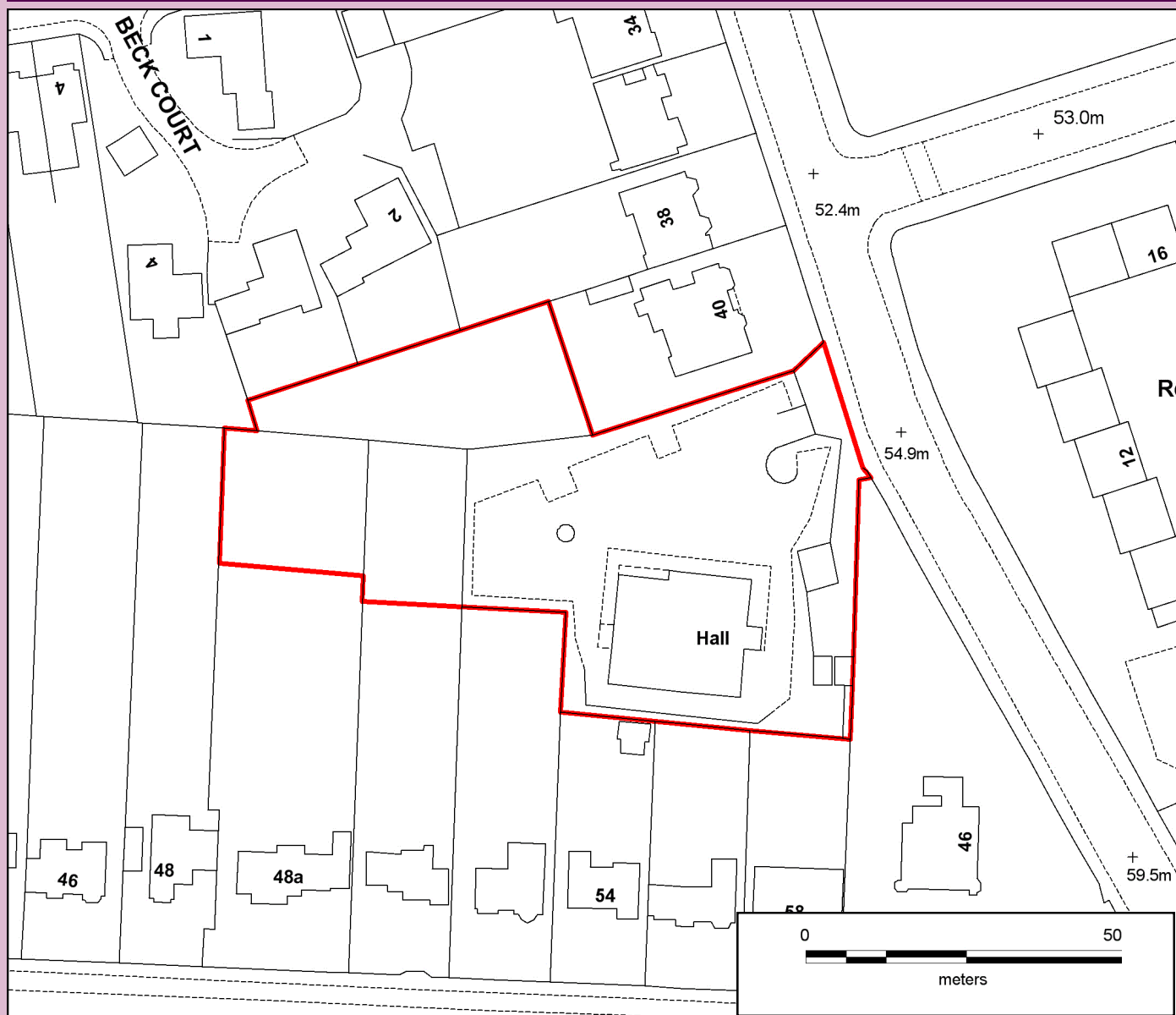
Size:	0.37 ha	Current use:	Residential gardens
Grid Reference:	SU733756	Source:	Suggestion
Ward:	Peppard	Suggested by:	Landowner of part of the site.
A21a—Suggestion	Residential development (10 dwellings) accessed from Maytree Walk		
A21b—Alternative Option	Do not allocate		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. Presence of a protected tree within the site and two more on the boundary with Montfort Gate. Partly within Air Quality Management Area.		
Other information:	Three houses at the western end of Maytree Walk were completed in 2014. There is considerable planning history related to the site at Maytree Walk, which has involved discussions about how many additional homes could be accessed via Maytree Walk. Considered to be deliverable within 1-5 years.		

SITE A22: REAR OF 8-26 REDLANDS ROAD



Size:	0.74 ha	Current use:	Student accommodation, rear gardens
Grid Reference:	SU724726	Source:	Suggestion
Ward:	Redlands	Suggested by:	Landowner of majority of site
A22a—Suggestion	Residential—around 20 dwellings		
A22b—Alternative Option	Do not allocate		
Issues and constraints:	Within the Kendrick Road conservation area. Adjacent to the listed St Andrew's Hall. Under current policy, a Green Link is shown across the gardens.		
Other information:	Not all of the site is owned by the party that put it forward, so would rely on other land being available—no current information on whether that is the case. Considered to be deliverable within 1-5 years.		

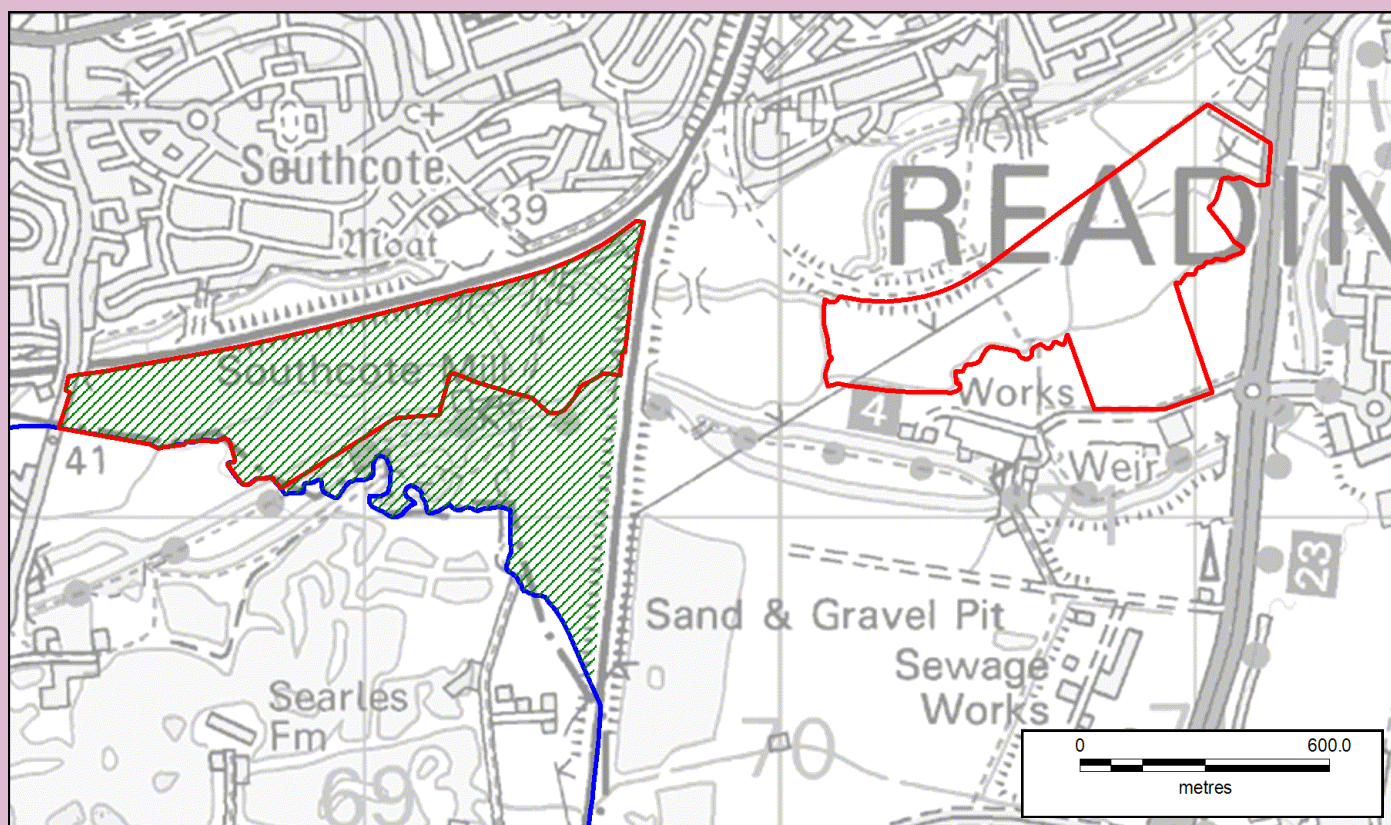
SITE A23: LAND ADJACENT TO 40 REDLANDS ROAD



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Size:	0.43 ha	Current use:	Meeting hall and gardens
Grid Reference:	SU725724	Source:	Suggestion
Ward:	Redlands	Suggested by:	Landowner
A23a—Suggestion	Housing—23-24 dwellings		
A23b—Alternative Option	Do not allocate		
A23c—Alternative Option	Less dense residential development [Approx. 15-22 dwellings]		
A23d—Alternative Option	Development for community use		
Issues and constraints:	Adjacent to Kendrick Road Conservation Area. Site includes a protected tree.		
Other information:	Suggested timescale: 2-3 years. Site was allocated for residential (SA8h) in Sites and Detailed Policies Document, but more land is now within the same ownership and creates a potentially larger site.		

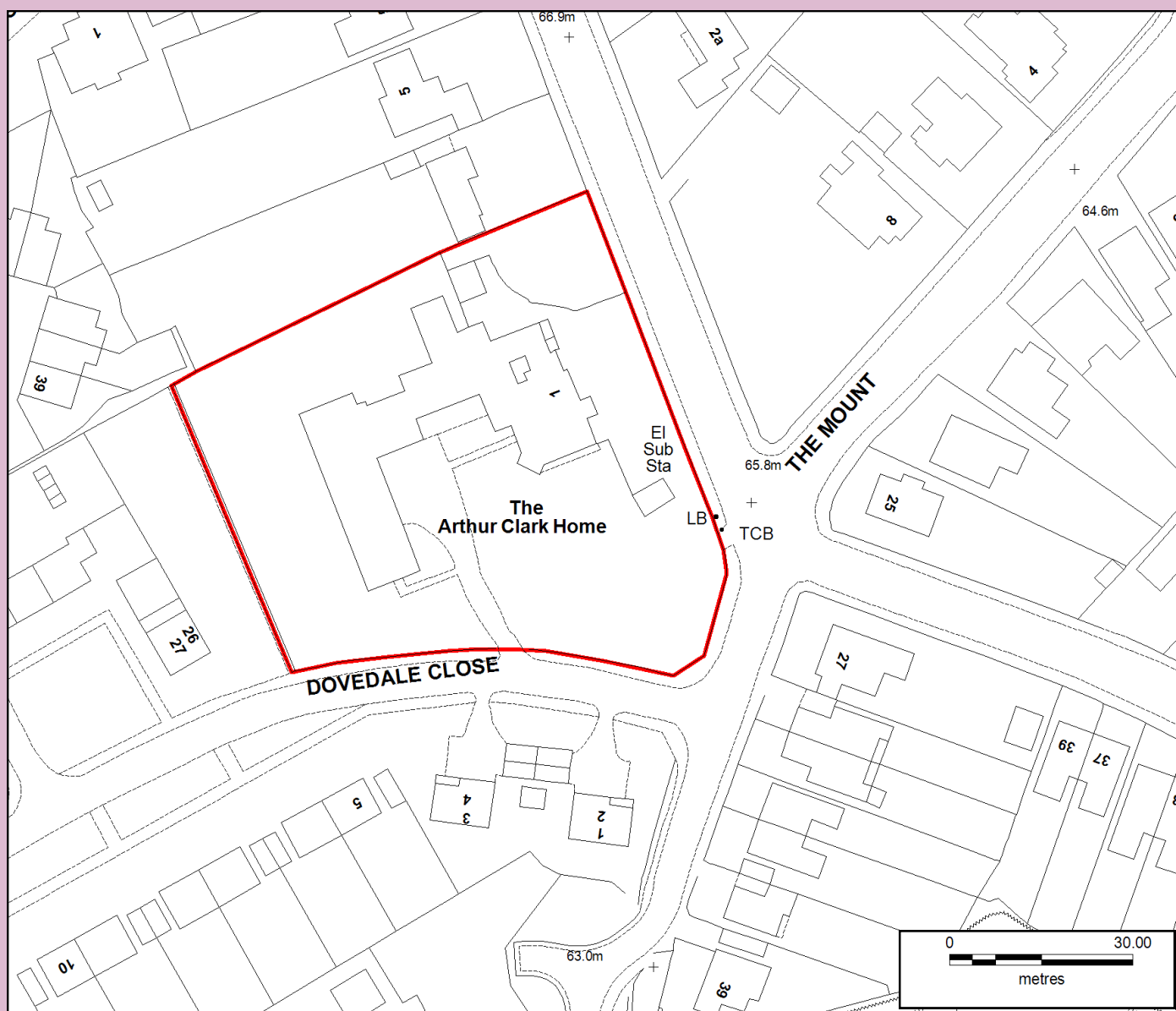
SITE A24: LAND AT SEARLES FARM



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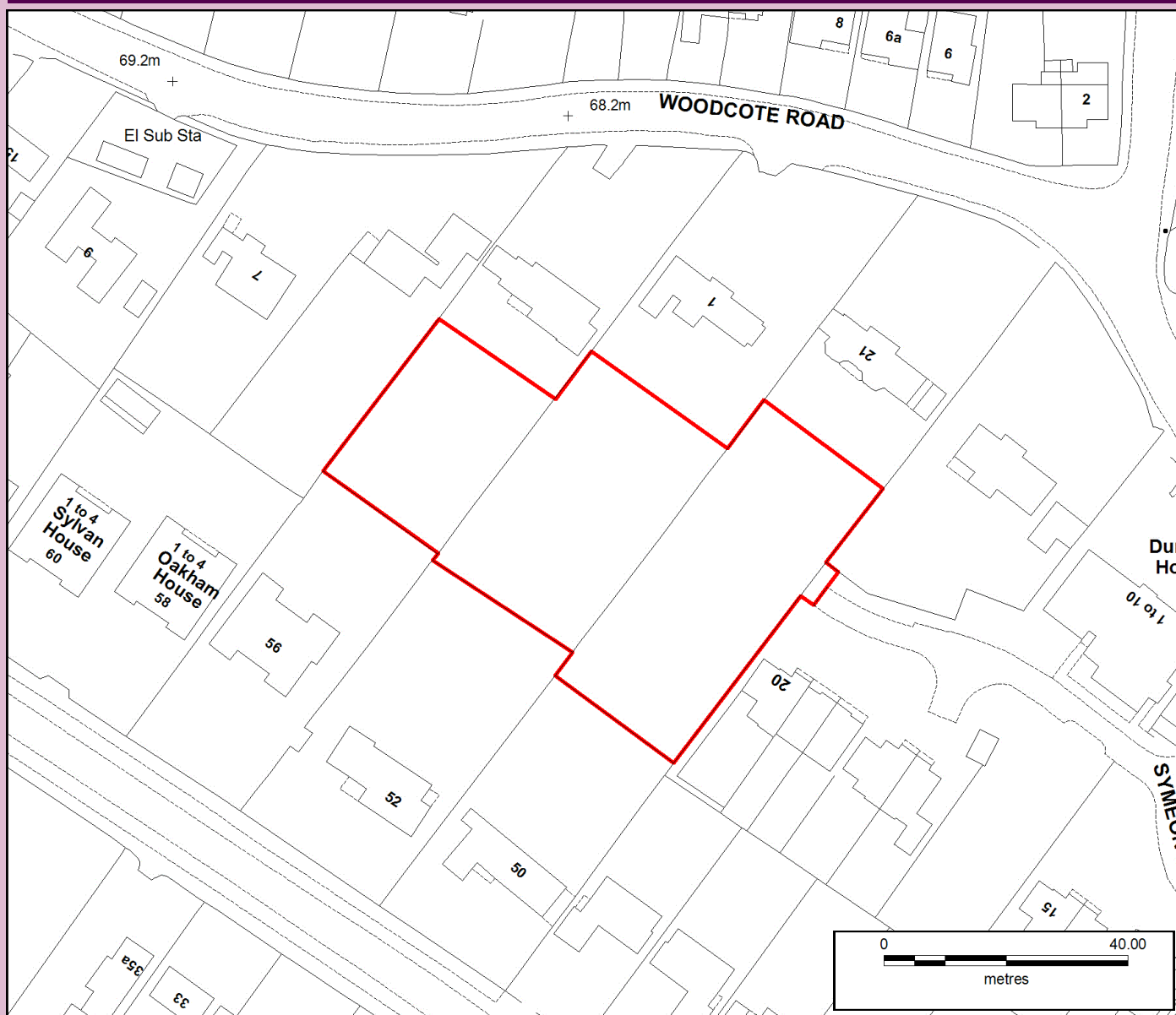
Size:	93.7 ha (also additional land in West Berkshire)	Current use:	Agriculture and flood meadow with some past minerals extraction sites.
Grid Reference:	SU690711	Source:	Two separate suggestions
Ward:	Minster & Southcote	Suggested by:	One from landowner, one from another party
A24a—Suggestion 1	71.2 ha (edged in red) - Open space associated with any major residential development on nearby land, or potentially other uses. [Nearby residential development would be unlikely to be in Reading Borough]		
A24b—Suggestion 2	58.4 ha (green hatching) - Residential development for approximately 1,500 homes		
A24c—Alternative Option	<i>Do not allocate for development or change</i>		
A24d—Alternative Option	<i>Residential development of whole area supported by other uses</i>		
A24e—Alternative Option	<i>Commercial development</i>		
A24f—Alternative Option	<i>Leisure development (whole or majority of site)</i>		
A24g—Alternative Option	<i>Small scale and water-compatible leisure development in parts of the site to support open space function</i>		
Issues and constraints:	Within Flood Zone 3, and was identified in the SFRA in 2009 as being virtually all within the functional floodplain. As a result, any development apart from water compatible uses would be highly unlikely to comply with national flooding policy, and would be very difficult to achieve. Identified as designated strategic open space, as well as a major landscape feature. Much of the land is covered by various biodiversity designations, including Local Wildlife Site and Biodiversity Opportunity Area. A large number of Tree Preservation Orders are present within the site. It is therefore heavily constrained for any development. The site also has archaeological potential. Any development would be likely to need new investment in access and other infrastructure. Several public rights of way pass through the site.		
Other information:	<p>The site was proposed some years ago to be part of the open space provision for a very large residential development at Kennet Valley Park, much of which was in West Berkshire. That proposal was withdrawn and has not been taken forward. However, the owners of the land in this nomination consider that the site is available to use as open space if such a proposal were to come forward, or for other uses.</p> <p>The nominated site from the landowners also took in areas of West Berkshire. However, it is not for Reading Borough Council to consult on areas outside its Borough boundary. Consideration of this site will need to be in conjunction with West Berkshire Council, as it is highly unlikely that a deliverable proposal could come forward on the areas within Reading Borough alone.</p>		

SITE A25: THE ARTHUR CLARK HOME, DOVEDALE CLOSE



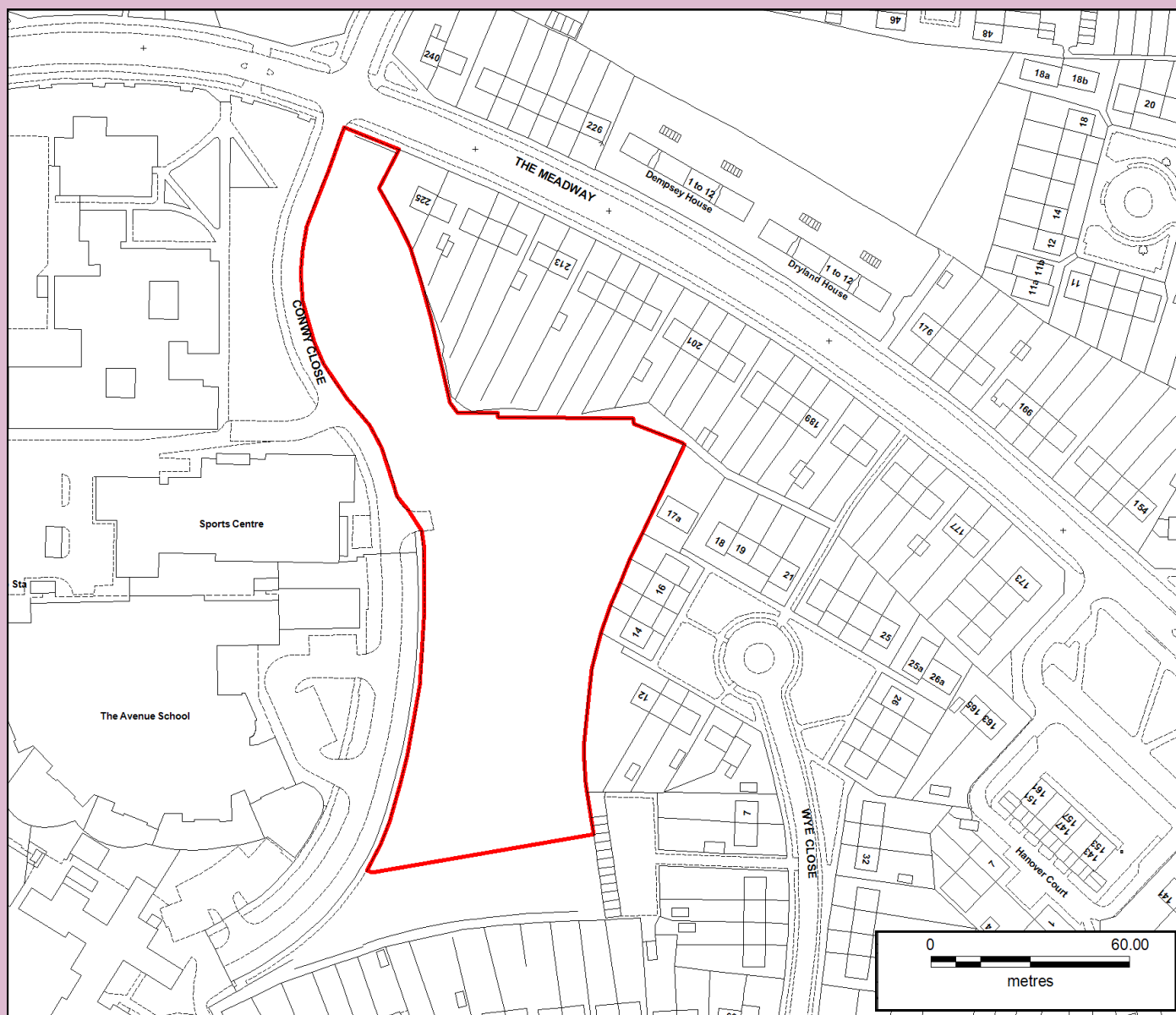
Size:	0.48 ha	Current use:	Care home and day centre (closed)
Grid Reference:	SU709751	Source:	Council-owned site
Ward:	Thames	Suggested by:	Reading Borough Council
A25a—Suggestion	Development for extra care housing (approximately 40 dwellings)		
A25b—Alternative Option	Do not allocate		
A25c—Alternative Option	Development for community uses		
Issues and constraints:	Protected trees in adjacent garden to the north. A small part of the site is within an Air Quality Management Area,		
Other information:			

SITE A26: REAR OF 1 & 3 WOODCOTE ROAD & 21 ST PETER'S HILL



Size:	0.33 ha	Current use:	Residential gardens
Grid Reference:	SU705751	Source:	Suggestion
Ward:	Thames	Suggested by:	Developer
A26a—Suggestion	Residential development (10-15 dwellings)		
A26b—Alternative Option	Do not allocate		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. Within Air Quality Management Area.		
Other information:	The proposal is for an extension of Symeon Place, which was itself a rear garden development by the same developer undertaken in 2010.		

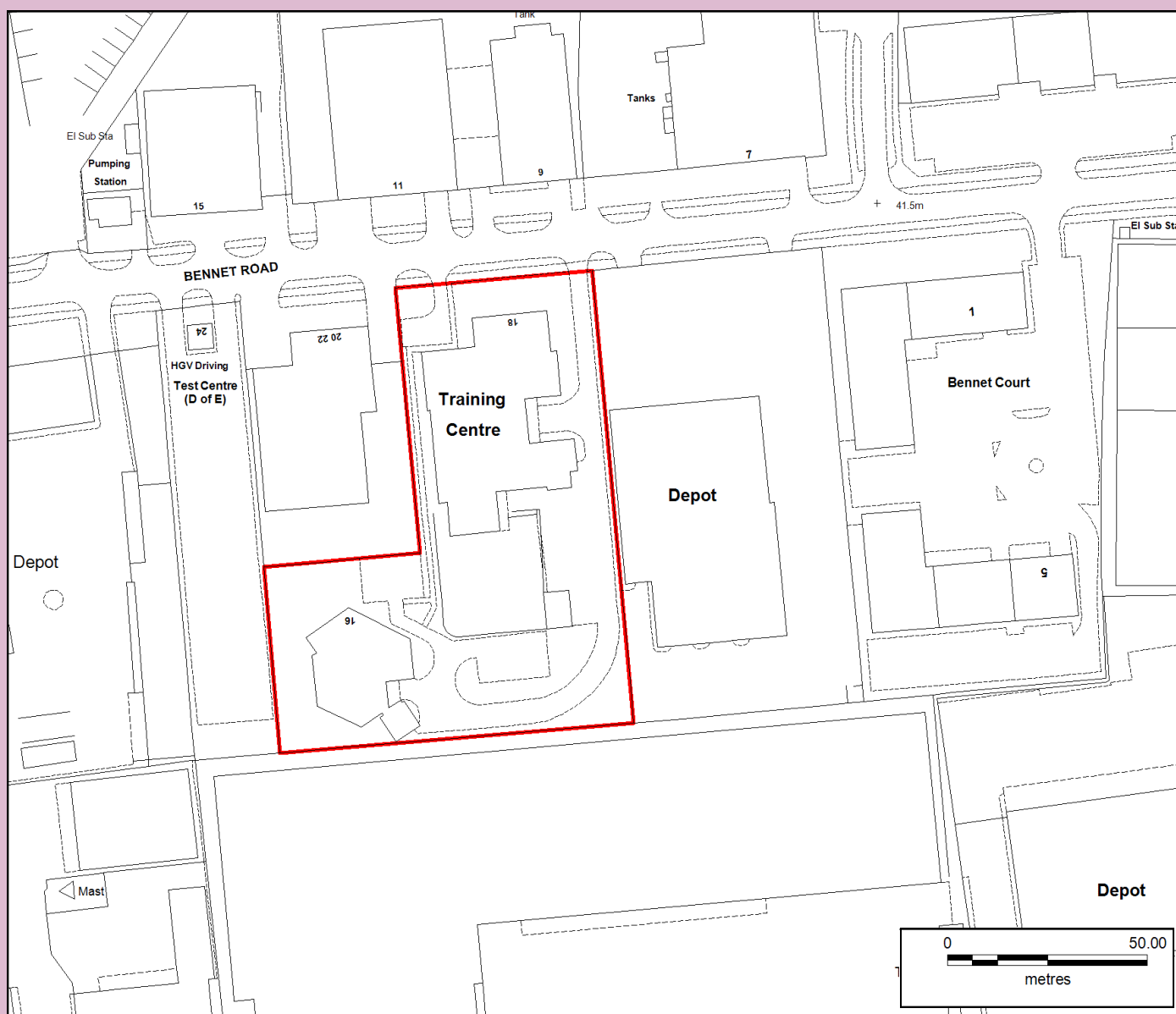
SITE A27: LAND AT CONWY CLOSE



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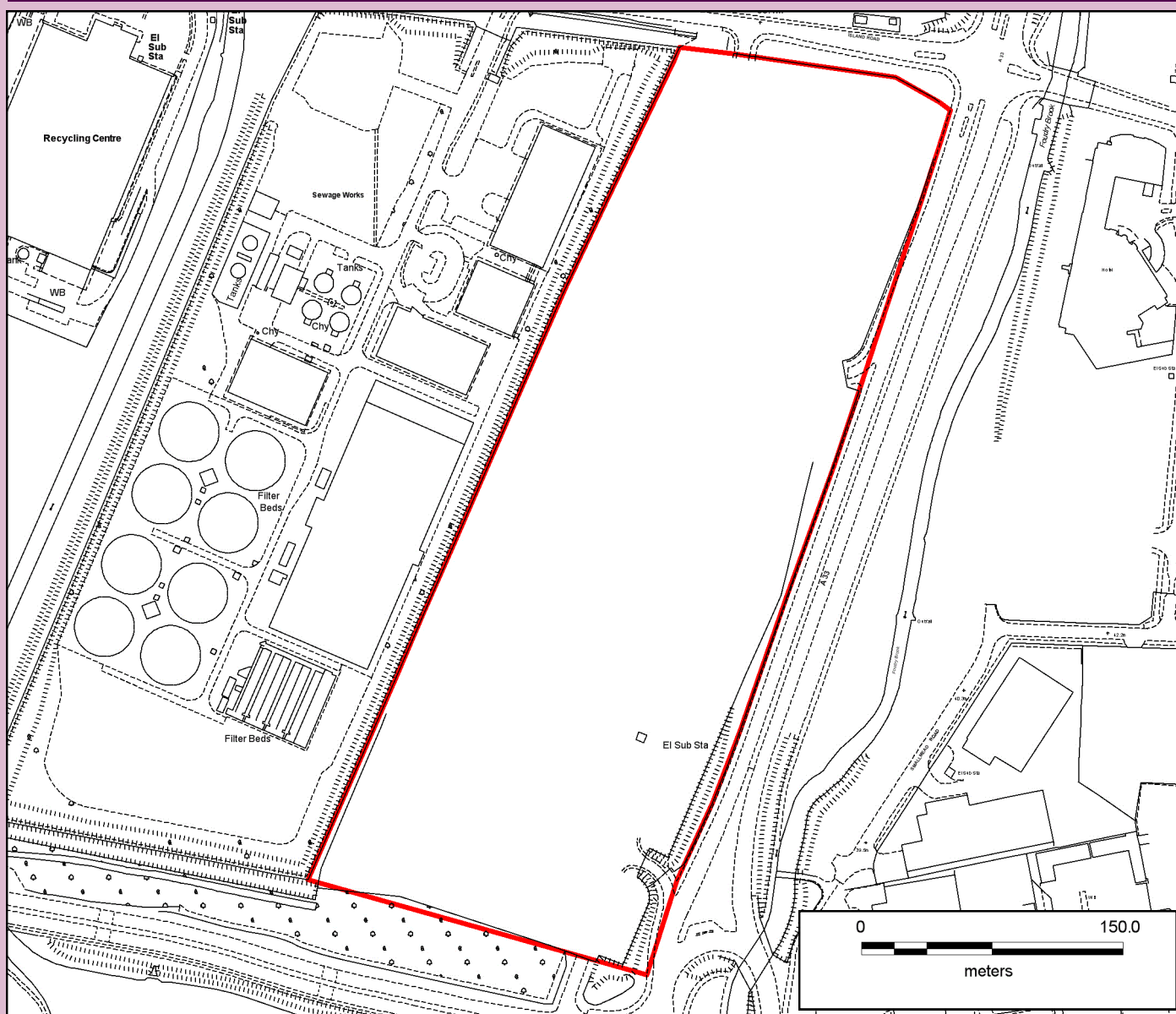
Size:	1.08 ha	Current use:	Car parking
Grid Reference:	SU677730	Source:	Council-owned site
Ward:	Tilehurst	Suggested by:	Reading Borough Council
A27a—Suggestion	Residential development, likely to be for affordable housing		
A27b—Alternative Option	Do not allocate		
A27b—Alternative Option	Development for community uses, potentially associated with school		
Issues and constraints:	Partly within Air Quality Management Area		
Other information:	The whole area of land east of Conwy Close previously had outline planning permission for a development of 58 dwellings (ref 06/00258), but this has expired. The site has now been divided to exclude a southern part of the site that is required for other uses.		

SITE A28: 16-18 BENNET ROAD



Size:	0.74 ha	Current use:	Vacant with some temporary commercial uses
Grid Reference:	SU713701	Source:	Council-owned site
Ward:	Whitley	Suggested by:	Reading Borough Council
A28a—Suggestion	Employment development within B1/B2/B8 use classes		
A28b—Alternative Option	Do not allocate		
A28c—Alternative Option	Development for other commercial uses		
A28d—Alternative Option	Development for residential		
Issues and constraints:	Site is entirely within a defined Core Employment Area and is therefore surrounded by industrial and warehouse uses. Partly within Flood Zone 2.		
Other information:	Site was formerly used for education and training uses. Site is partly cleared.		

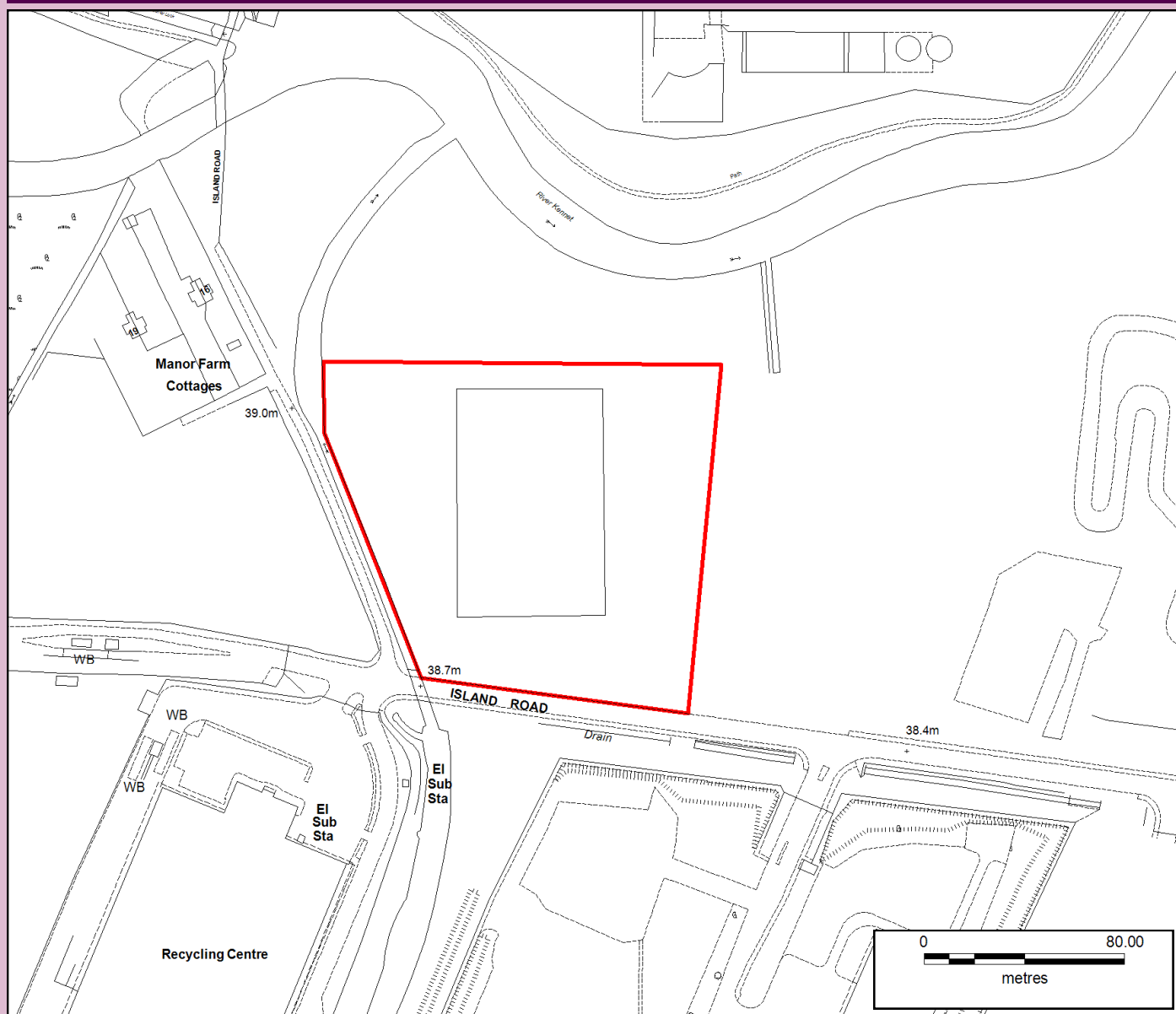
SITE A29: LAND BOUNDED BY ISLAND RD, LONGWATER AVE, A33 & SEWAGE TREATMENT WORKS



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Size:	9.70 ha	Current use:	Former speedway/greyhound stadium, now cleared and vacant
Grid Reference:	SU708704	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A29a—Suggestion	Mixed commercial uses, excluding residential		
A29b—Alternative Option	Do not allocate		
A29c—Alternative Option	Retail development		
A29d—Alternative Option	Leisure development		
A29e—Alternative Option	Residential development [Approx. 270-506 dwellings]		
Issues and constraints:	Located in Flood Zone 2. Likelihood of contamination from previous uses. Location between waste treatment works and A33 dual carriageway limits the range of uses that can be accommodated. Within Air Quality Management Area.		
Other information:	Site has planning permission for an office development as part of the Kennet Island/Reading Gateway development. However, this development has not come forward and seems unlikely to be delivered in its current form for viability reasons. Site considered likely to be capable of delivery within 1-5 years.		

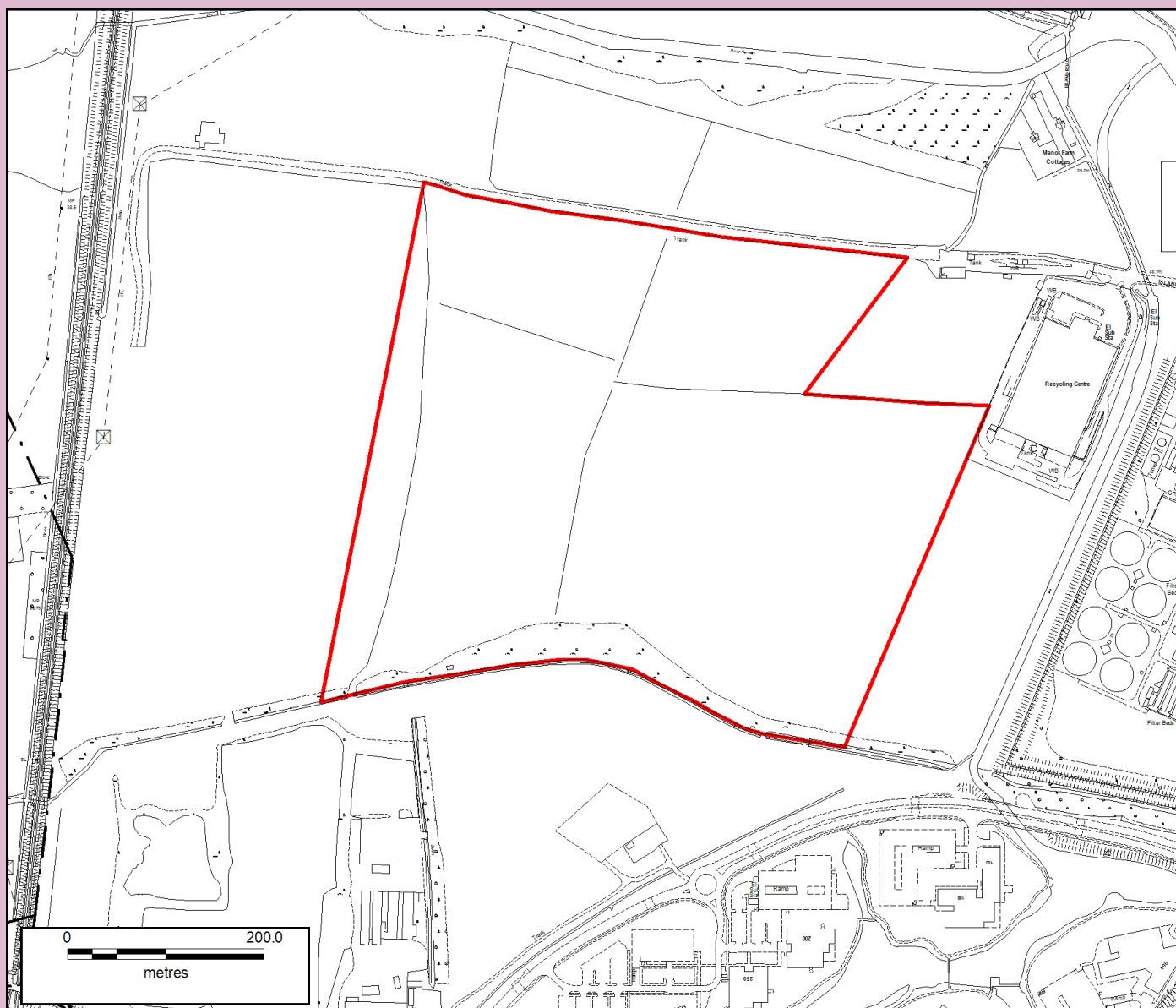
SITE A30: LAND NORTH OF ISLAND ROAD



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Size:	1.81 ha	Current use:	Vacant compound surrounded by scrub
Grid Reference:	SU707709	Source:	Council-owned site
Ward:	Whitley	Suggested by:	Reading Borough Council
A30a—Suggestion	Employment uses within use classes B1/B2/B8		
A30b—Alternative Option	Do not allocate		
A30b—Alternative Option	Development for leisure		
A30b—Alternative Option	Development for residential (60-100 dwellings)		
Issues and constraints:	Site is adjacent to major landscape feature and the nearby waterway has potential wildlife significance. The surrounding uses such as the recycling centre and sewage treatment works could potentially limit sensitive uses.		
Other information:			

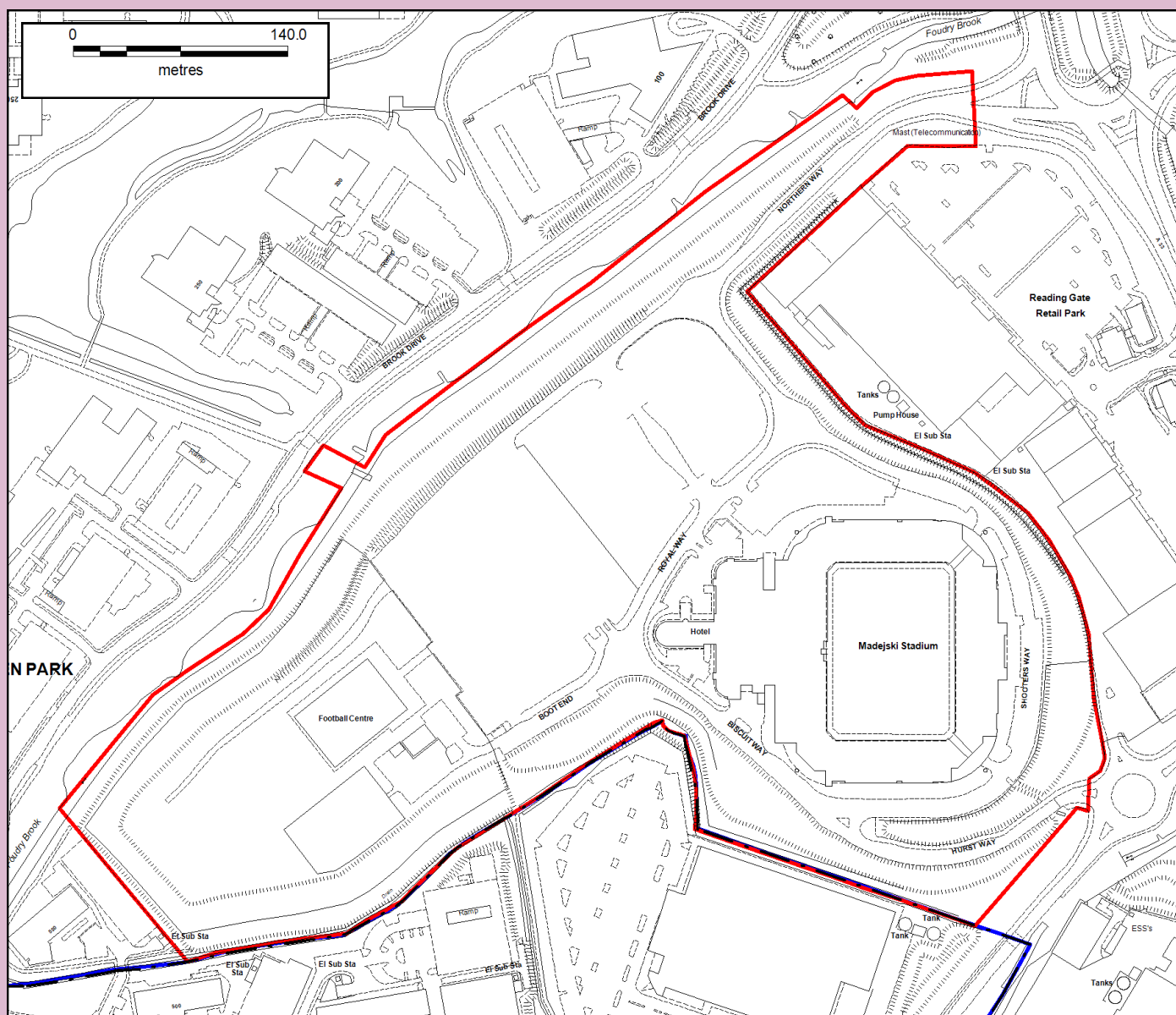
SITE A31: LAND SOUTH OF ISLAND ROAD AT SMALLMEAD



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Size:	26 ha	Current use:	Former landfill (including landraising), now restored and grassed over.
Grid Reference:	SU701706	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A31a—Suggestion	Development for employment use within use classes B1c/B2/B8		
A31b—Alternative Option	Do not allocate		
A31c—Alternative Option	Development for residential use		
A31d—Alternative Option	Development for leisure use		
Issues and constraints:	Site is a former landfill, which will make any development challenging in terms of land instability and contamination. It is partly within Flood Zone 2. It is also adjacent to the Kennet Meadows Major Landscape Feature, and the fact that the land is raised means that any development on it could have particular landscape implications. The residential development at Green Park village to the south would be close by and the design would need to avoid any conflicts arising as a result of new employment development.		
Other information:	This area was put forward for development for business uses during the production of the Sites and Detailed Policies Document, and was discussed at the Examination, but was not included as it did not reflect the approach to employment in the Core Strategy at the time. The Inspector specifically states that the site could be reconsidered when the Core Strategy was reviewed. It is considered that the development would be achievable within 1-5 years.		

SITE A32: LAND AT THE MADEJSKI STADIUM



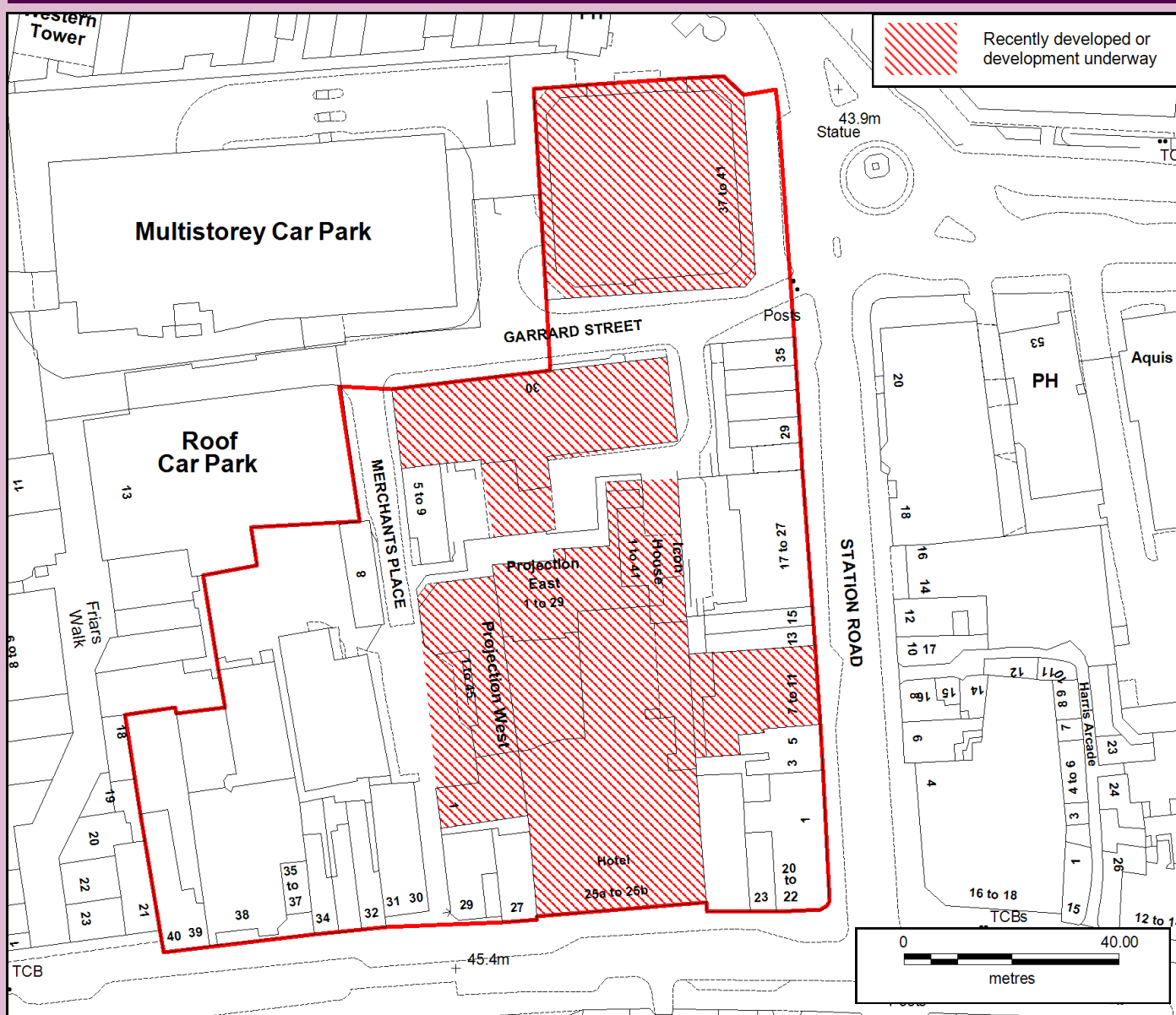
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Size:	19ha	Current use:	Stadium, car parking, indoor training facility, landscaping
Grid Reference:	SU706697	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A32a—Suggestion	Mixed use development around the stadium comprising residential development (approximately 630 units), convention centre, hotel, decked car parking, office space, public open space and associated landscaping, access, cycle parking, transport interchange, related infrastructure and engineering works, ancillary facilities for storage, management facilities and plant.		
A32b—Alternative Option	Do not allocate		
A32c—Alternative Option	Development for a less dense mixed use development with fewer homes		
A32d—Alternative Option	Development for retail and leisure uses associated with the stadium		
A32e—Alternative Option	Development for employment uses		
Issues and constraints:	Entirely within Flood Zone 2. Land is former landfill, which means there could be significant contamination issues that make development difficult, particularly for residential use. The waterways adjacent to the site are existing Green Links.		
Other information:	Development has been subject to pre-application public consultation in October 2015. It is considered that the development could be achievable within 1-5 years.		

APPENDIX 4: EXISTING DEVELOPMENT ALLOCATIONS

The following pages set out the sites that are allocated for development in existing development plans, generally the Reading Central Area Action Plan (2009) or Sites and Detailed Policies Document (2012). The proposal is to carry most of these allocations forward into the new Local Plan.

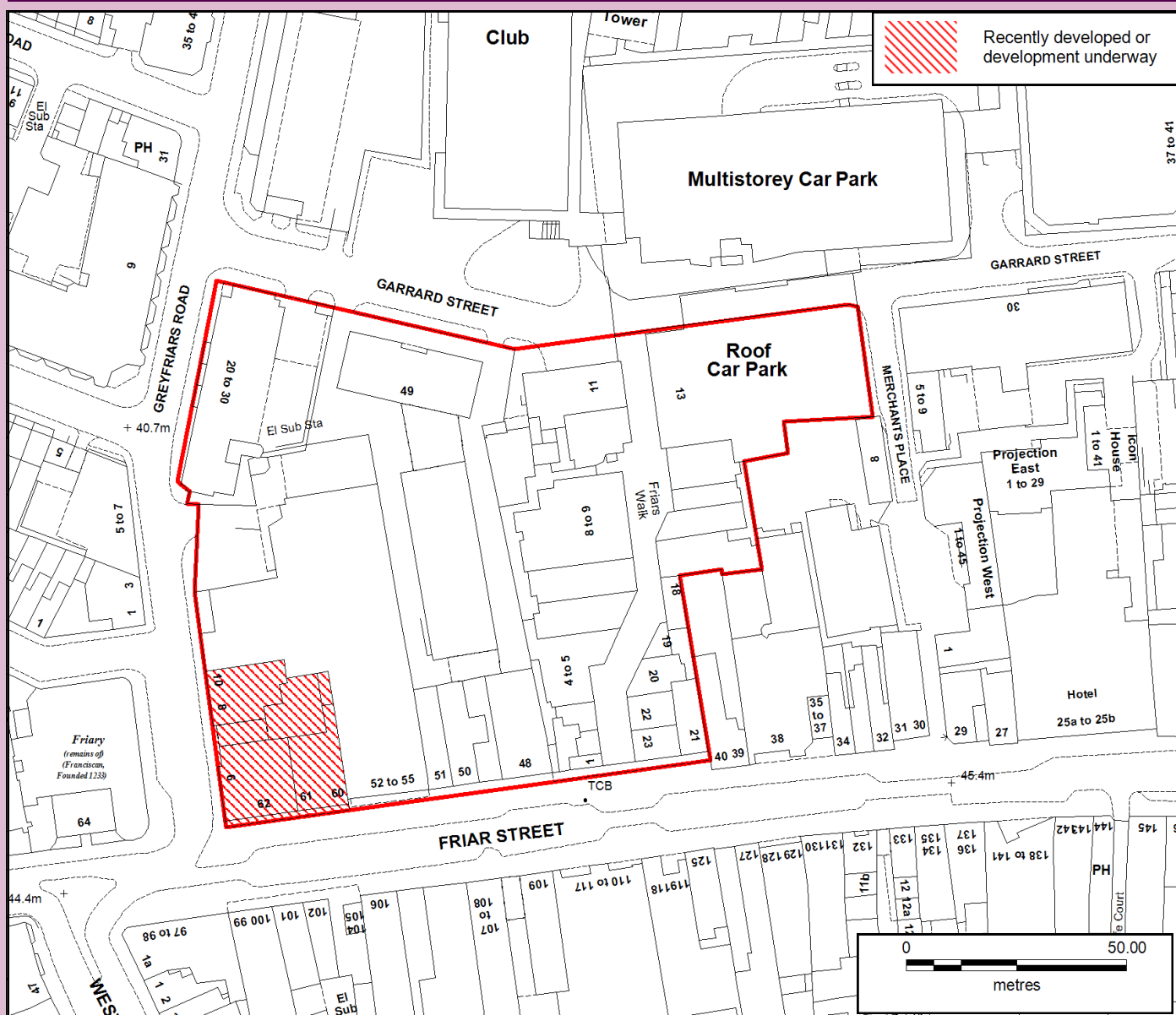
SITE B1: FRIAR STREET AND STATION ROAD



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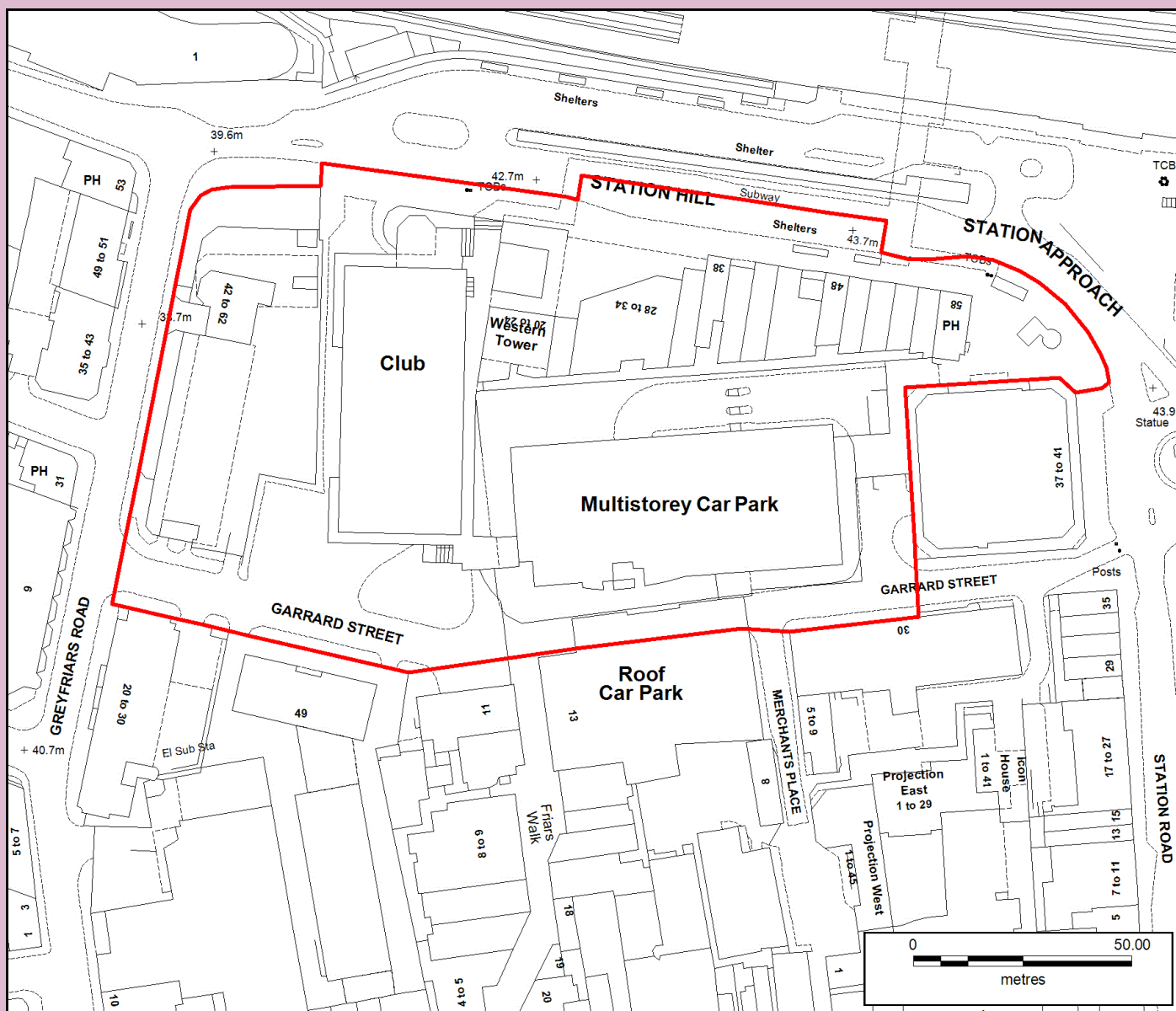
Size:	1.36 ha	Current use:	Mixed retail, offices, residential and other uses
Grid Reference:	SU714736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1a in the Reading Central Area Action Plan
B1a—Continue current allocation	There will be active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction to link to the Station Hill area. The setting of listed buildings in the area will be preserved, and opportunities to improve the environment of Merchants Place will be sought.		
B1b—Alternative option	Do not allocate		
B1c—Alternative option	More limited allocation of those sites most in need of regeneration, e.g. 29-35 Station Road and 30-31 Friar Street, in view of the fact that much of the rest of the area has now been developed or is listed.		
Issues and constraints:	Includes a number of listed buildings, which would need to be preserved, and is close to a number of others. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	A number of developments have taken place recently or are underway. The Ibis, Novotel and Projection West were developed just over ten years ago. Work is underway on refurbishing Thames Tower and adding additional storeys, and converting 7-11 Station Road and Garrard House to residential.		

SITE B2: FRIARS WALK AND GREYFRIARS ROAD



Size:	1.35 ha	Current use:	Mixed retail, offices, residential and other uses
Grid Reference:	SU713736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1b in the Reading Central Area Action Plan
B2a—Continue current allocation	Development in this area will be of a mixed use with a significant leisure element. Active retail and leisure uses will be on the ground floor, particularly along Friar Street, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction at a single level into the Station Hill area and through to the station. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.		
B2b—Alternative option	Do not allocate		
B2c—Alternative option	Specify a greater emphasis on residential over office as part of a mix of uses		
Issues and constraints:	Close to a number of listed buildings, including the Grade I listed Greyfriars Church. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	The south west corner was recently developed for student accommodation above the ground floor. The vacant Friars Walk precinct is now part of the wider Station Hill development, and formed part of the most recent planning permission for the site.		

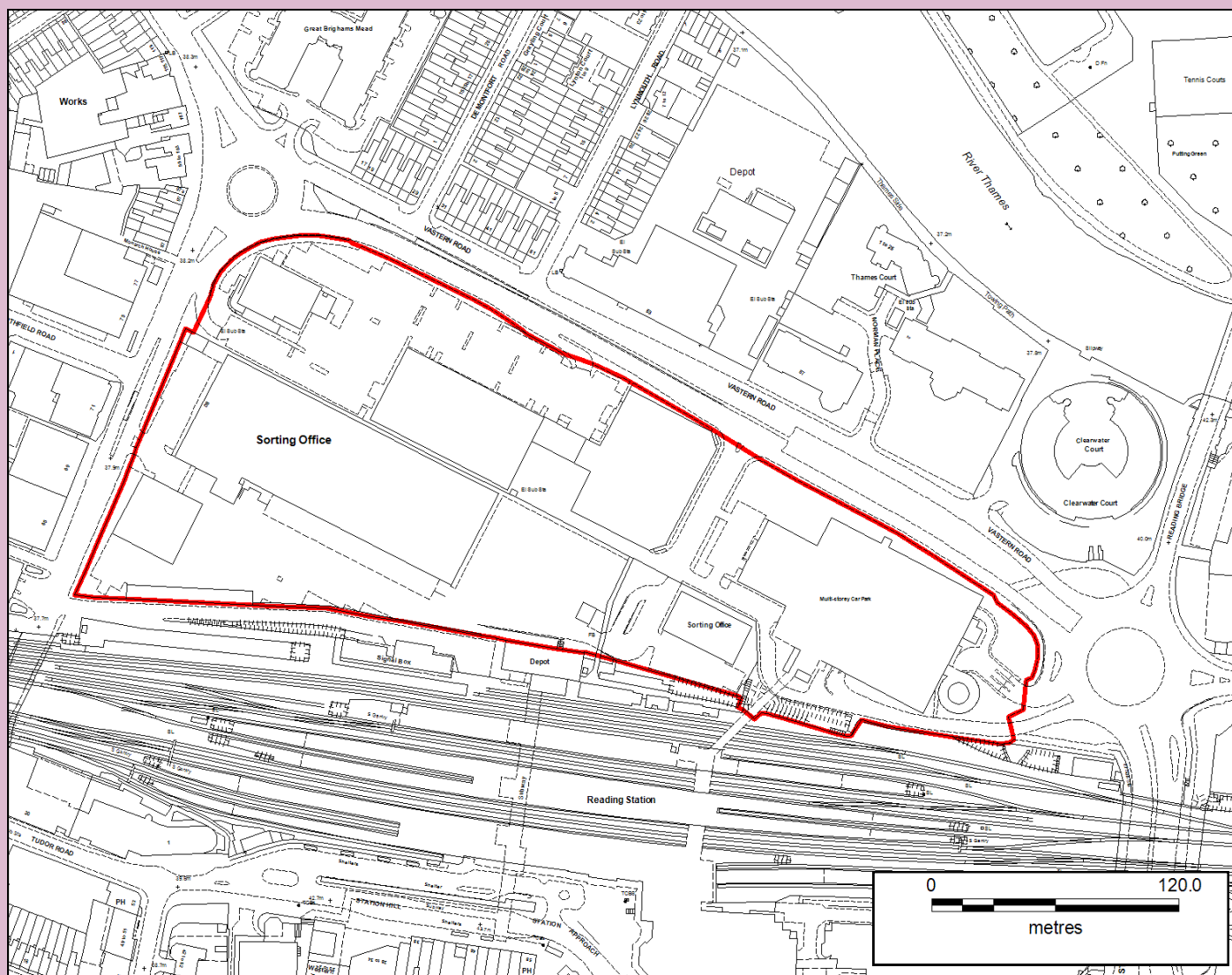
SITE B3: STATION HILL



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Size:	1.89 ha	Current use:	Retail, offices, other town centre uses (mostly vacant)
Grid Reference:	SU713737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1c in the Reading Central Area Action Plan
B3a—Continue current allocation	This area will be developed for a mix of uses at a high density, including retail and leisure on the ground and lower floors and residential and offices on higher floors. There will be enhanced links through the sites, and a network of streets and spaces. Frontages on key routes through the site should have active uses. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.		
B3b—Alternative option	Do not allocate		
B3c—Alternative option	Allocation more reflective of the current permission, which is more focused on office than residential in this part of Station Hill.		
Issues and constraints:	Close to various listed buildings. Partly within area of archaeological potential. Level changes on site can pose a potential issue. Within Air Quality Management Area.		
Other information:	The Station Hill development has been a subject to a number of major mixed-use proposals over the years. The current planning permission (130436) also covers the adjacent Friars Walk site and is for offices, retail, leisure and residential. Demolition of the existing buildings to make way for the development is underway.		

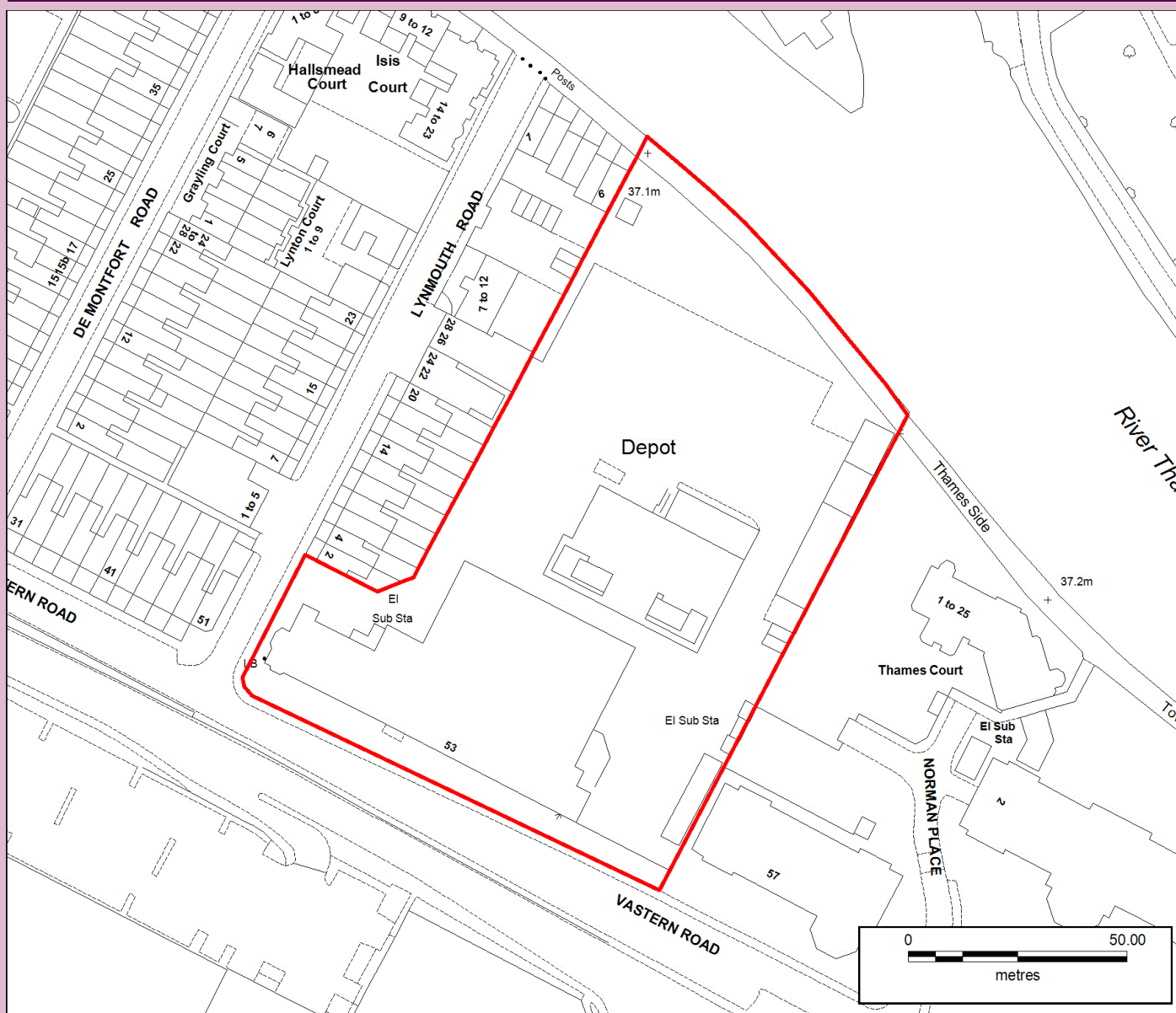
SITE B4: NORTH OF THE STATION



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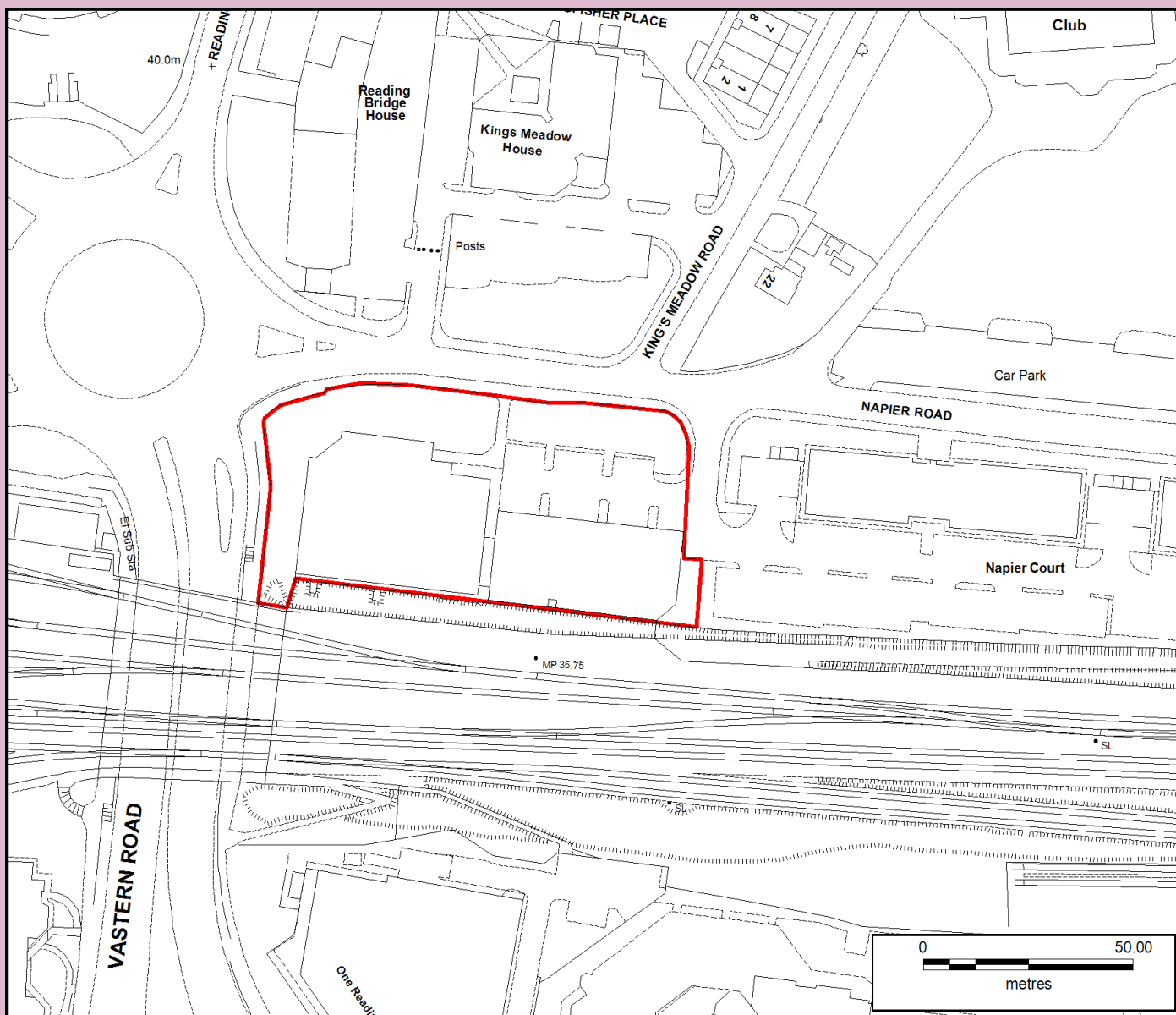
Size:	6.71 ha	Current use:	Former sorting office, retail park, car park
Grid Reference:	SU714740	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1e in the Reading Central Area Action Plan
B4a—Continue current allocation	There will be retail and leisure development on the ground floor with other uses including residential and offices on upper floors. Provision of retail development is contingent on improved links across the railway. Public car parking will be provided. An area of civic open space will be provided at the northern entrance to the station, and a green link provided to the Thames. An acceptable dry access scheme from across the site must be part of any development.		
B4b—Alternative option	Do not allocate		
B4c—Alternative option	Less emphasis on retail and leisure provision, with those uses being included mainly to provide active uses along the public routes and spaces.		
B4d—Alternative option	Locate the various uses on the site in line with their vulnerability to flood risk—which would mean limiting any residential development to the Station Retail Park and the furthest eastern part of the site.		
Issues and constraints:	Site is partly within Flood Zones 2 and 3. Within Air Quality Management Area. Station car park is identified for safeguarding in a DfT direction for Crossrail extension.		
Other information:	<p>Since the allocation in the RCAAP, the station development has taken place, opening up the northern entrance to the station with associated public areas and transport interchange. The sorting office site also has outline planning permission for a mixed use scheme incorporating residential, office and retail and related uses.</p> <p>The Station Retail Park has also been nominated for development (along the lines of the current allocation), but is dealt with here as it is an existing allocation.</p>		

SITE B5: RIVERSIDE



Size:	1.24 ha	Current use:	Offices and depot
Grid Reference:	SU715741	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1g in the Reading Central Area Action Plan
B5a—Continue current allocation	Development should maintain and enhance public access along and to the Thames, and should continue the green link from the north of the station, with potential for an area of open space at the riverside. The main use of the site should be residential, although some small-scale offices and leisure will also be appropriate. A new or improved pedestrian and cycle crossing over the River Thames will be provided at a point between Frys Island and Reading Bridge. This may be either a new crossing or cantilevered onto the existing bridge.		
B5b—Alternative option	<i>Do not allocate</i>		
B5c—Alternative option	<i>Development for mainly commercial uses, particularly offices</i>		
B5d—Alternative option	<i>Development for mainly leisure uses</i>		
Issues and constraints:	Mostly within Flood Zone 2. Would need to ensure public access to, and along, the River Thames. River Thames is a major landscape feature. Within Air Quality management Area.		
Other information:	The new pedestrian and cycle crossing of the Thames to the north of the site was opened in October 2015. Access to both the north of the site (via the bridge) and south (via the new station entrance) is now therefore greatly enhanced.		

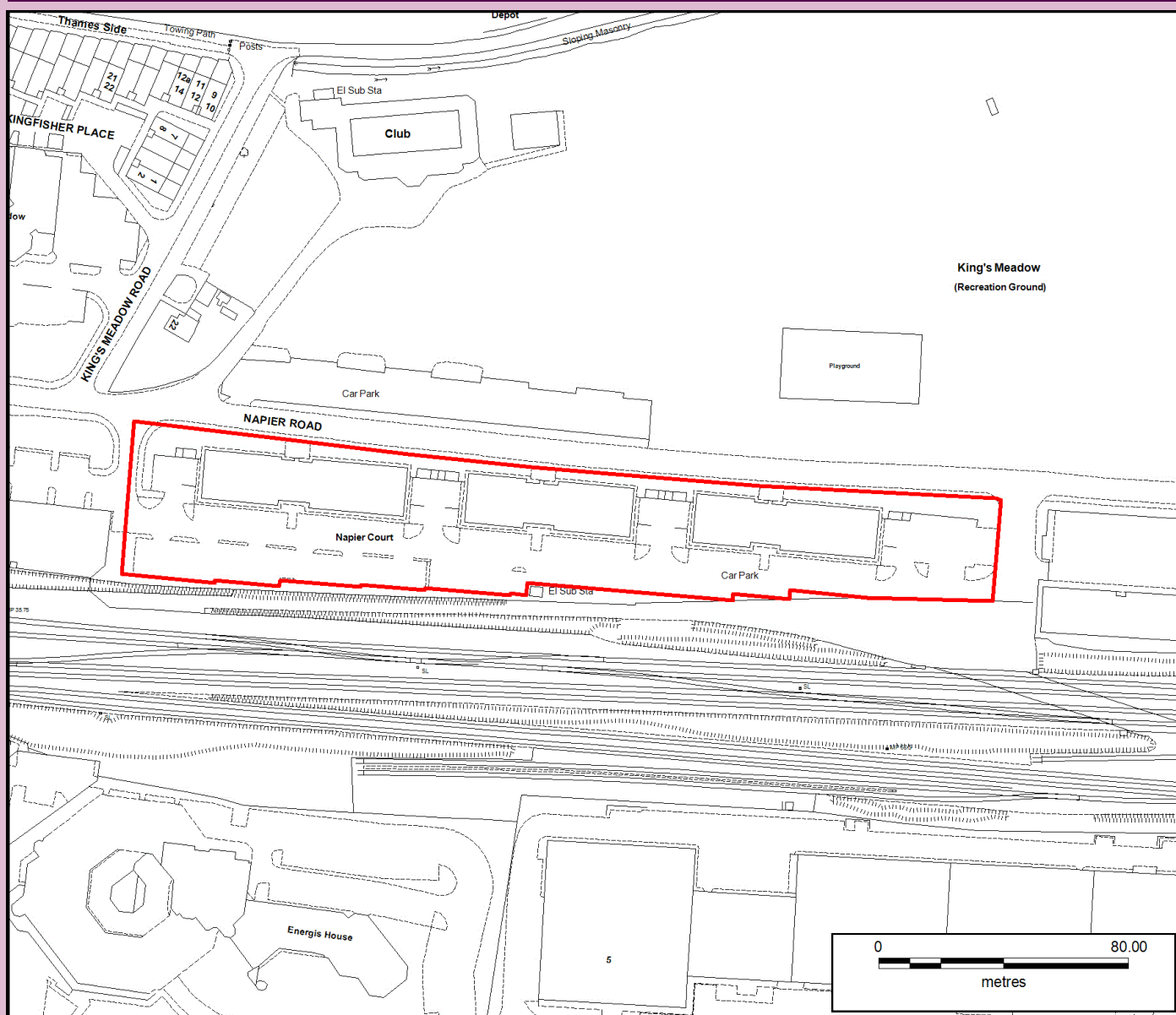
SITE B6: NAPIER ROAD JUNCTION



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Size:	0.49 ha	Current use:	Car dealership
Grid Reference:	SU718738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1h in the Reading Central Area Action Plan
B6a—Continue current allocation	A landmark building, containing residential and/or offices is appropriate for this site, which may contain an active commercial use on the ground floor. An acceptable dry access scheme must be part of any development on this site.		
B6b—Alternative option	Do not allocate		
B6c—Alternative option	A higher density residential development with more than one tall building		
B6d—Alternative option	Development for offices		
B6e—Alternative option	Development for retail and leisure		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality management Area. Close to Kings Meadow, which is part of a major landscape feature. Noise from railway would need to be addressed.		
Other information:	An application for three tall buildings up to 28 storeys containing 352 dwellings (150120) was refused in May 2015.		

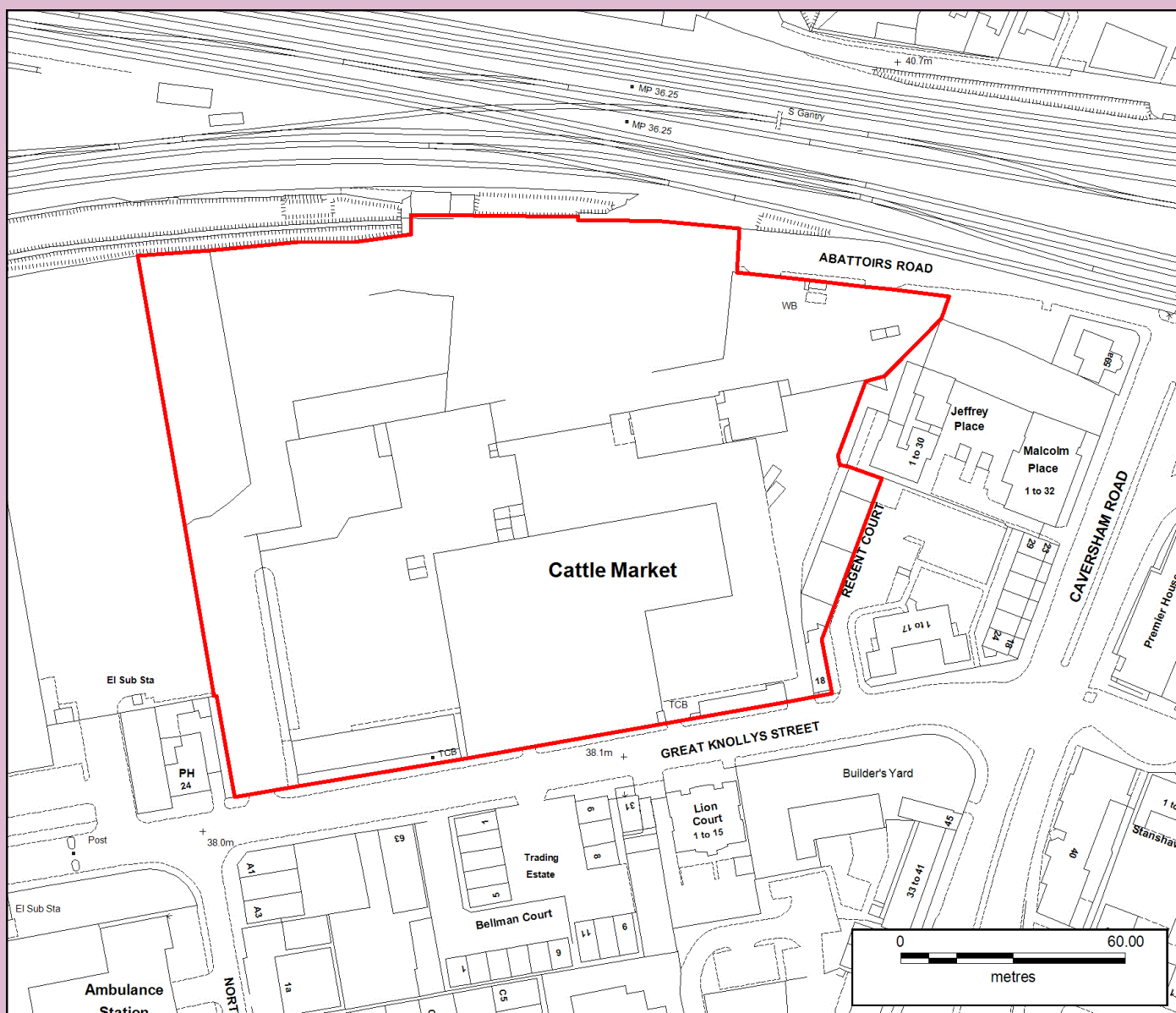
SITE B7: NAPIER COURT, NAPIER ROAD



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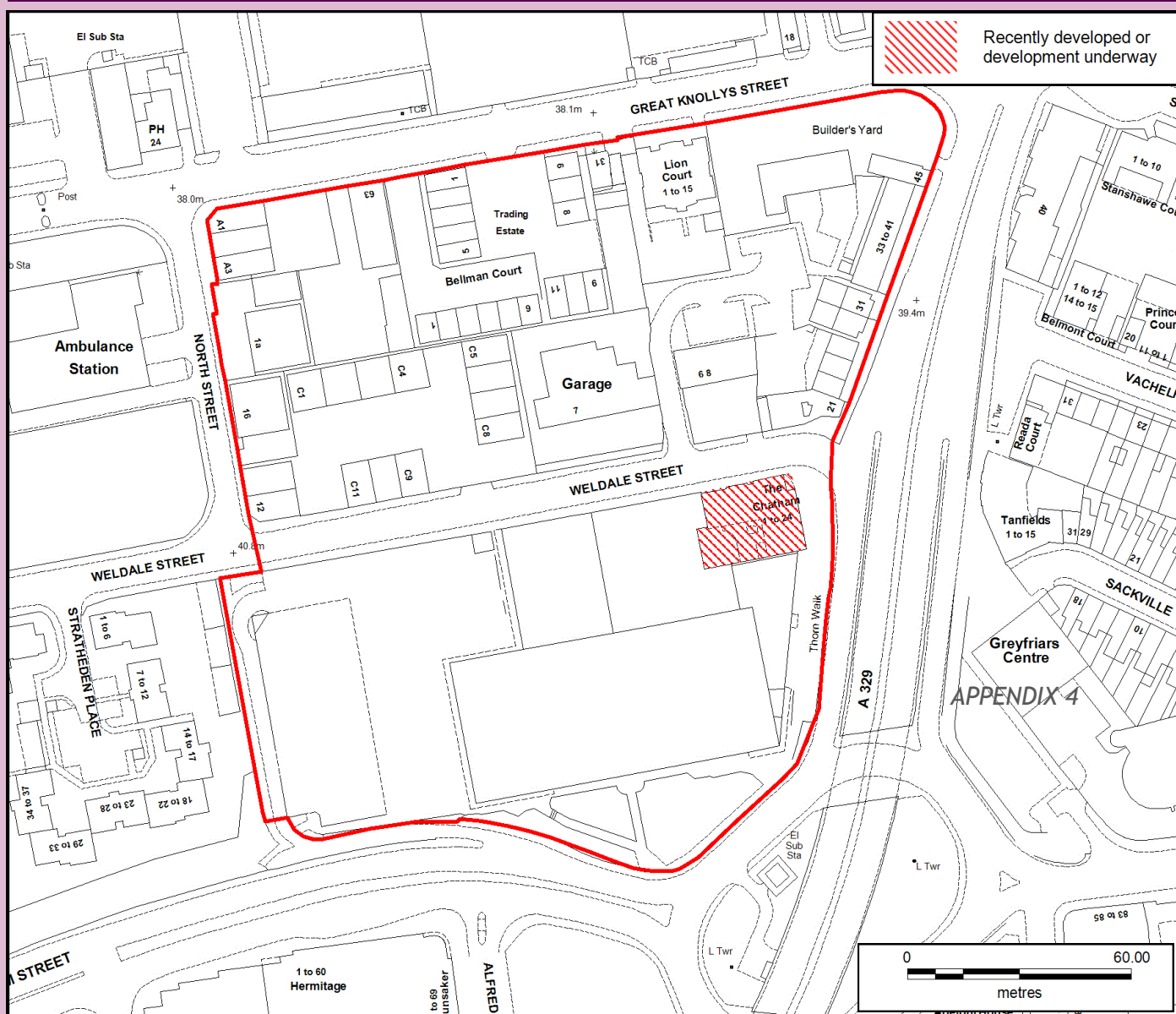
Size:	1.10 ha	Current use:	Offices
Grid Reference:	SU719738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	SA8i in the Sites and Detailed Policies Document
B7a—Continue current allocation	Residential development (200-250 dwellings)		
B7b—Alternative option	Do not allocate		
B7c—Alternative option	Mixed use office and residential		
B7d—Alternative option	Office development		
B7e—Alternative option	Leisure development		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality management Area. Close to Kings Meadow, which is part of a major landscape feature. Noise from railway would need to be addressed.		

SITE B8: CATTLE MARKET



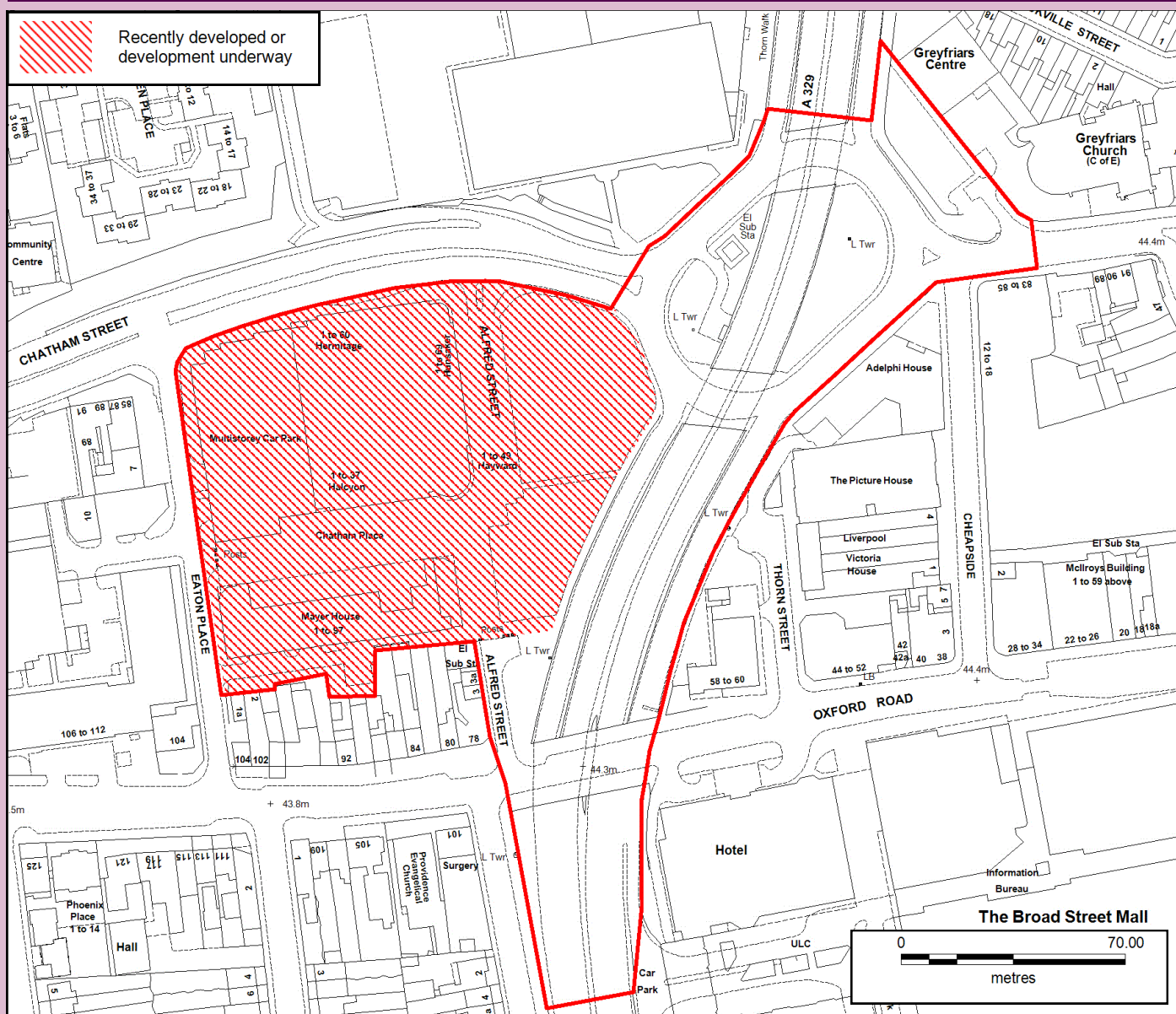
Size:	2.46 ha	Current use:	Cattle market, car park
Grid Reference:	SU710738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2a in the Reading Central Area Action Plan
B8a—Continue current allocation	This site will be developed for a mix of edge-of-centre retail uses, which may include bulky goods, and residential development, along with public car parking. The residential should be located on the parts of the site that are at lower risk from flooding. The retail must be designed to mesh into the urban fabric and a single storey retail warehouse will not be permitted.		
B8b—Alternative option	Do not allocate		
B8c—Alternative option	Development for residential without major retail provision		
B8d—Alternative option	Development for commercial development including offices		
Issues and constraints:	Partly within Flood Zone 2. Within Air Quality Management Area. There are legal issues with the loss of the current cattle market use that are yet to be resolved.		

SITE B9: GREAT KNOLLYS STREET AND WELDALE STREET



Size:	3.02 ha	Current use:	Offices, industrial, retail
Grid Reference:	SU710736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2b in the Reading Central Area Action Plan
B9a—Continue current allocation	This area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site.		
B9b—Alternative option	Do not allocate		
B9c—Alternative option	Mixed use development with the various uses on the site located in line with their vulnerability to flood risk—which would mean avoiding residential development along the Great Knollys Street frontage.		
B9d—Alternative option	Mixed use development with a greater focus on commercial development including offices.		
Issues and constraints:	Site is partly within Flood Zone 2. Site contains listed buildings along Caversham Road frontage that would need to be preserved. Within Air Quality Management Area. Loss of small business units may be a concern.		
Other information:	The neighbouring sites at 21 Caversham Road and 10-14 Weldale Street have had permission for redevelopment for residential for some years. 45 Caversham Road, at the north east corner of the area, currently used for vehicle hire, has been suggested for development by the owner as part of this process, but is dealt with here as part of an existing allocation.		

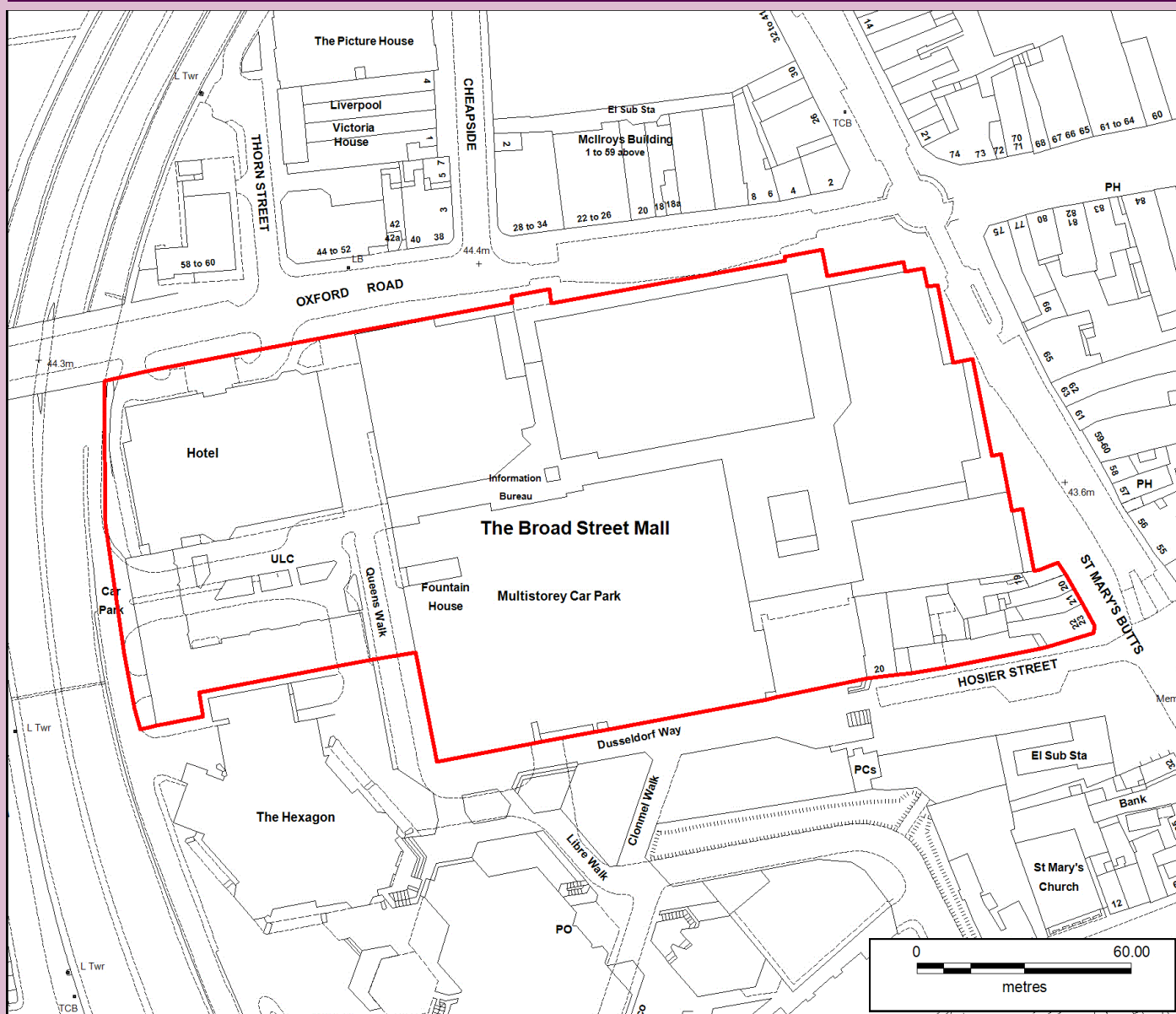
SITE B10: CHATHAM STREET



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Size:	3.04 ha	Current use:	Residential, retail and leisure, car park
Grid Reference:	SU710735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2c in the Reading Central Area Action Plan
B10a—Continue current allocation	A mixed-use extension to the centre will be provided, including a new residential community, commercial offices, and retail, leisure and restaurants on the ground floor, including a swimming pool. A landmark tall building will be part of the development, and the area will have a new civic open space at its heart. The development will deck over the Inner Distribution Road.		
B10b—Alternative option	Do not allocate		
B10c—Alternative option	Include an aspirational proposal for development decking over the IDR/roundabout.		
Issues and constraints:	Close to a number of listed buildings including Grade I listed Greyfriars Church. Development of the remaining area would involve decking over part of the IDR, which is likely to have viability issues. Within Air Quality Management Area.		
Other information:	Phase 1 of the Chatham Street development was completed some years ago, and phase 2 is currently nearing completion. The only parts remaining undeveloped from the initial allocations and development brief are the plans to deck over the Inner Distribution Road, which included proposals for a tall building over the roundabout. These proposals are no longer being actively pursued, and there is therefore unlikely to be any more significant development within the site during the plan period.		

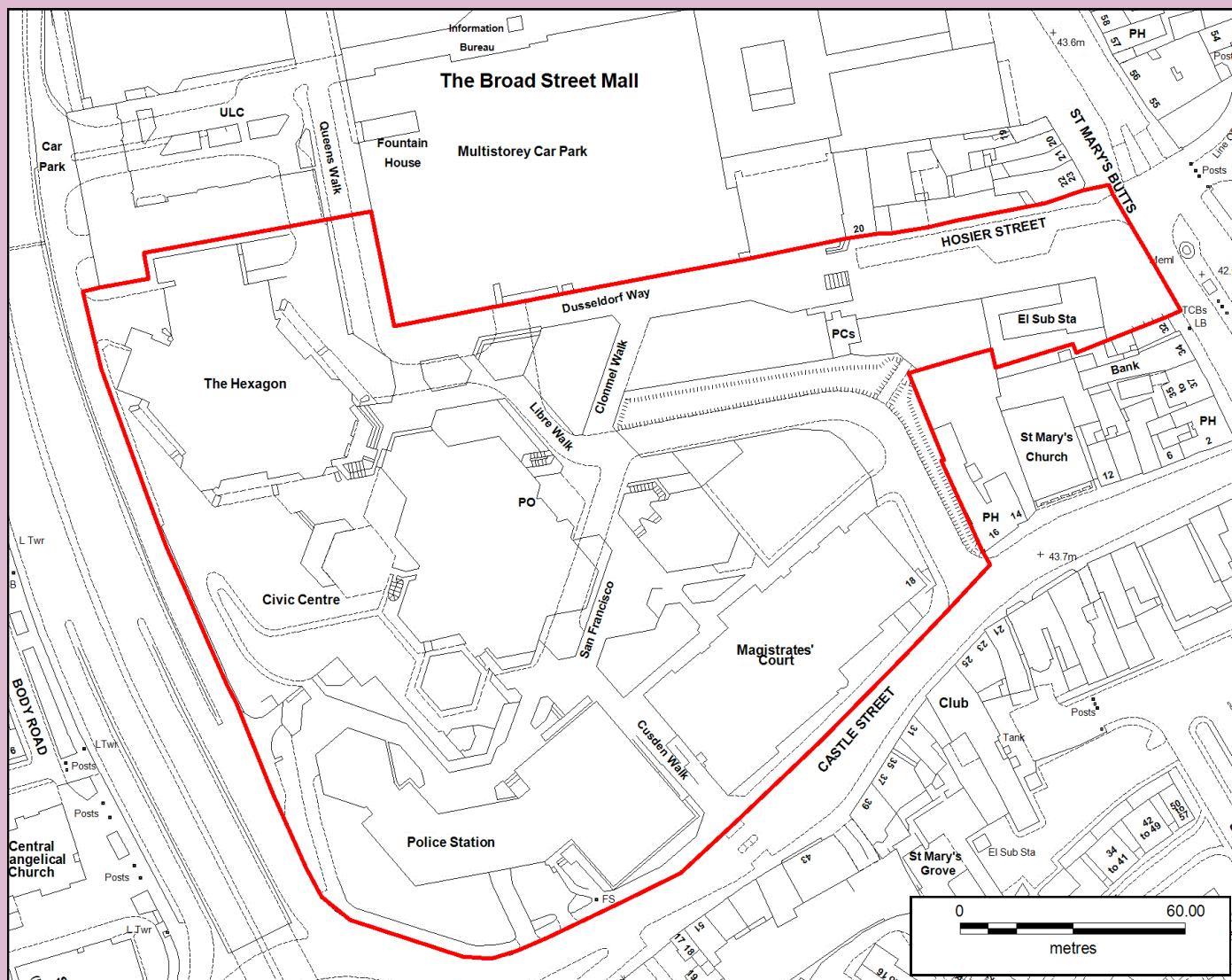
SITE B11: BROAD STREET MALL



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Size:	2.75 ha	Current use:	Retail, hotel, offices (vacant)
Grid Reference:	SU712733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2d in the Reading Central Area Action Plan
B11a—Continue current allocation	Redevelopment will be for continued retail and leisure provision, maintaining frontages along Oxford Street and St Mary's Butts, with uses including residential and offices on upper floors.		
B11b—Alternative option	Do not allocate		
B11c—Alternative option	Retention of existing Mall but with additional uses such as residential on top.		
B11d—Alternative option	Mixed use development with greater focus on office on upper floors		
Issues and constraints:	Close to St Mary's Butts/Castle Street Conservation Area, and to a number of listed buildings, including Grade I listed St Mary's Church. Within Air Quality Management Area.		
Other information:	The former Yell House has planning permission for a conversion to student accommodation, so is likely to remain for the foreseeable future.		

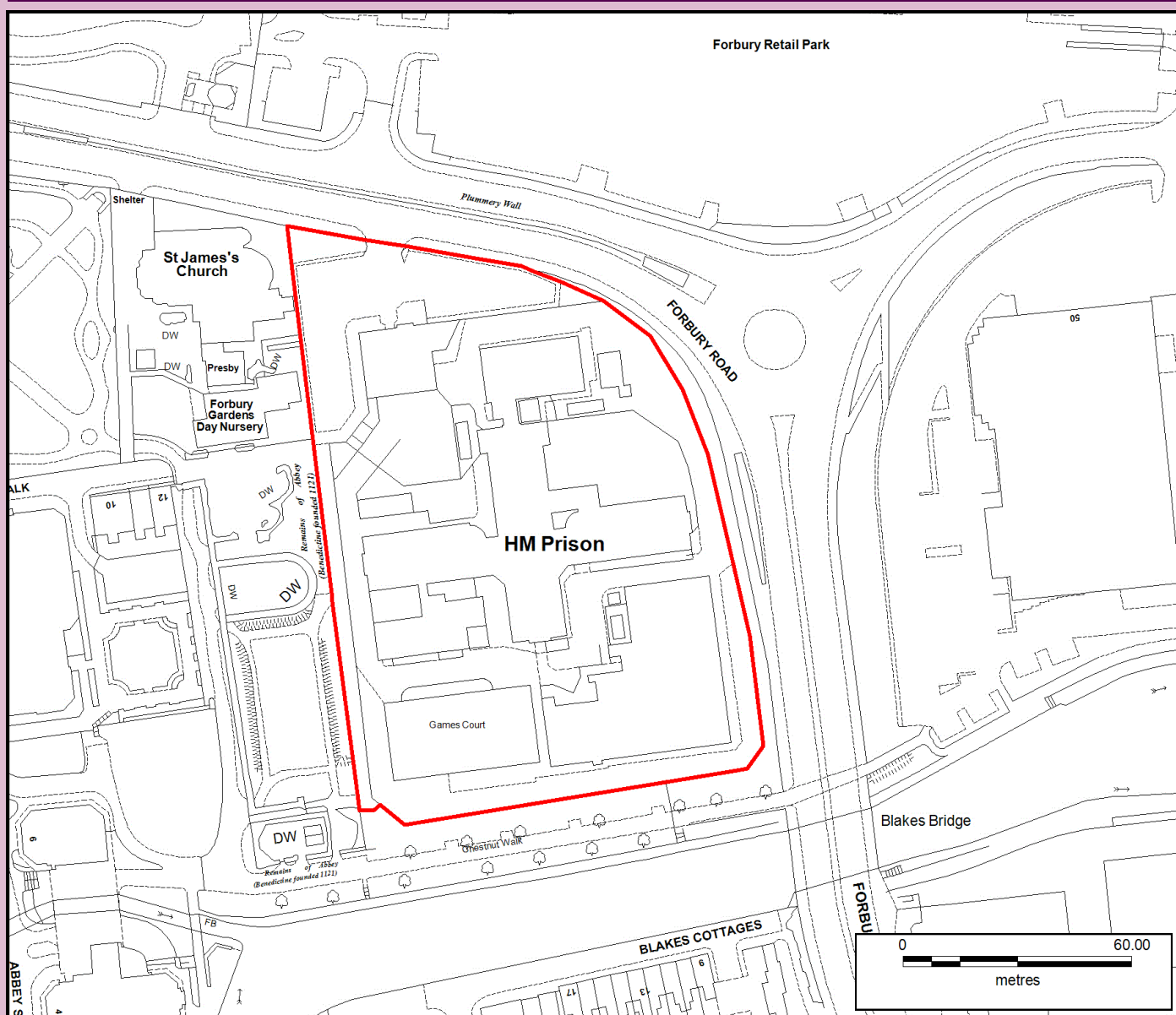
SITE B12: HOSIER STREET



Size:	3.41 ha	Current use:	Offices, police station, theatre, magistrates court
Grid Reference:	SU712732	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2e in the Reading Central Area Action Plan

B12a—Continue current allocation	Development on this site will result in a new high-quality civic core, providing a new Civic Offices building, along with a mix of other uses including residential and supporting community uses and new open spaces. Development will also include a new arts venue to replace the Hexagon, a new central library and a replacement site for the street market.
B12b—Alternative option	<i>Do not allocate</i>
B12c—Alternative option	<i>Mixed use development with a focus on residential, some retail and leisure uses on ground floors to activate the streets and spaces and potential replacement of the police station.</i>
B12d—Alternative option	<i>Retail-led mixed use development</i>
Issues and constraints:	Close to St Mary's Butts/Castle Street Conservation Area, and to a number of listed buildings, including Grade I listed St Mary's Church. Partially within area of archaeological potential. Within Air Quality Management Area.
Other information:	The situation with this site has changed considerably since the RCAAP, in that the Civic Offices has now been moved to Bridge Street, meaning that there is no requirement for a new Civic Offices building within the site. The old Civic Offices building is in the process of demolition. Replacing the Hexagon remains a Council aspiration, and the Council recently started the process of seeking a delivery partner for this.

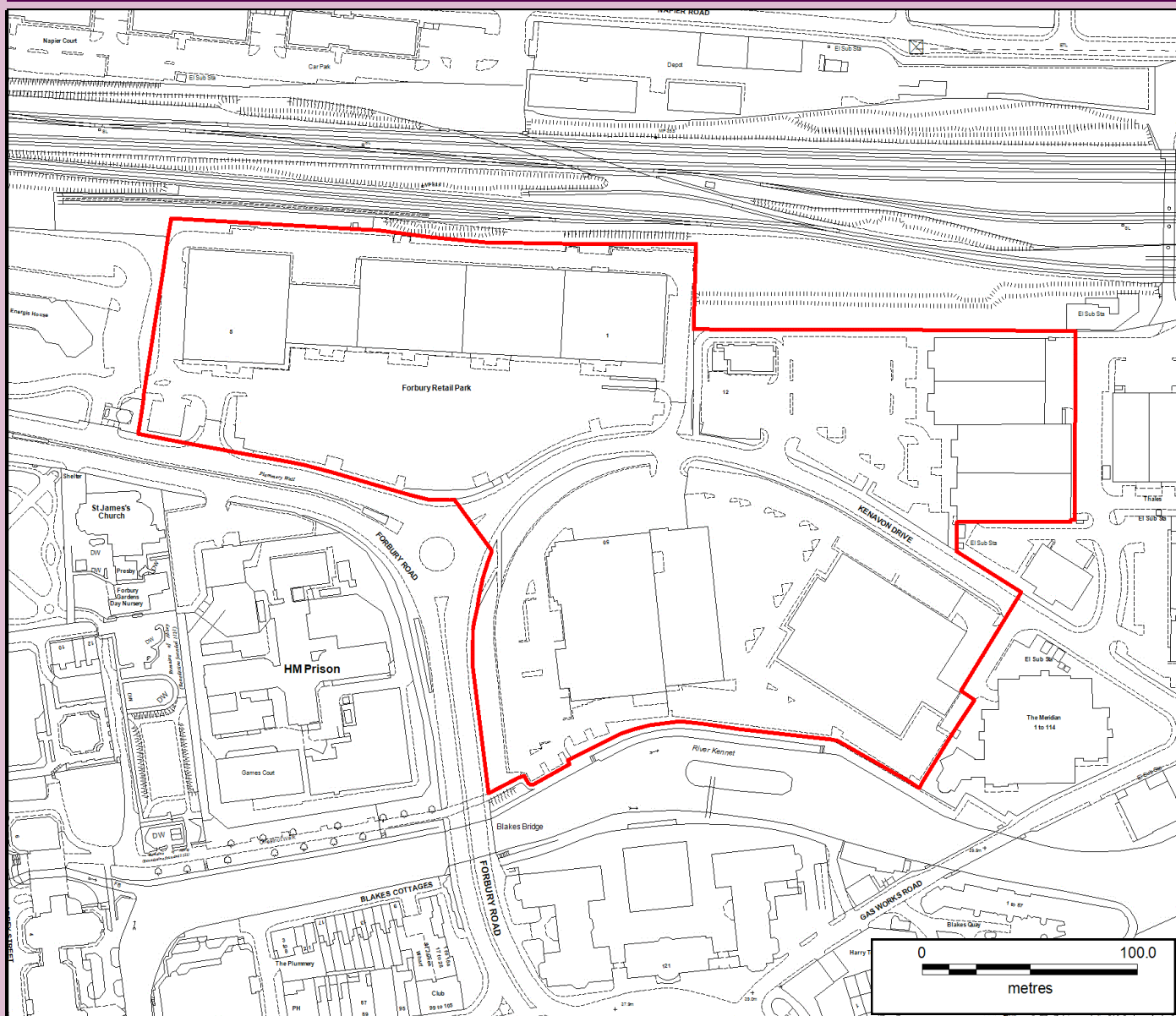
SITE B13: READING PRISON



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Size:	1.44 ha	Current use:	Prison (closed)
Grid Reference:	SU720735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3b in the Reading Central Area Action Plan
B13a—Continue current allocation	The prison building itself is of historical significance and is listed, and will be retained. The building would be used for residential, commercial offices or a hotel. Development should enhance the setting of the Abbey ruins.		
B13b—Alternative option	Do not allocate		
B13c—Alternative option	Conversion of main listed prison building and significant development on surrounding land.		
Issues and constraints:	This site is highly sensitive historically. The building itself is listed, and the whole site forms part of the Reading Abbey scheduled ancient monument. The Council has produced a Prison Framework to set out more details on these issues. As well as the historic significance of the site itself, it is adjacent to one of the most important clusters of heritage assets in Reading, around the Abbey Quarter. Partly within Air Quality Management Area.		
Other information:	Reading Prison closed at the beginning of 2014, and this led the Council to produce the Reading Prison Framework as a supplementary planning document to guide development or re-use of the site. In October 2015, the Government stated that the site would be mothballed, but has since revisited this decision.		

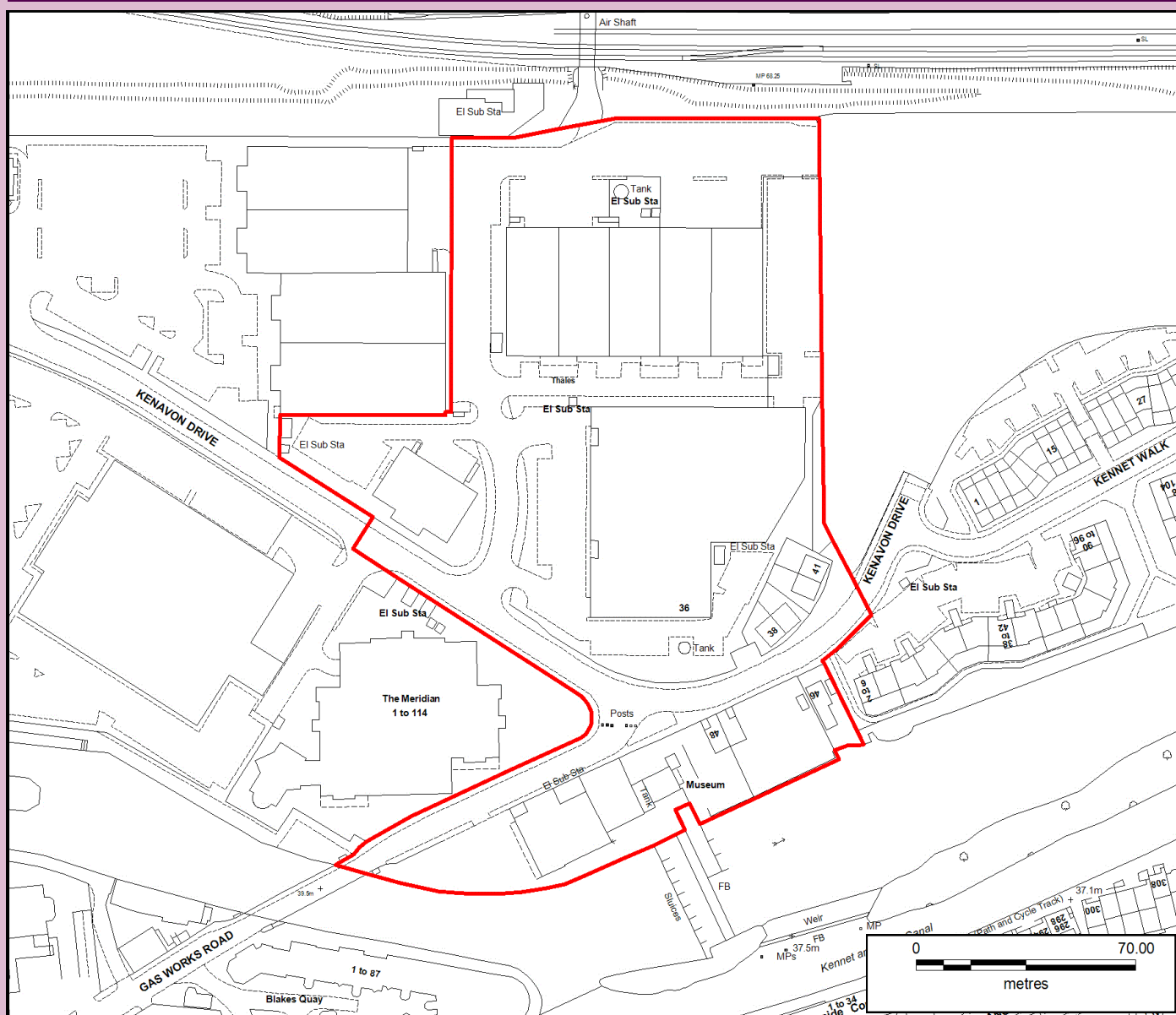
SITE B14: FORBURY RETAIL PARK



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Size:	6.99 ha	Current use:	Retail warehouse park
Grid Reference:	SU722736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3c in the Reading Central Area Action Plan
B14a—Continue current allocation	This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area.		
B14b—Alternative option	Do not allocate		
B14c—Alternative option	Development for mainly residential without any significant retail use.		
B14d—Alternative option	Mixed use development with the various uses on the site located in line with their vulnerability to flood risk—which would mean avoiding residential development along the canal and the eastern boundary of the site.		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	The Homebase and Toys R Us site and the eastern part of the retail park (containing Argos and Decathlon) have also been nominated by their owners for development largely in line with the allocation, but are dealt with in this section.		

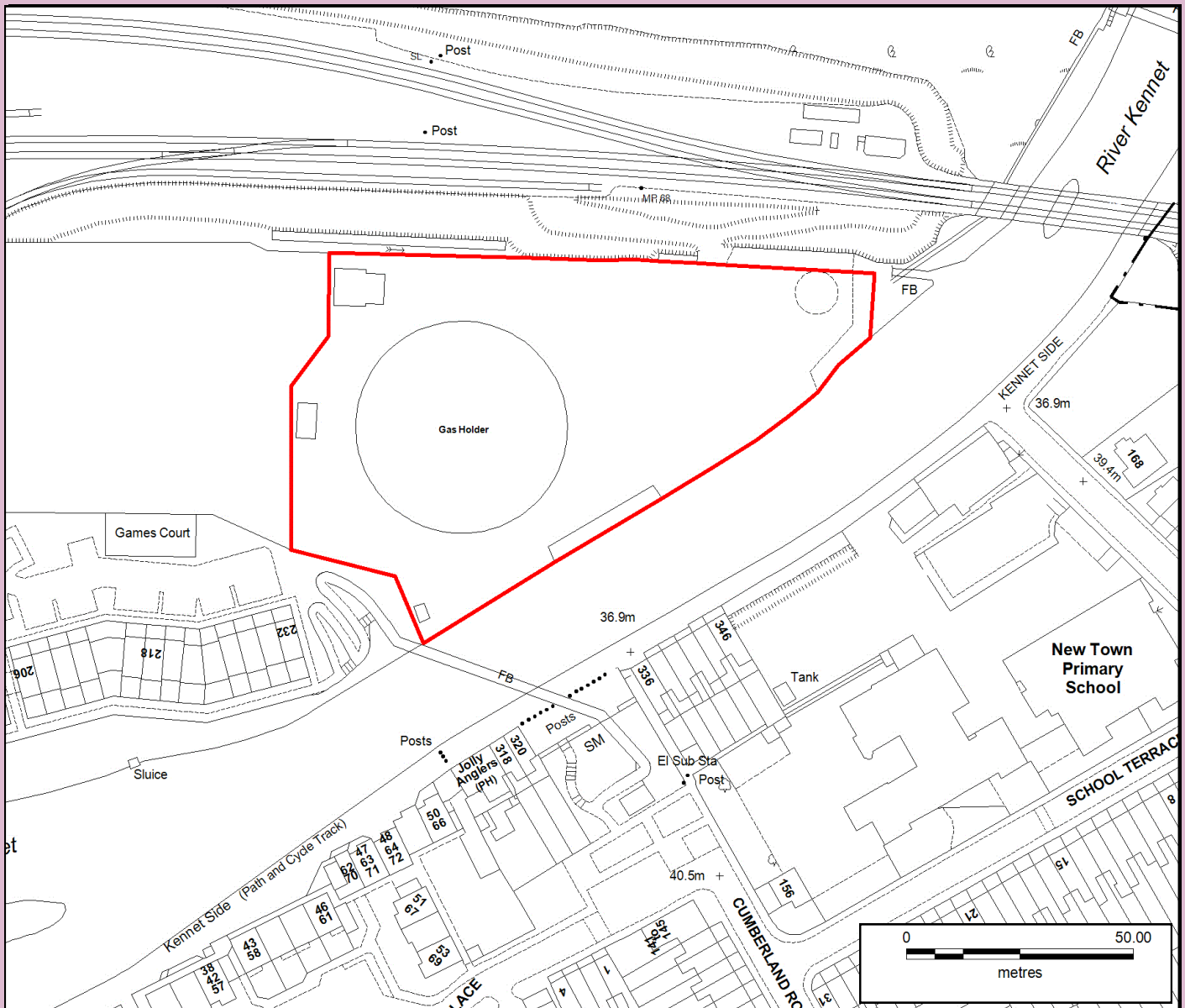
SITE B15: KENAVON DRIVE AND FORBURY BUSINESS PARK



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Size:	2.89 ha	Current use:	Industrial, residential
Grid Reference:	SU724736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3d in the Reading Central Area Action Plan
B15a—Continue current allocation	This site would be largely residential in nature, although opportunities to create an area of riverside open space on or near the Kennet should be sought. Pedestrian access under the railway using an existing route will be sought.		
B15b—Alternative option	Do not allocate		
B15c—Alternative option	Development for commercial uses		
Issues and constraints:	Within Flood Zone 2. Contains a number of listed buildings along the River Kennet which would need to be preserved. Within area of archaeological potential. Partly within Air Quality Management Area.		
Other information:	The foot tunnel under the railway to Napier Road opened in November 2015.		

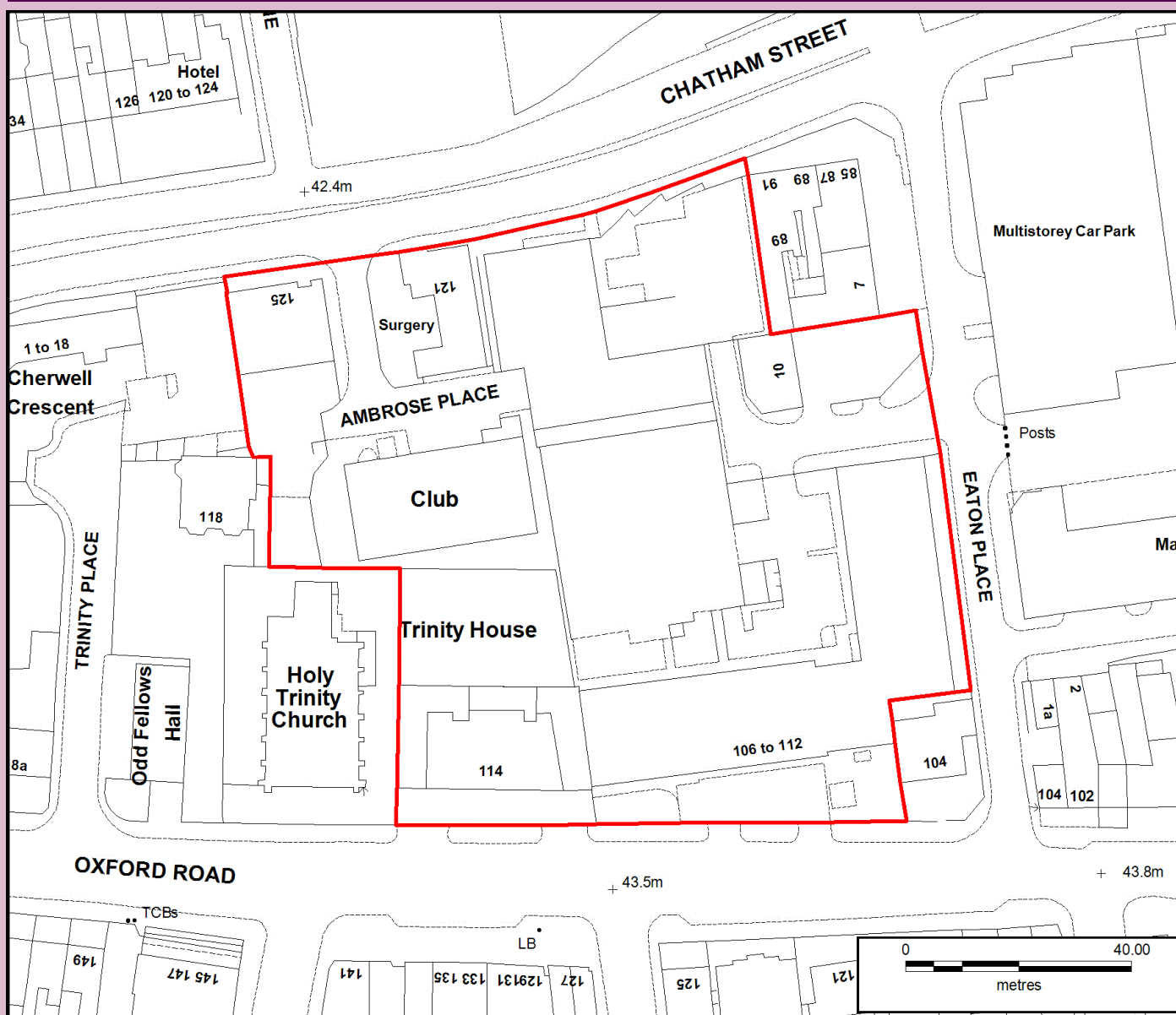
SITE B16: GAS HOLDER, KENAVON DRIVE



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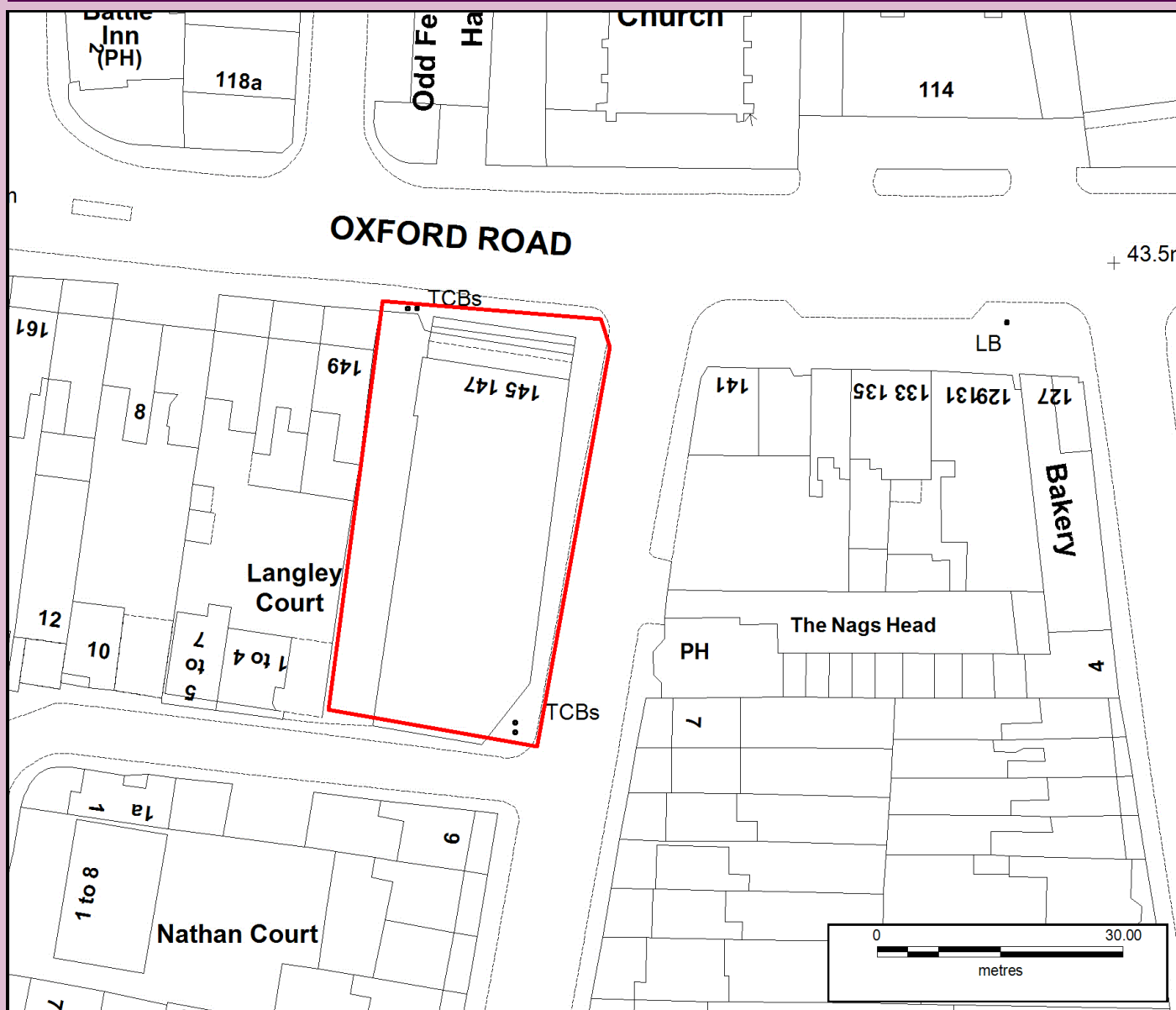
Size:	0.71 ha	Current use:	Gas holder
Grid Reference:	SU729737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3f in the Reading Central Area Action Plan
B16a—Continue current allocation	This area will be used for residential development. Development should enhance the character of the mouth of the Kennet and should maximise the potential of the site to be a river gateway to Reading.		
B16b—Alternative option	Do not allocate		
B16c—Alternative option	Development for commercial uses		
Issues and constraints:	Within Flood Zone 2. Gas holder is a major hazard site, and development will be dependent on removal of the gas holder and any remedial works. There is also a hazardous pipeline crossing the site. Adjacent to the river, which is a wildlife corridor. Partially within Air Quality Management Area. Within area of archaeological potential.		
Other information:	In summer 2015, Southern Gas Networks set out their intention to dismantle the gas holder within the next few years.		

SITE B17: 108-116 OXFORD ROAD, 10 EATON PLACE & 115-125 CHATHAM STREET



Size:	1.12 ha	Current use:	Offices, retail, nightclub, health
Grid Reference:	SU708734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4a in the Reading Central Area Action Plan
B17a—Continue current allocation	Residential development with associated community uses (100-150 dwellings)		
B17b—Alternative option	Do not allocate		
B17c—Alternative option	Higher density residential development (200 dwellings or more)		
Issues and constraints:	Adjacent to Russell Street/Castle Hill Conservation Area. Adjoins a number of listed buildings on all sides. Within Air Quality Management Area.		
Other information:	The office building at 125 Chatham Street has prior approval for conversion to residential (130870) including an extension to the building (130842). The other site on which there has been recent activity is 114-116 Oxford Road. A 2008 application for redevelopment was refused, but a new application was submitted in 2015. Eaton Court (106-112 Oxford Road) has been nominated for development as part of the Local Plan process, but is dealt with here.		

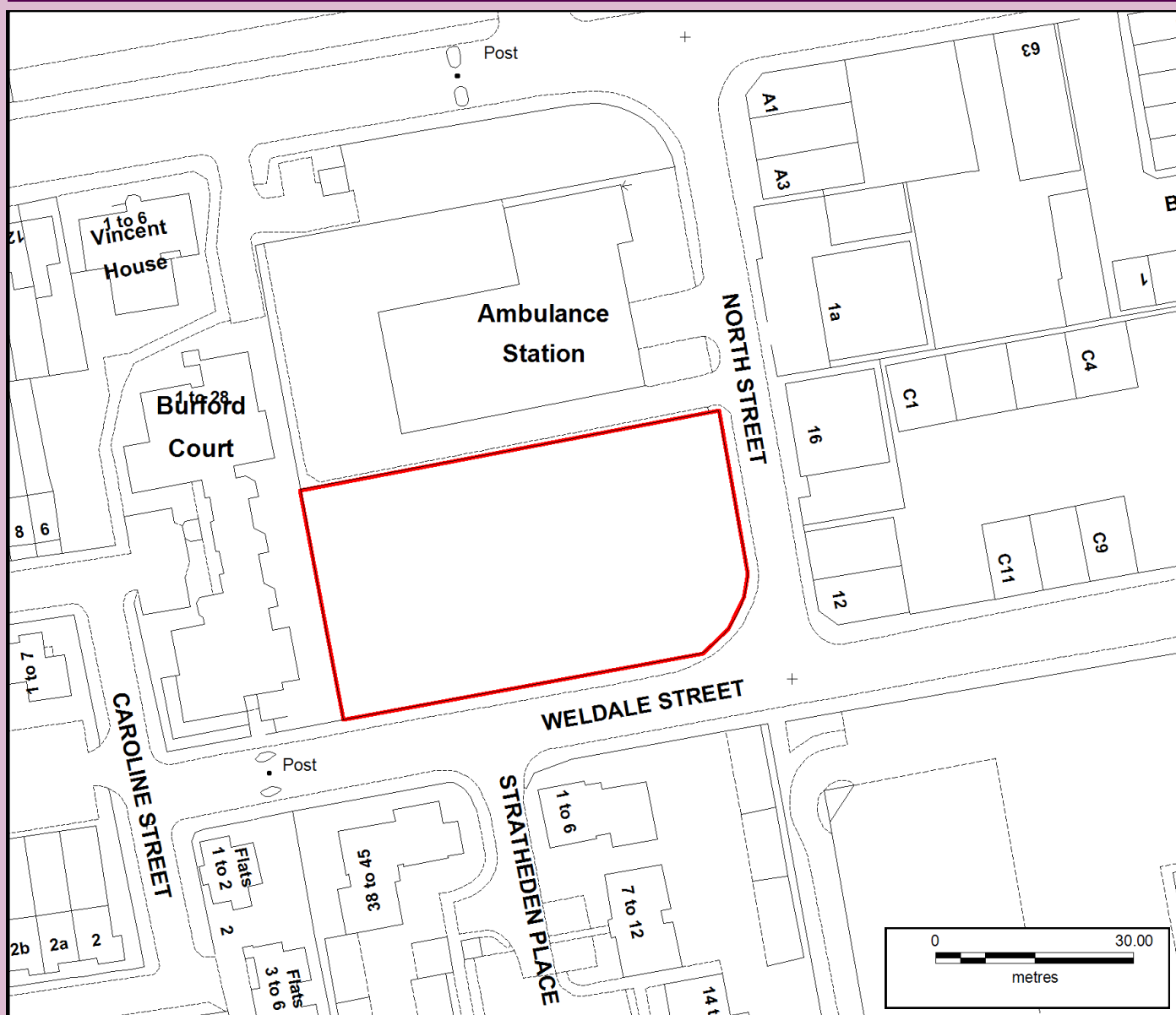
SITE B18: 143-145 OXFORD ROAD



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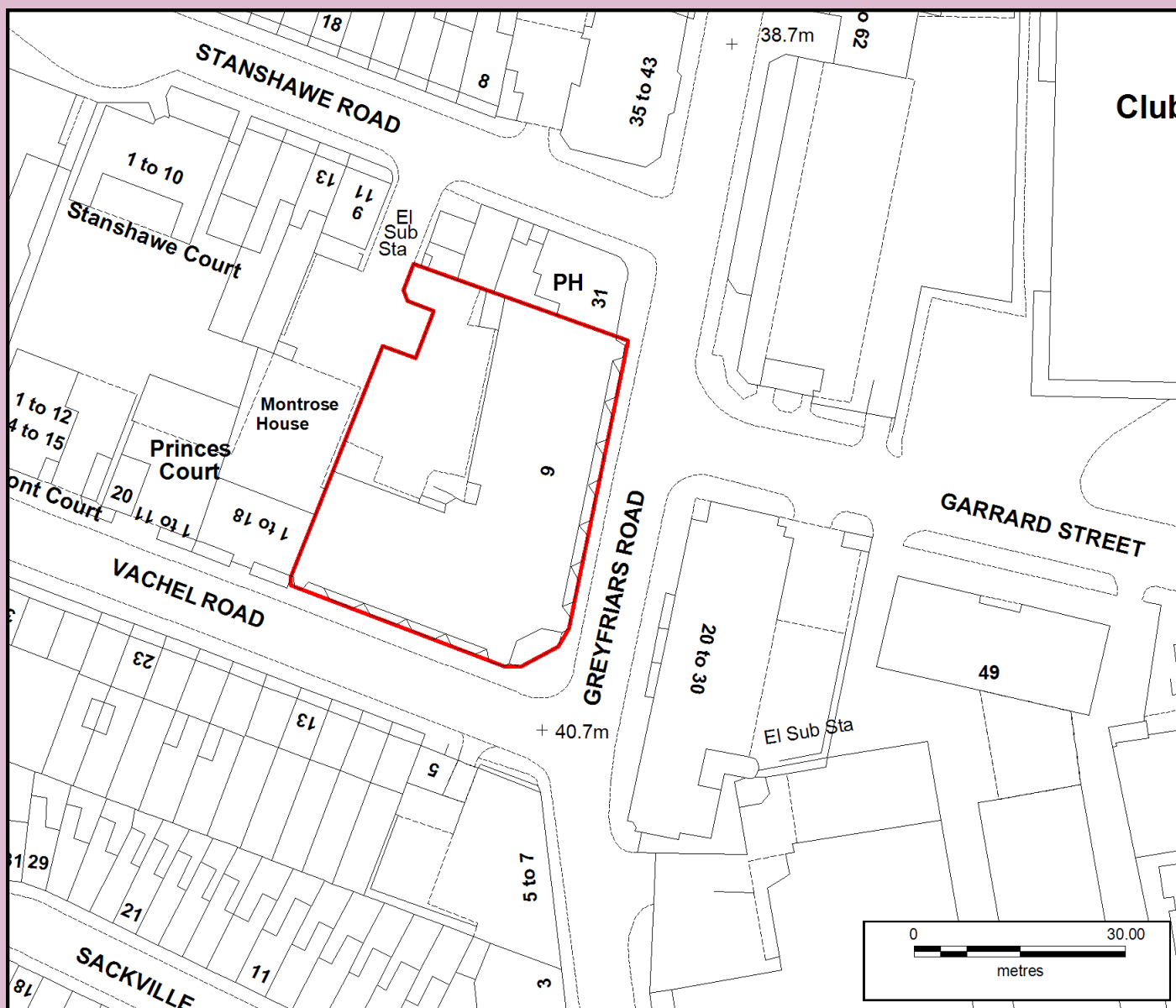
Size:	0.14 ha	Current use:	Place of worship
Grid Reference:	SU707733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4q in the Reading Central Area Action Plan
B18a—Continue current allocation	Residential development with some retention of small-scale leisure function. (10-20 dwellings)		
B18b—Alternative option	Do not allocate		
B18c—Alternative option	Higher density residential (approx. 30 dwellings)		
Issues and constraints:	Within Russell Street/Castle Hill Conservation Area. A significant number of listed buildings are adjacent or close to the site. Within Air Quality Management Area.		
Other information:	The site was in use as a pool hall at the time of its initial allocation, but is now used as a place of worship.		

SITE B19: FORMER READING FAMILY CENTRE, NORTH STREET



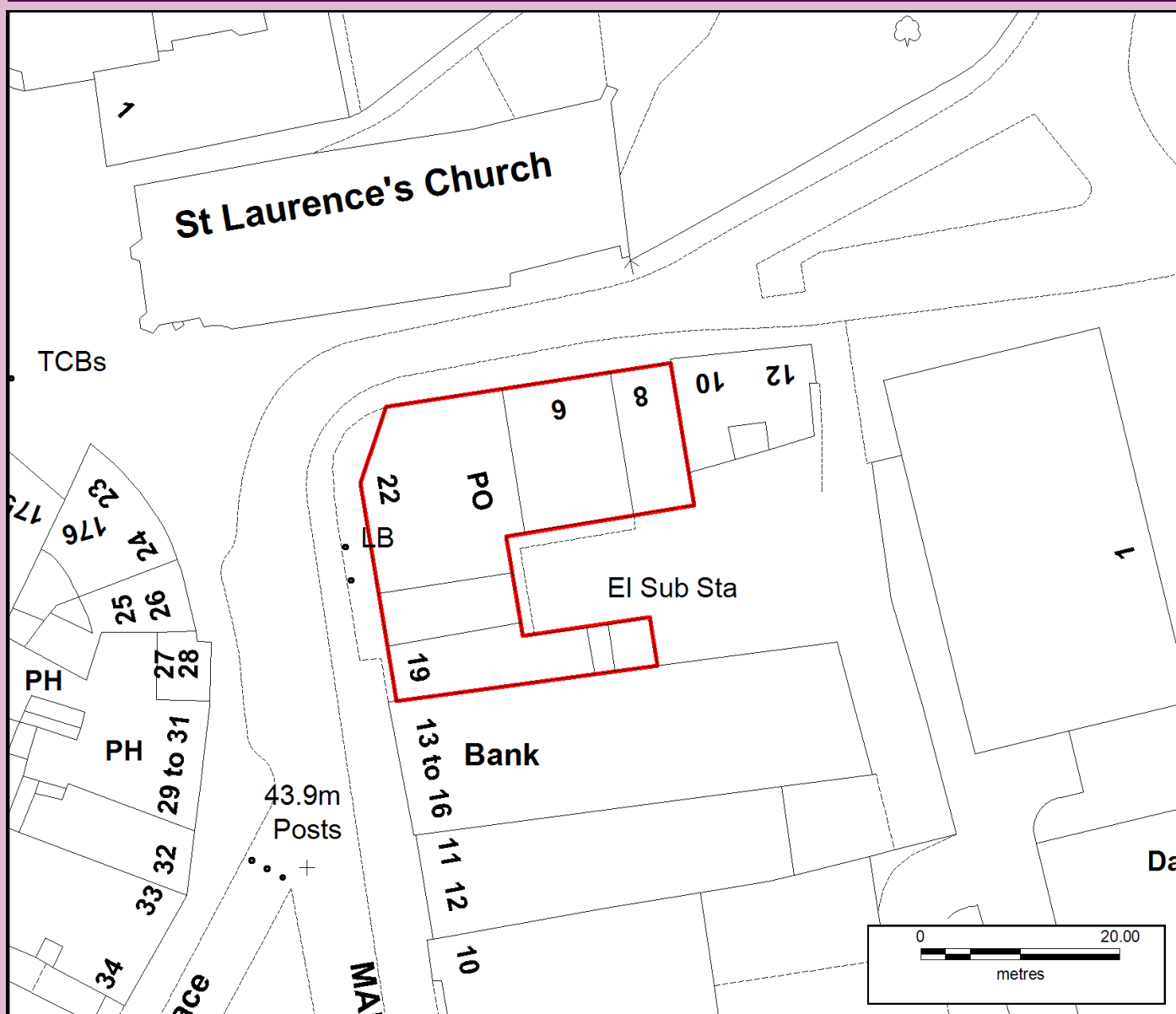
Size:	0.23 ha	Current use:	Temporary education use
Grid Reference:	SU709736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4b in the Reading Central Area Action Plan
B19a—Continue current allocation	Residential development (25-40 dwellings)		
B19b—Alternative option	Do not allocate		
B19c—Alternative option	Continuation of education use		
B19d—Alternative option	Higher density residential development (over 60 dwellings)		
Issues and constraints:	Within Air Quality Management Area.		
Other information:	Since the former Reading Family Centre burned down and the site was cleared, it has been in temporary use for education.		

SITE B20: 9-27 GREYFRIARS ROAD



Size:	0.17 ha	Current use:	Offices
Grid Reference:	SU712737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4d in the Reading Central Area Action Plan
B20a—Continue current allocation	Residential and/or office development (up to 60 dwellings)		
B20b—Alternative option	Do not allocate		
B20c—Alternative option	Higher density residential development (around 80 dwellings or more)		
Issues and constraints:	Within area of archaeological potential. Within Air Quality Management Area.		

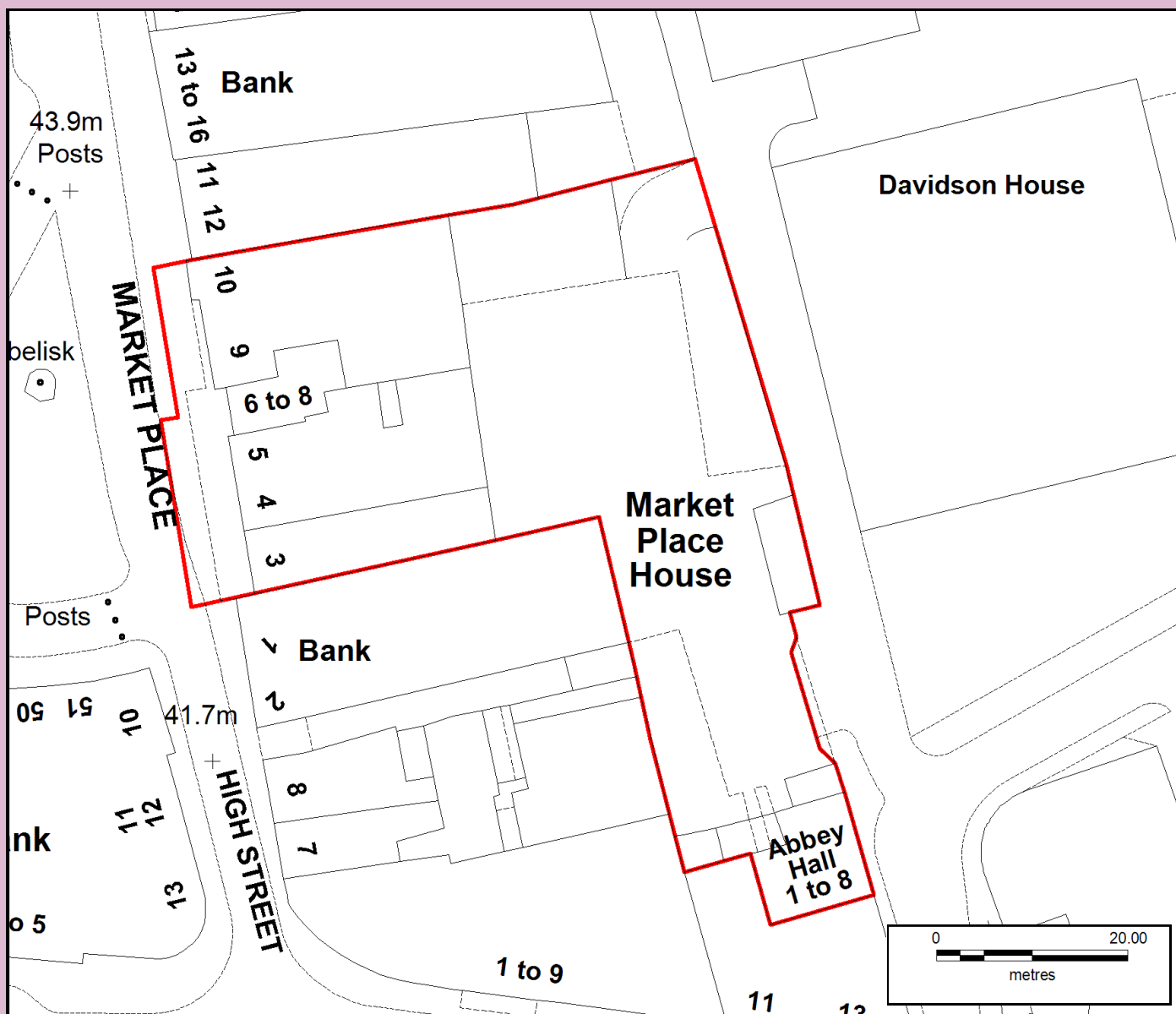
SITE B21: 2-8 THE FORBURY AND 19-22 MARKET PLACE



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Size:	0.07 ha	Current use:	Offices, retail
Grid Reference:	SU717735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4e in the Reading Central Area Action Plan
B21a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line. (up to 20 dwellings)		
B21b—Alternative option	Retail/residential on ground floor and business above (previous Local Plan allocation)		
B21c—Alternative option	Do not allocate		
B21d—Alternative option	Higher density residential (around 30 dwellings or more)		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings, including the Grade I listed St Laurence's Church. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area. Building has prior approval for change of use from offices to 27 flats (140892), and conversion is underway.		

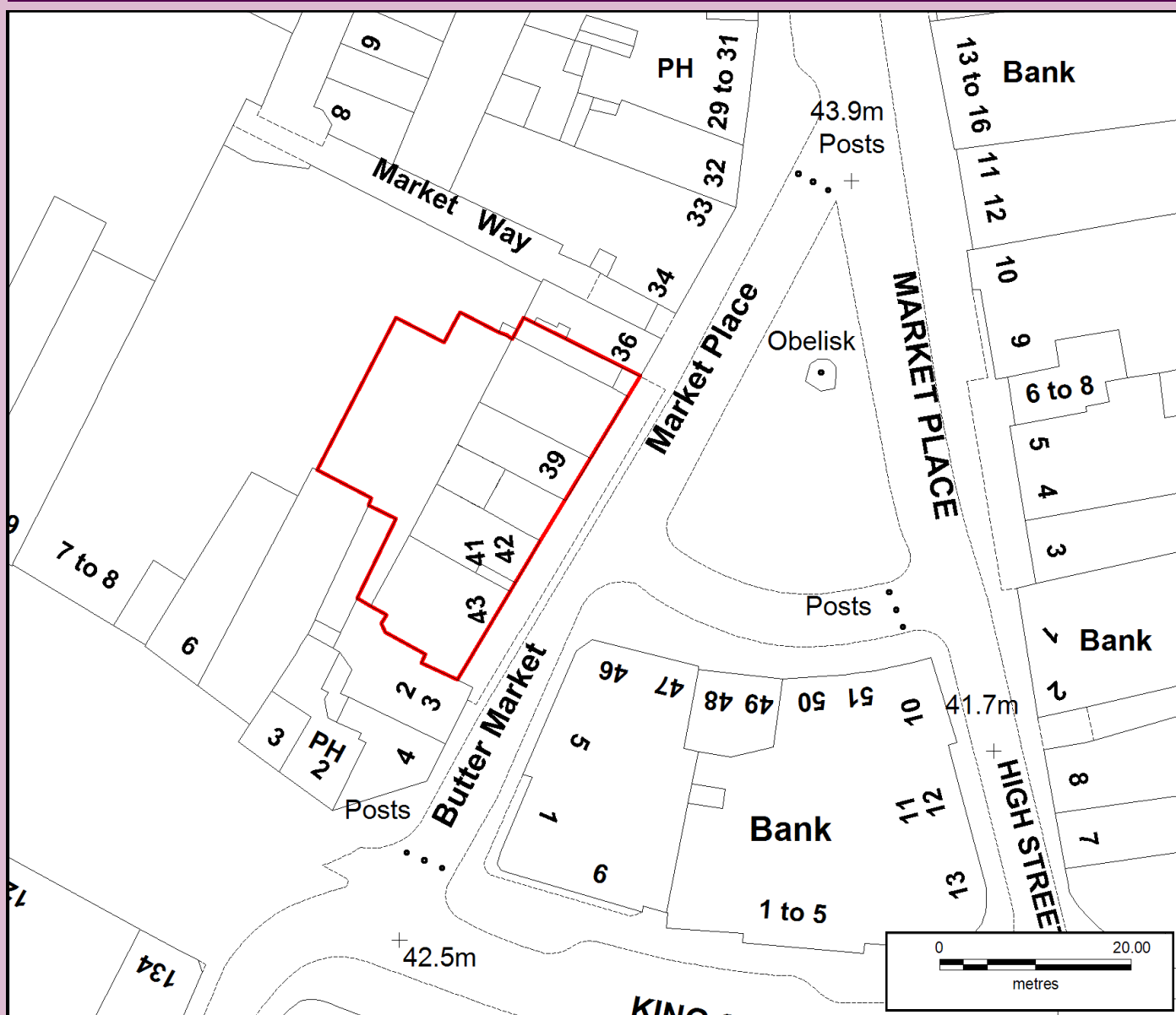
SITE B22: 3-10 MARKET PLACE, ABBEY HALL AND ABBEY SQUARE



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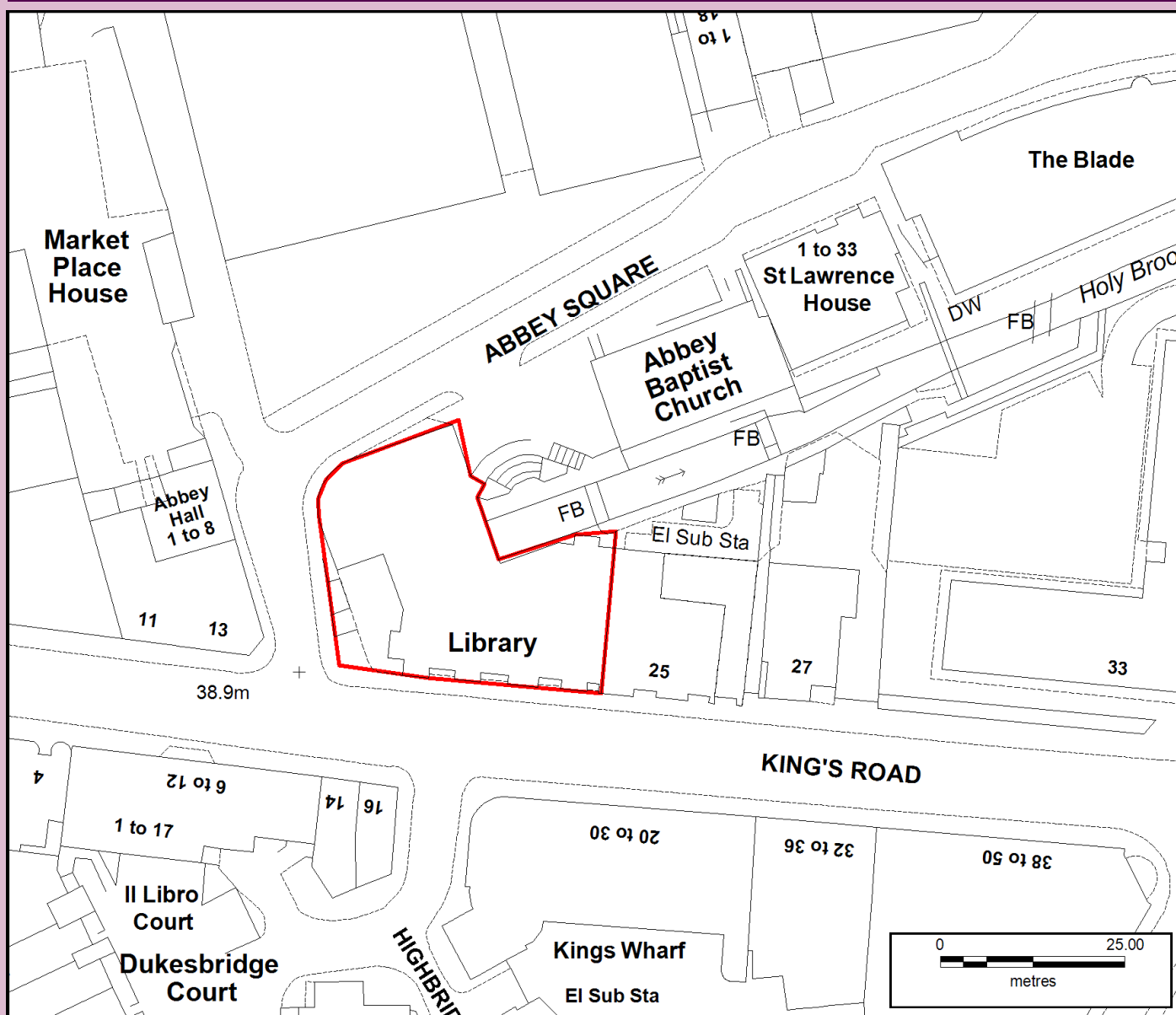
Size:	0.29 ha	Current use:	Offices and retail
Grid Reference:	SU717734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4f in the Reading Central Area Action Plan
B22a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Possible pedestrian link between Market Place and Forbury Square/Abbey Square. Rear servicing and preservation of historic building line. (up to 70 dwellings)		
B22b—Alternative option	Retail/residential on ground floor and business above (previous Local Plan allocation)		
B22c—Alternative option	Do not allocate		
B22d—Alternative option	Higher density residential development (approximately 100 dwellings or more)		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area.		

SITE B23: 37-43 MARKET PLACE



Size:	0.07 ha	Current use:	Retail, offices
Grid Reference:	SU716734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4g in the Reading Central Area Action Plan
B23a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line. (up to 15 dwellings)		
B23b—Alternative option	Retail/residential on ground floor and business above (previous Local Plan allocation)		
B23c—Alternative option	Do not allocate		
B23d—Alternative option	Higher density residential development (approximately 20 dwellings or more)		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area. Building has prior approval for change of use from offices to 36 flats (141280),		

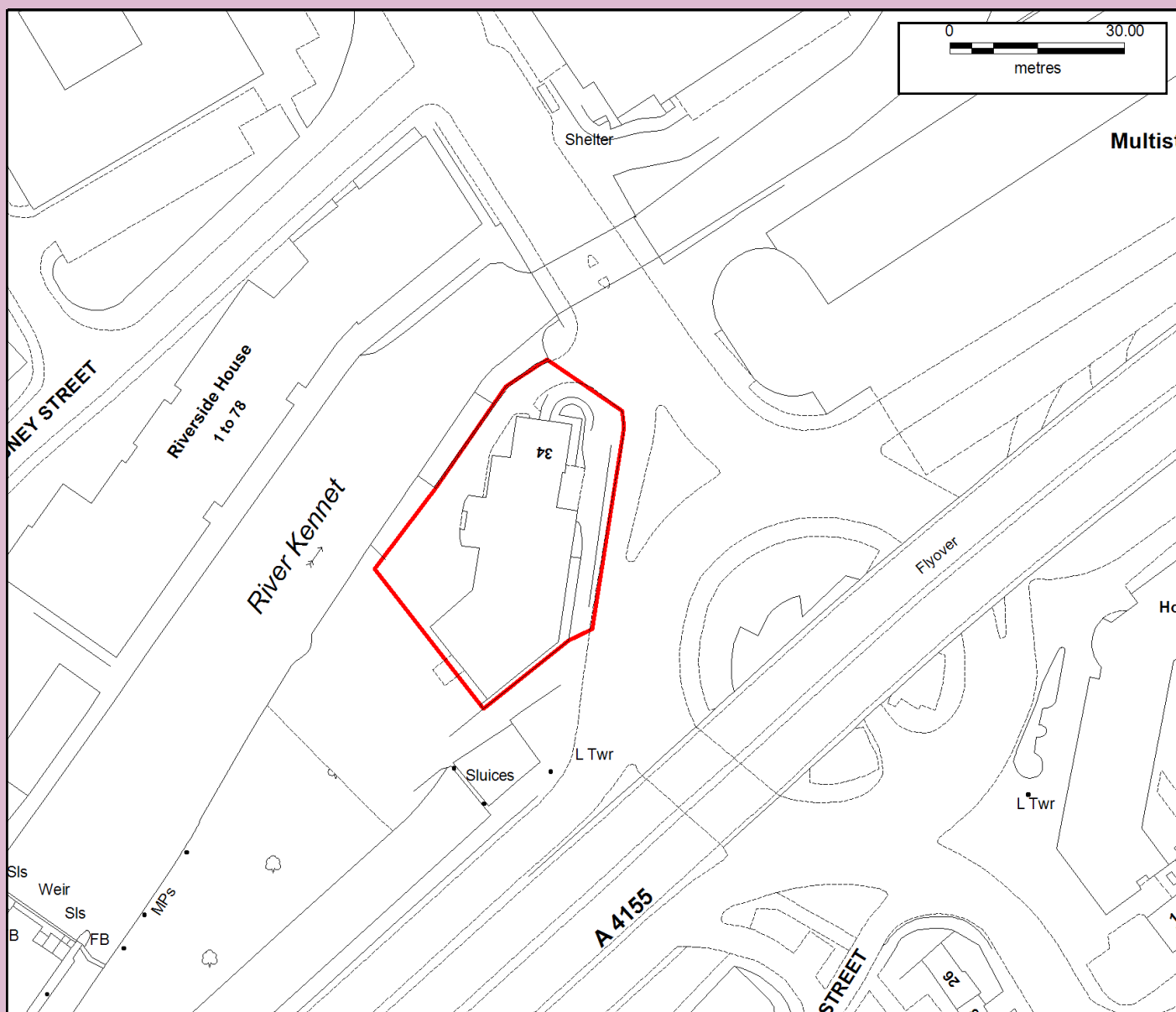
SITE B24: READING CENTRAL LIBRARY, ABBEY SQUARE



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Size:	0.10 ha	Current use:	Library
Grid Reference:	SU718734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4s in the Reading Central Area Action Plan
B24a—Continue current allocation	Residential development with some potential for offices and other town centre uses on the ground floor, only to take place when a replacement facility is operational, potentially at Hosier Street. Enhance public access to the Holy Brook. (15-30 units)		
B24b—Alternative option	Do not allocate		
B24c—Alternative option	Development for offices		
B24d—Alternative option	Higher density residential development (approximately 40 dwellings or more)		
Issues and constraints:	Partly within Flood Zones 2 and 3. Partly covers part of the Reading Abbey scheduled ancient monument. Adjacent to Market Place/London Street Conservation Area. Within Air Quality Management Area.		
Other information:	The existing allocation does not reflect the current situation. It was included at a time when the intention was to replace the library as part of a new civic hub at Hosier Street including a new Civic Offices. Those plans are now not being actively pursued as the Council has moved to an existing building.		

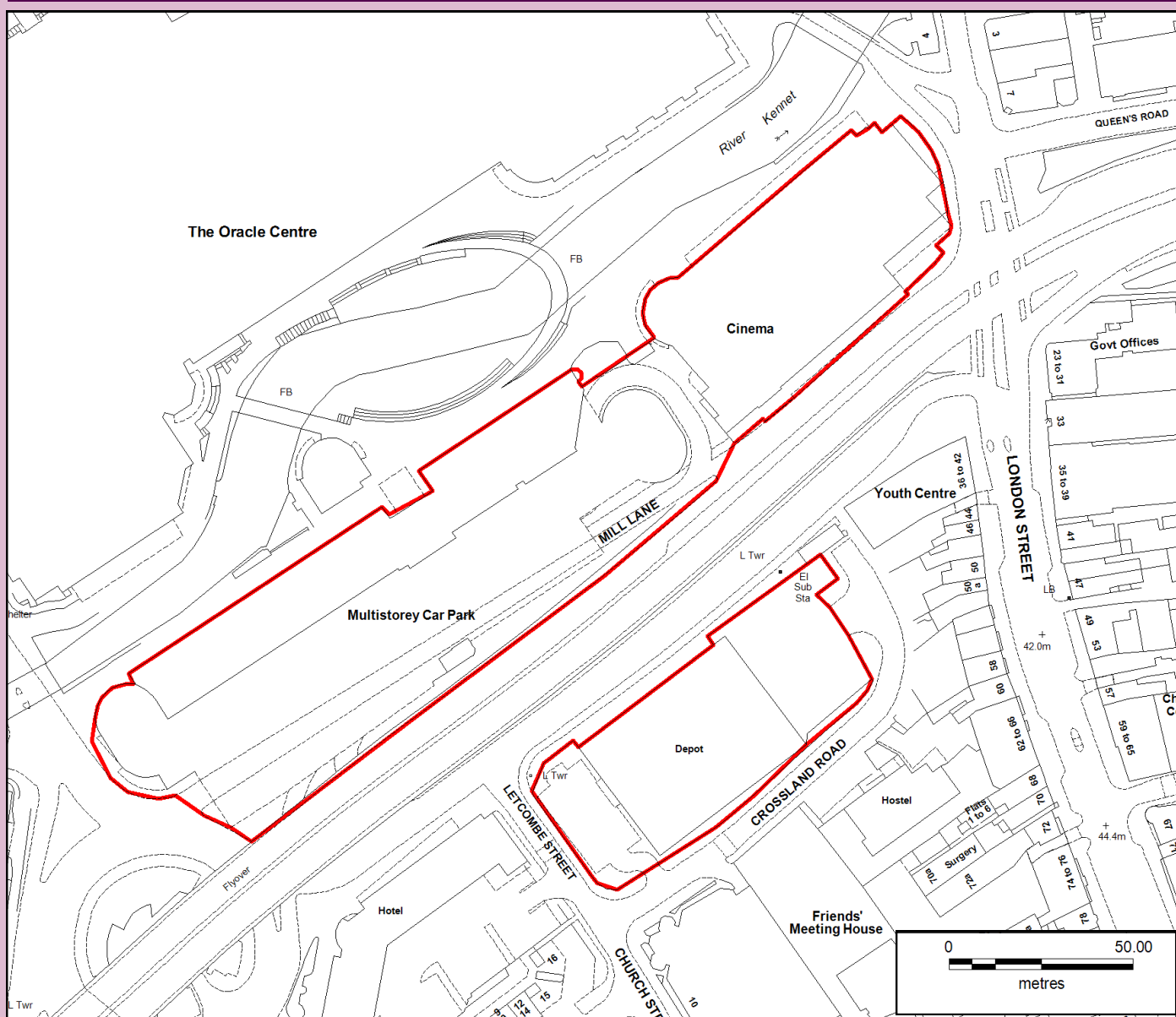
SITE B25: THE ANCHORAGE, 34 BRIDGE STREET



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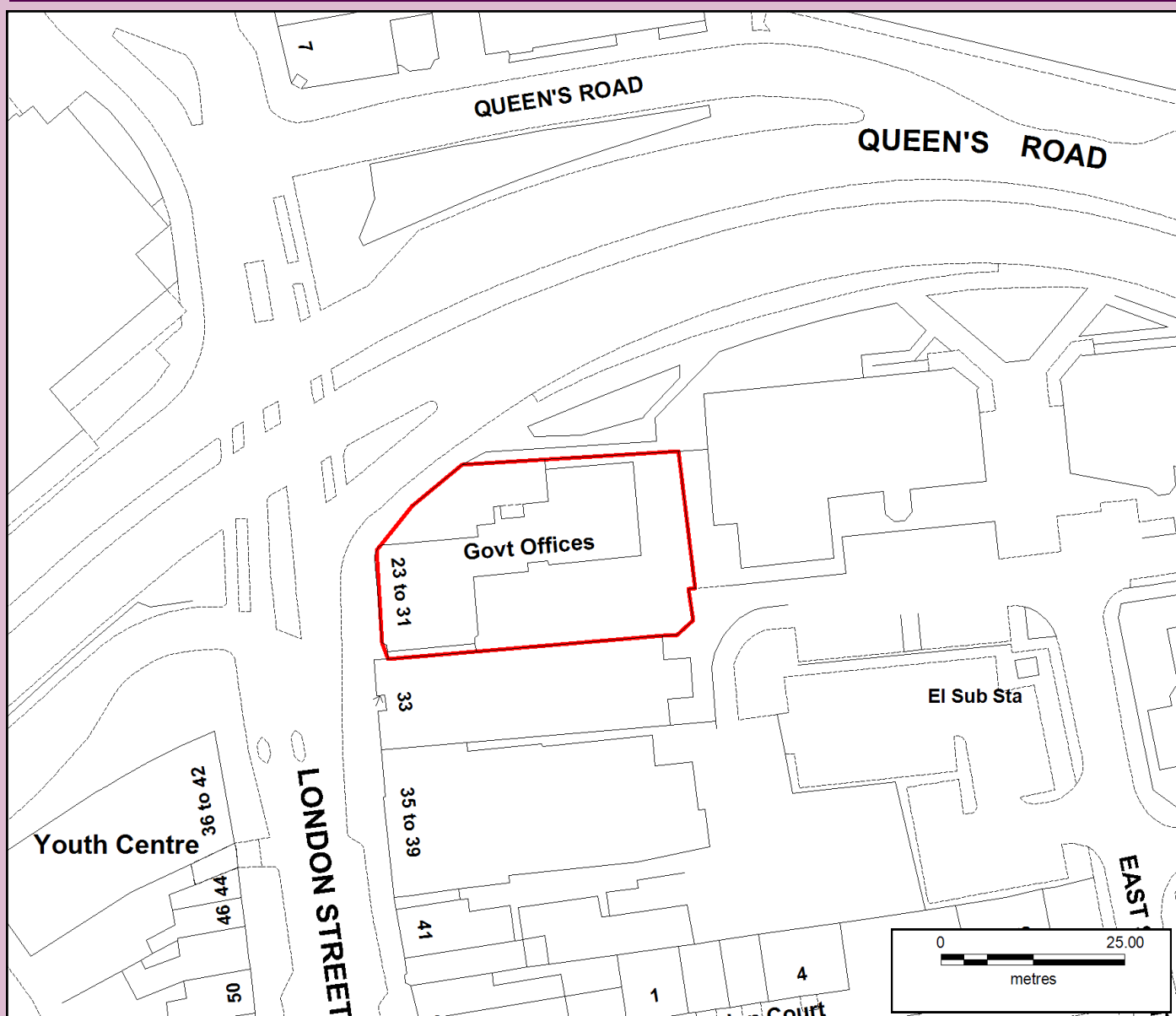
Size:	0.15 ha	Current use:	Offices
Grid Reference:	SU715730	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4h in the Reading Central Area Action Plan
B25a—Continue current allocation	The site should be developed for water-compatible leisure and/or tourism uses.		
B25b—Alternative option	Continuation of previous Local Plan allocation for business, tourism and housing		
B25c—Alternative option	Do not allocate		
B25d—Alternative option	Residential development (approximately 30 dwellings)		
Issues and constraints:	Within Flood Zones 2 and 3. Within area of archaeological potential. Within Air Quality Management Area. Adjacent to River Kennet, which is an identified wildlife corridor.		
Other information:	Site was initially put forward by landowners for a leisure use. However, the building is relatively modern, in-use and there appears little likelihood of any redevelopment taking place in the immediate future.		

SITE B26: THE ORACLE EXTENSION, BRIDGE STREET AND LETCOMBE STREET



Size:	1.67 ha	Current use:	Depot, restaurants, cinema, car park
Grid Reference:	SU716731	Source:	Existing allocation
Ward:	Abbey, Katesgrove	Allocation reference:	RC4i in the Reading Central Area Action Plan
B26a—Continue current allocation	Development of the area between the River Kennet and Mill Lane for retail, with use of site at Letcombe Street for public car park.		
B26b—Alternative option	<i>Do not allocate</i>		
B26c—Alternative option	<i>Residential development (approximately 200 dwellings)</i>		
Issues and constraints:	Mostly within Flood Zone 2. Adjoins Market Place/London Street Conservation Area, and close to a number of listed buildings on London Street. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Proposal has not been actively pursued in recent years, with other applications for smaller extensions to the Oracle having been granted.		

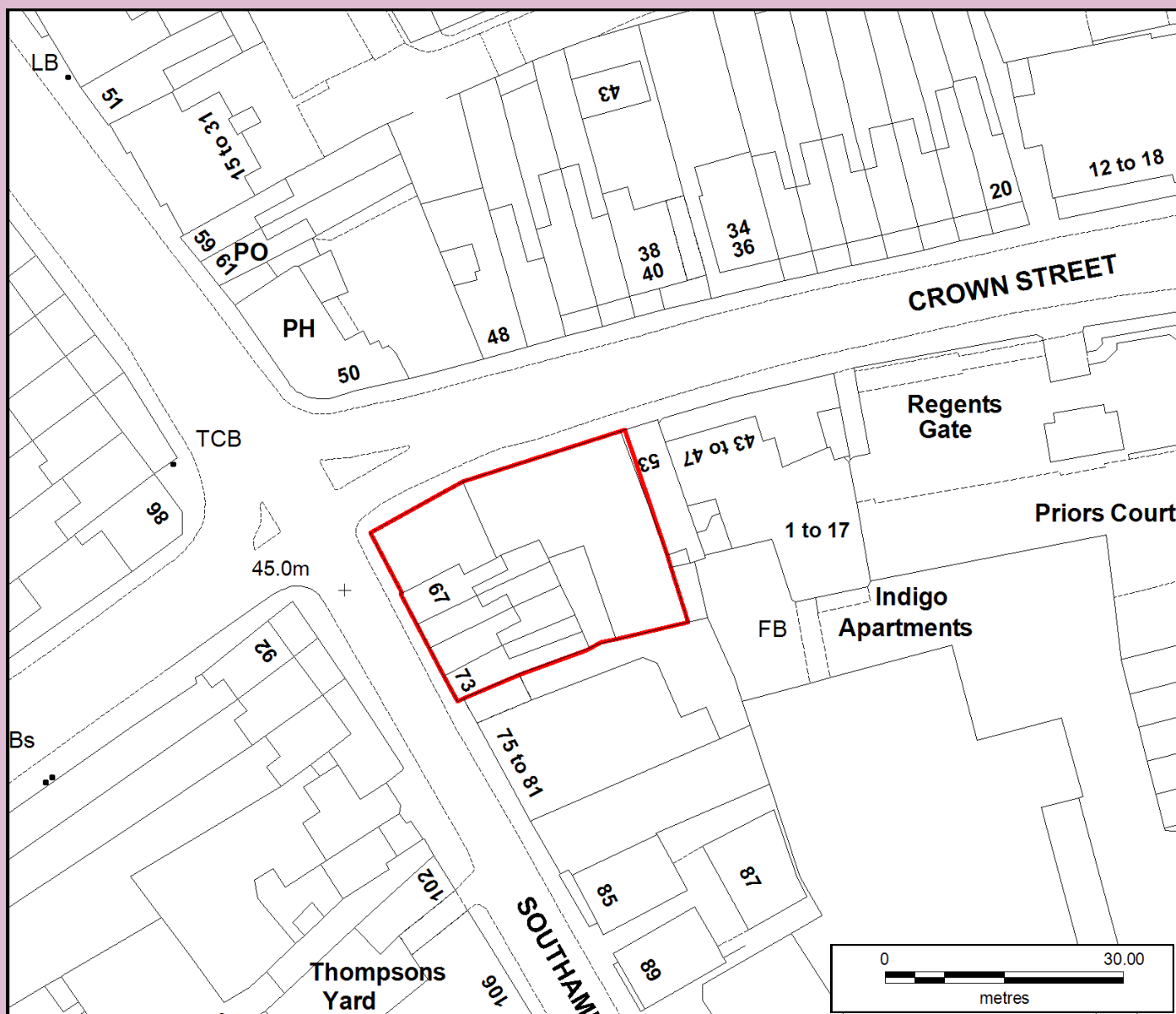
SITE B27: 25-31 LONDON STREET



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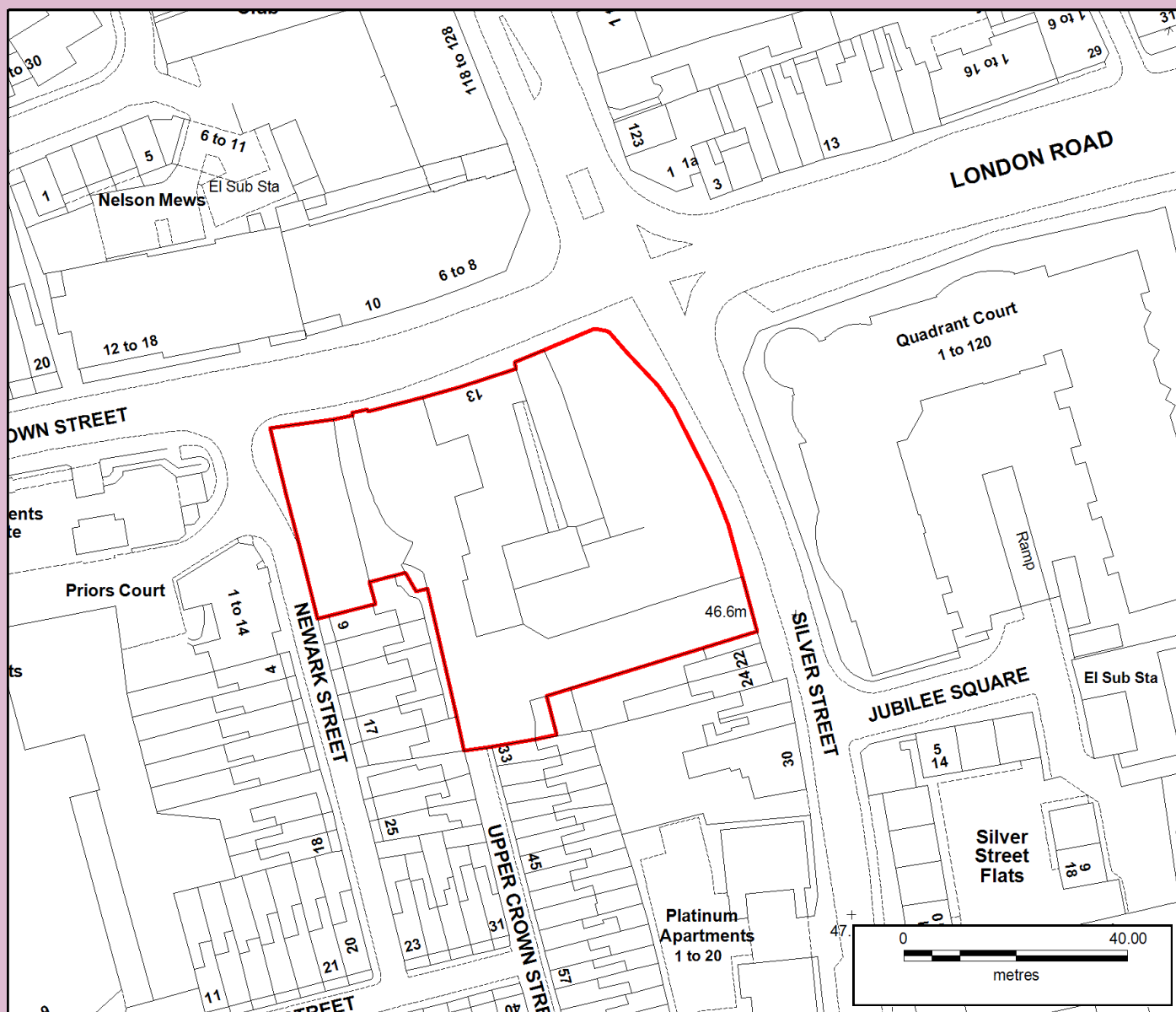
Size:	0.10 ha	Current use:	Offices
Grid Reference:	SU718731	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4i in the Reading Central Area Action Plan
B27a—Continue current allocation	Residential, although flooding needs to be addressed as part of the scheme, respecting scale of adjacent listed building. (15-30 dwellings)		
B27b—Alternative option	Do not allocate		
B27c—Alternative option	Higher density residential (approximately 40 dwellings or more)		
Issues and constraints:	Within Flood Zone 2. Within Market Place/London Street Conservation Area and adjacent to a listed building. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Since its allocation, the building has undergone refurbishment for continued office use.		

SITE B28: CORNER OF CROWN STREET AND SOUTHAMPTON STREET



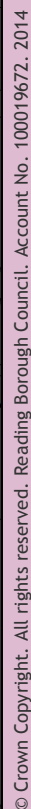
Size:	0.08 ha	Current use:	Derelict
Grid Reference:	SU717728	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4k in the Reading Central Area Action Plan
B28a—Continue current allocation	Residential development (10-25 dwellings)		
B28b—Alternative option	Do not allocate		
B28c—Alternative option	Higher density residential (approximately 35 dwellings or more)		
Issues and constraints:	Close to a number of listed buildings along Southampton Street. Within Air Quality Management Area.		
Other information:	Site remains vacant and derelict.		

SITE B29: CORNER OF CROWN STREET AND SILVER STREET



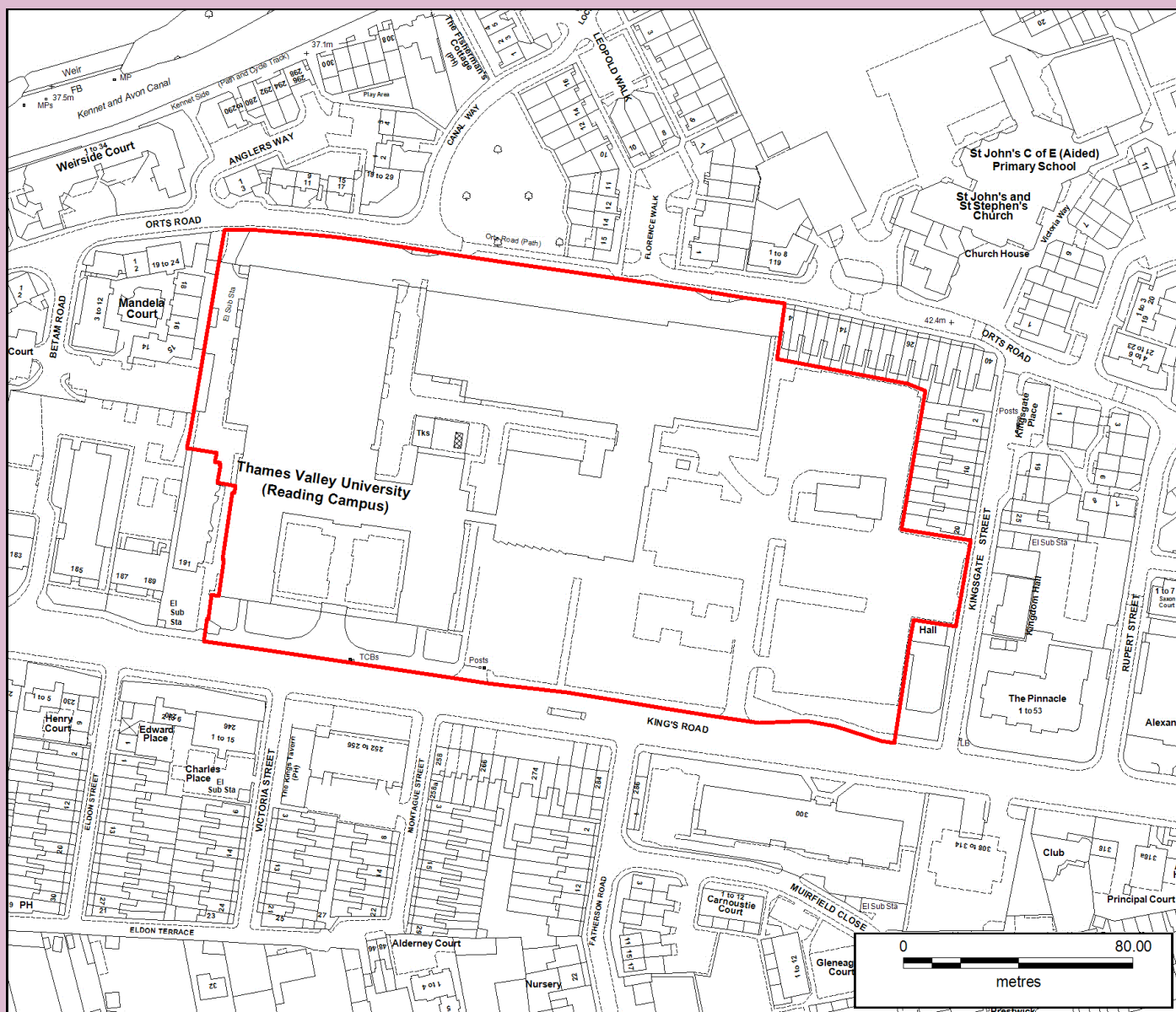
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Size:	0.38 ha	Current use:	Mainly vacant land, car wash
Grid Reference:	SU718728	Source:	Existing allocation
Ward:	Kategsrove	Allocation reference:	RC4I in the Reading Central Area Action Plan
B29a—Continue current allocation	Residential development (50-85 dwellings)		
B29b—Alternative option	Residential and business in line with previous Local Plan allocation		
B29c—Alternative option	Do not allocate		
B29d—Alternative option	Higher density residential (approximately 120 dwellings or more)		
Issues and constraints:	Adjacent to Market Place/London Street Conservation Area. Within Air Quality Management Area.		
Other information:	An outline application for a residential care institution on the site was submitted in September 2015.		



Size:	0.14 ha	Current use:	Arts centre
Grid Reference:	SU719731	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4r in the Reading Central Area Action Plan
B30a—Continue current allocation	Residential development of arts venue, only to take place when a replacement facility at Hosier Street is operational. (20-35 units)		
B30b—Alternative option	<i>Do not allocate</i>		
B30c—Alternative option	<i>Higher density residential (approximately 50 dwellings or more)</i>		
B30d—Alternative option	<i>Development for community/cultural use</i>		
Issues and constraints:	Reprovision of the facility would be needed before its loss would be considered. Site is adjacent to the Market Place/London Street Conservation Area and within an area of archaeological potential. Within Air Quality Management Area.		
Other information:	<u>The existing allocation does not reflect the current situation.</u> The allocation was included at a time when there were plans to replace the Hexagon and South Street with a single arts venue. Replacing the Hexagon remains a Council aspiration, and the Council recently began the process of seeking a delivery partner.		

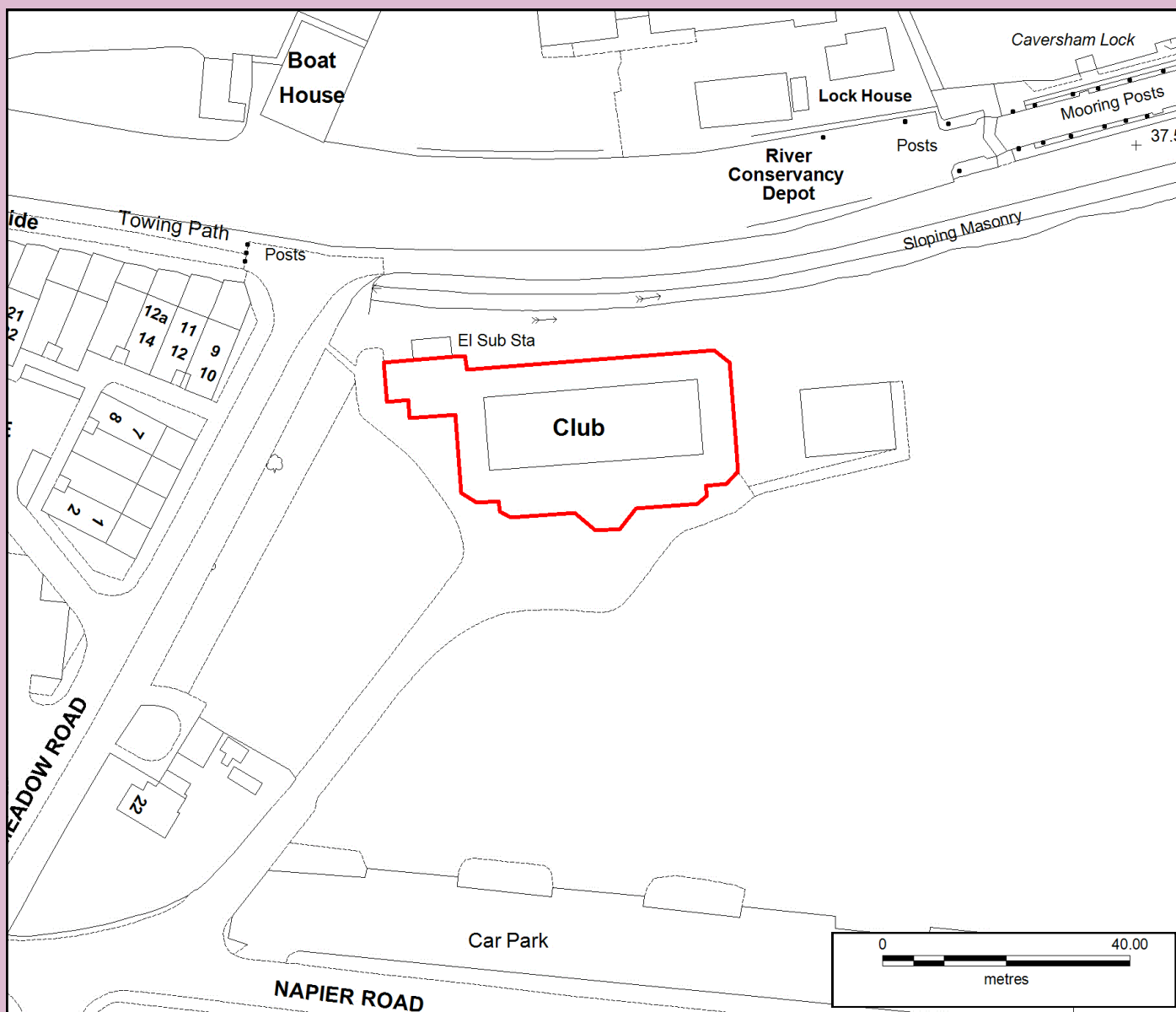
SITE B31: READING COLLEGE, KINGS ROAD



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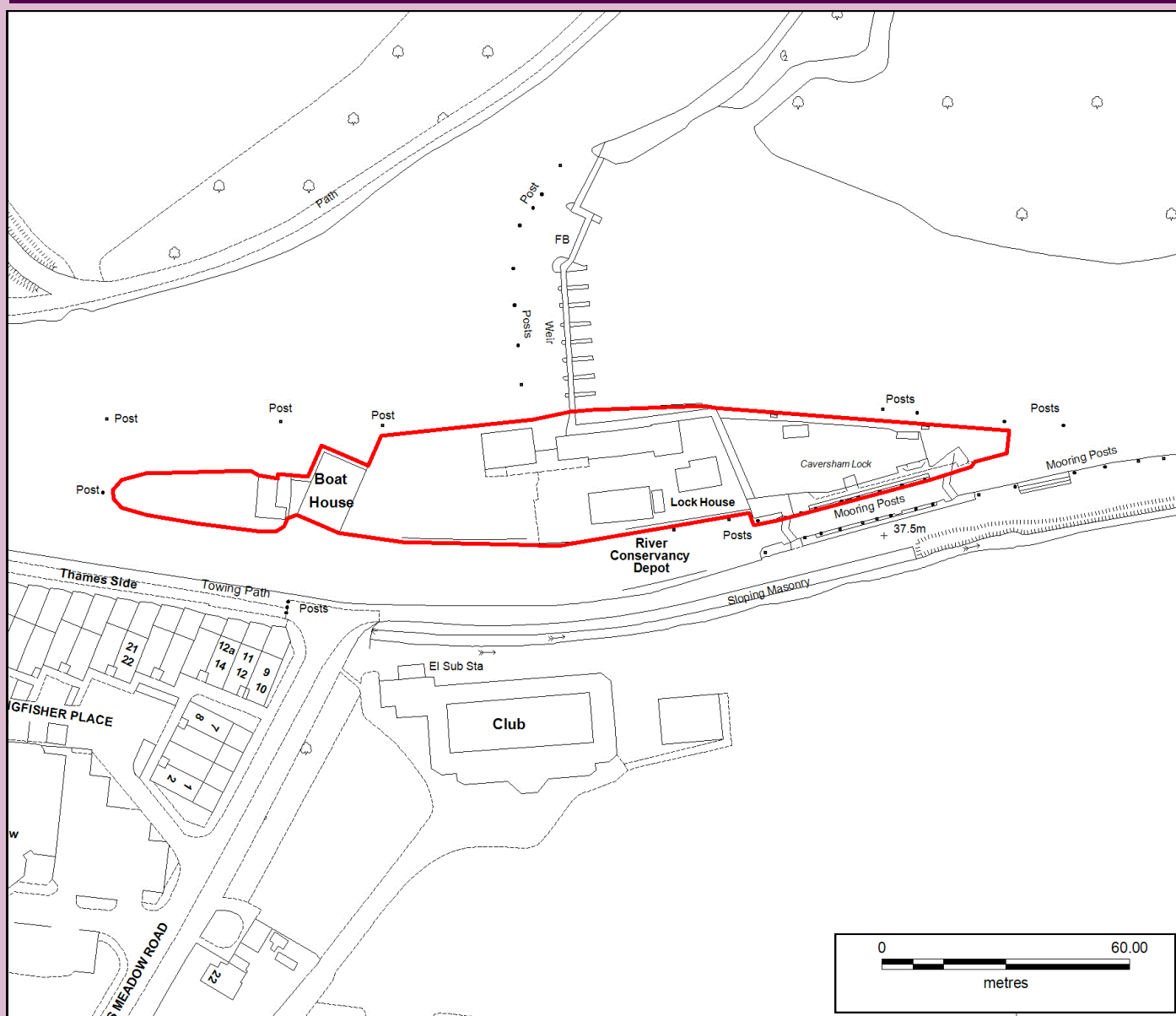
Size:	3.54 ha	Current use:	Education
Grid Reference:	SU727733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4n in the Reading Central Area Action Plan
B31a—Continue current allocation	Continued development to support the role of this site in providing higher and further education and maximising its contribution to the local community.		
B31b—Alternative option	Residential development, in line with the allocation in the previous Local Plan		
B31c—Alternative option	Do not allocate		
Issues and constraints:	Adjacent to Eldon Square Conservation Area, and close to listed buildings. Within Air Quality Management Area.		
Other information:	The 1998 Local Plan included this as an allocation for housing development, but there have been no proposals in line with that allocation, and the site now plays a vital education role.		

SITE B32: KINGS MEADOW POOL, KINGS MEADOW ROAD



Size:	0.12 ha	Current use:	Swimming pool (unused)
Grid Reference:	SU719739	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4o in the Reading Central Area Action Plan
B32a—Continue current allocation	Use of listed building for leisure or tourism uses compatible with and ancillary to the surrounding Kings Meadow.		
B32b—Alternative option	Do not allocate		
B32c—Alternative option	Redevelopment for residential		
B32d—Alternative option	Redevelopment for leisure		
Issues and constraints:	The building itself is listed and should be retained. The site is within Flood Zone 3. It sits entirely within an area of designated open space and a major landscape feature. It fronts public areas on all sides.		
Other information:	The pool is covered by the adopted Caversham Lock Area Development Principles SPD. Planning permission for a development in accordance with the allocation was granted in June 2015. Depending on progress with that development in the coming years, there may not therefore be any need to include the site within a final, adopted plan.		

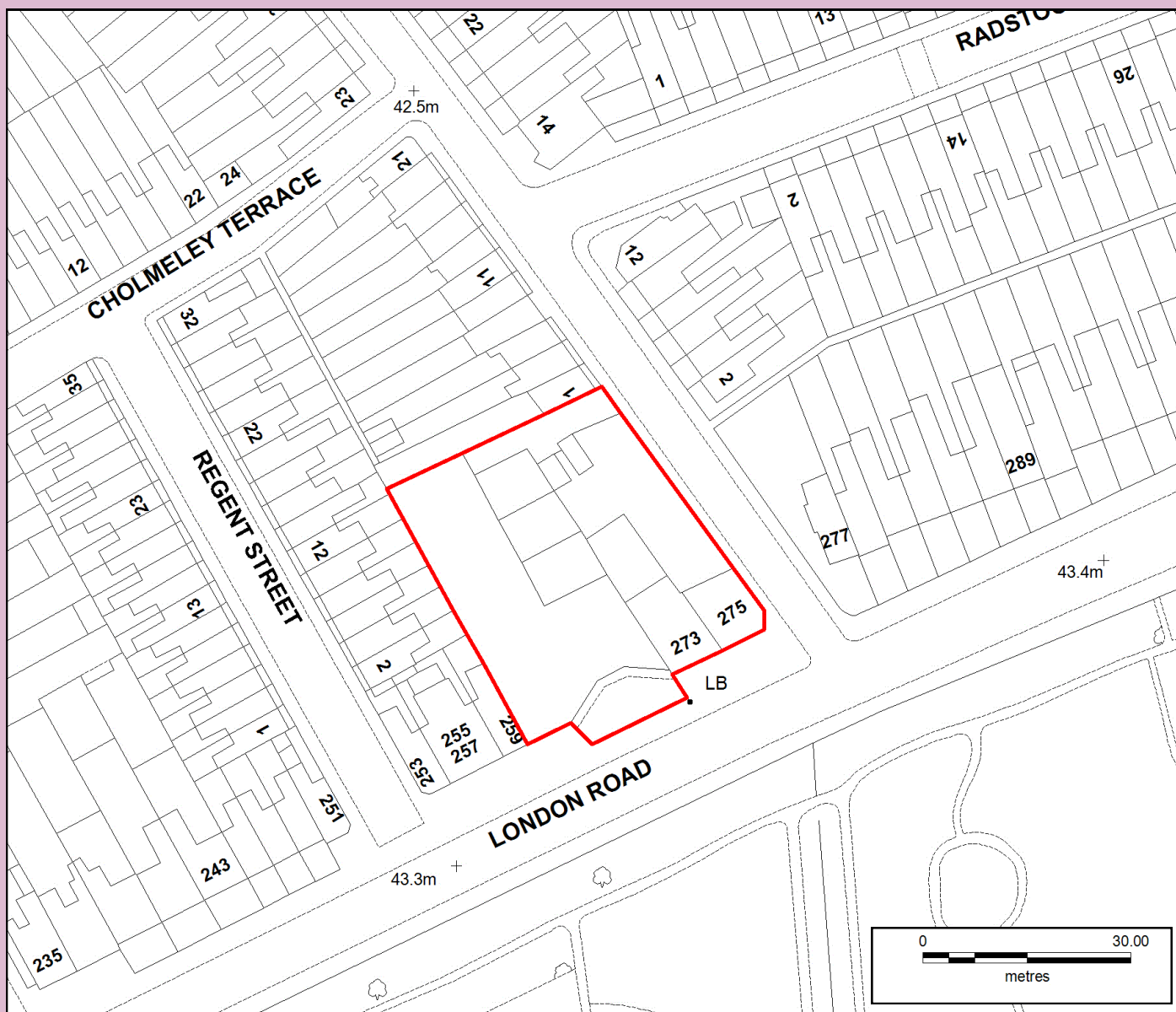
SITE B33: CAVERSHAM LOCK ISLAND, THAMES SIDE



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Size:	0.45 ha	Current use:	Uses associated with waterway
Grid Reference:	SU720740	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4p in the Reading Central Area Action Plan
B33a—Continue current allocation	Development for water-compatible leisure or tourism uses, including some operational development. Potential for enhanced pedestrian access.		
B33b—Alternative option	Do not allocate		
B33c—Alternative option	Residential development		
Issues and constraints:	Within Flood Zone 3. The Thames and surrounding areas are a major landscape feature and an identified wildlife corridor.		
Other information:	The site is covered by the adopted Caversham Lock Area Development Principles SPD.		

SITE B34: 261-275 LONDON ROAD



Size:	0.16 ha	Current use:	Car wash, workshop, shop.
Grid Reference:	SU733733	Source:	Existing allocation
Ward:	Park	Allocation reference:	SA9c in the Sites and Detailed Policies Document
B34a—Continue current allocation	Residential development (10-15 dwellings) with District Centre uses on the ground floor London Road frontage.		
B34b—Alternative option	Do not allocate		
B34c—Alternative option	Development for residential only		
B34d—Alternative option	Development for offices with ground floor town centre uses		
Issues and constraints:	Within Air Quality Management Area. The site is opposite Reading Cemetery, which is a designated Historic Park/Garden.		
Other information:	When the site was initially allocated it was virtually derelict, but the buildings on site have since been refurbished, so there may be less requirement for a local plan allocation.		

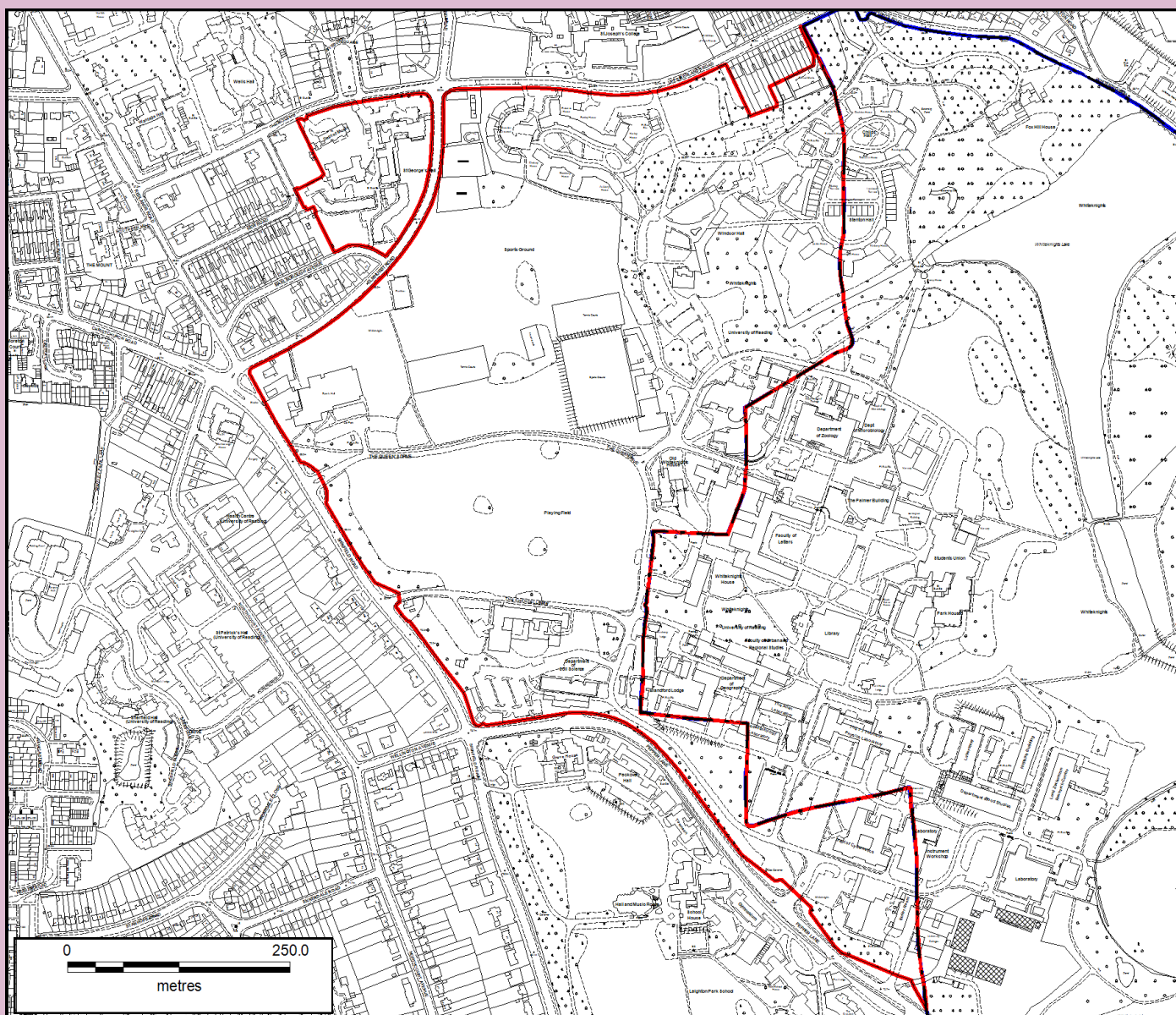
SITE B35: CRESCENT ROAD CAMPUS



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Size:	2.25 ha	Current use:	Education
Grid Reference:	SU737726	Source:	Existing allocation
Ward:	Park	Allocation reference:	SA7 in the Sites and Detailed Policies Document
B35a—Continue current allocation	<p>The Crescent Road campus will continue to be used for Further and Higher Education (FHE). Where it can be demonstrated that the loss of FHE on this site will not have a detrimental effect on the overall FHE provision in Reading, the site will be used for:</p> <ul style="list-style-type: none"> • Other education uses; or • If not needed for any form of education, development for residential (59-93 dwellings). 		
B35b—Alternative option	Develop whole site for mixed use development (including playing field)		
B35c—Alternative option	Develop whole site for residential development (including playing field)		
B35d—Alternative option	Develop previously developed areas only for residential development		
B35e—Alternative option	Develop previously developed areas only for education development		
Issues and constraints:	<p>Site adjoins the South Park Conservation Area. A Green Link is currently shown as crossing the site. Vehicle access is a constraint for this site given the pressure on surrounding roads.</p>		
Other information:	<p>The eastern part of the site along Crescent Road is now in home to UTC Reading. The western part, along Bulmershe Road is the site for the proposed Maiden Erlegh Free School, which received planning permission in August 2015. This site may well therefore not need to be carried forward into any plan.</p>		

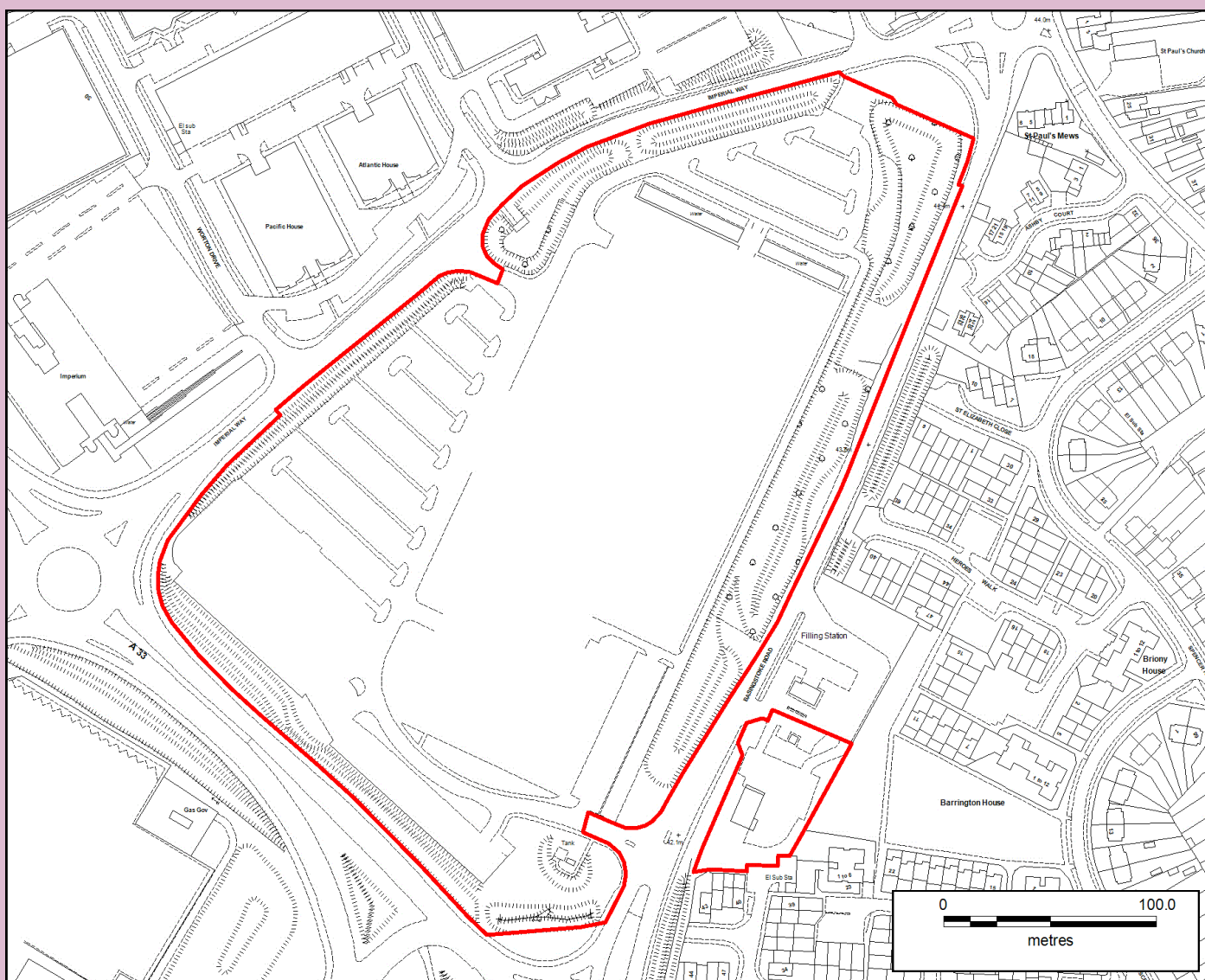
SITE B36: UNIVERSITY OF READING WHITEKNIGHTS CAMPUS



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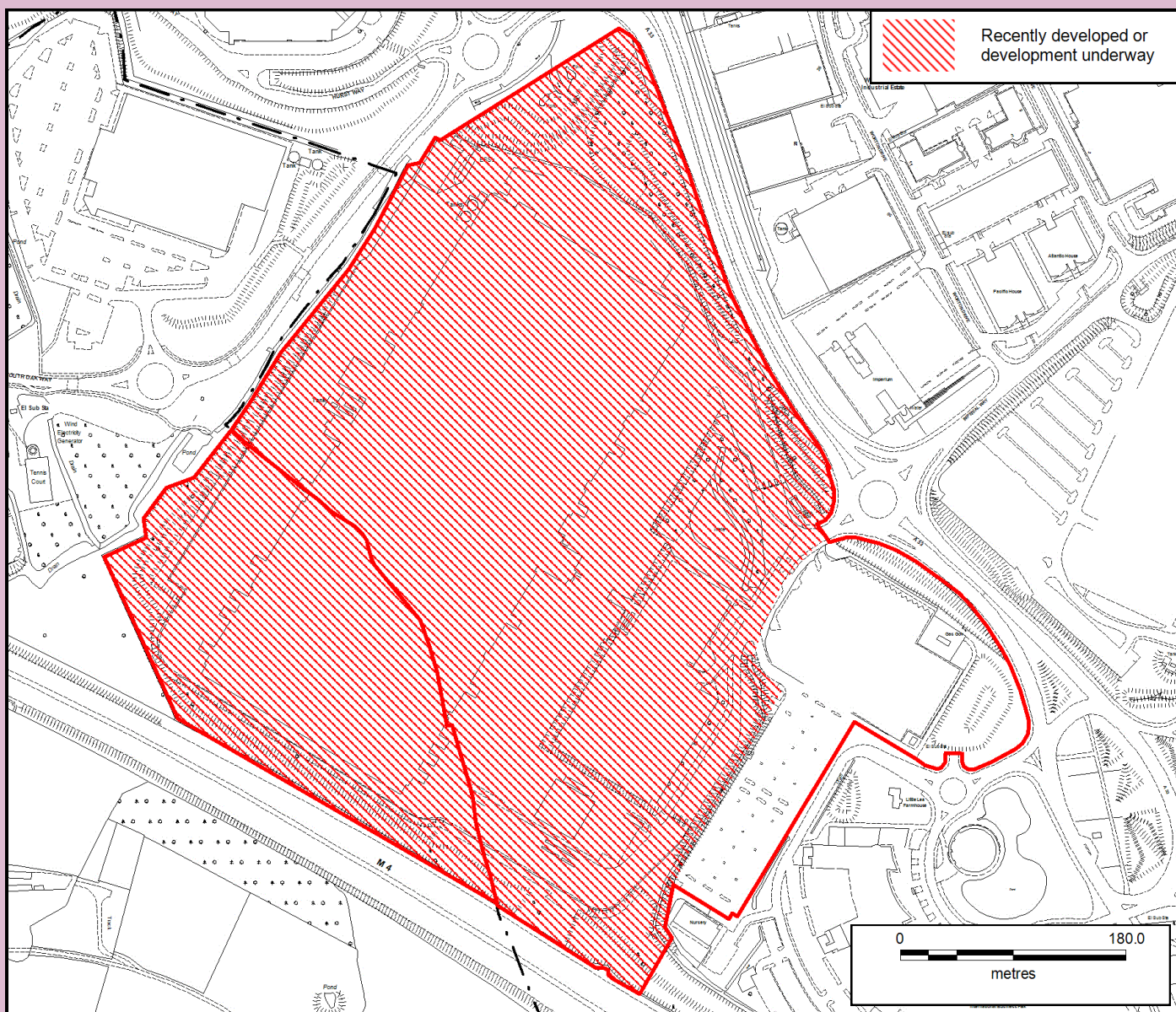
Size:	36.27 ha (area in RBC only)	Current use:	University and associated uses
Grid Reference:	SU730720	Source:	Existing allocation
Ward:	Church, Redlands, Wokingham Borough	Allocation reference:	SA6 in the Sites and Detailed Policies Document
B36a—Continue current allocation	The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as shown on the Proposals Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.		
B36b—Alternative option	<i>Do not allocate</i>		
Issues and constraints:	The campus is divided between Reading and Wokingham Boroughs, so policies on the site need to be subject to cross-boundary co-operation. The campus contains several listed buildings, and the north west corner adjoins the Redlands Conservation Area. Some of the campus is covered by a Local Wildlife Site designation, although that relates to areas within Wokingham Borough only.		
Other information:	There are a number of developments that have taken place or have planning permission within the campus, in line with the current policy. For instance, new halls of residence and an athletics pavilion have recently been built, and an application for new staff accommodation at the north of the site has recently been granted permission.		

SITE B37: WORTON GRANGE



Size:	8.79 ha	Current use:	Cleared site (formerly offices)
Grid Reference:	SU715693	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2a in the Sites and Detailed Policies Document
B37b—Continue current allocation (alternative 1)	Redevelopment of the Worton Grange site will incorporate a mix of uses including housing (between 175 - 275 units), community uses, additional small retail and leisure uses at a scale commensurate to the needs of the housing proposal (and, subject to improved pedestrian links, the identified underserved area), open space and a public transport interchange. There is also potential for some office floorspace (ranging from small-scale up to the equivalent of the previous levels of floorspace on site). Use of Little Chef site for residential (11-17 units)		
B37b—Continue current allocation (alternative 2)	Redevelopment for warehousing.		
B37c—Alternative option	Do not allocate		
B37d—Alternative option	Mixed use development without limits on retail or leisure		
B37e—Alternative option	Energy centre, transport interchange, small business centre, sorting office		
Issues and constraints:	May be potential for contamination on both parts of the site. Partly within Air Quality Management Area. Listed St Paul's Mews is opposite northern end of site. Presence of employment uses and major roads nearby may mean noise effects on any residential uses.		
Other information:	The site has planning permission for a warehousing development, but there remains strong interest in a mixed use development instead of that permission. An application for a mixed use development for residential and a variety of non-residential uses was submitted on 30th October 2015, and is undetermined at the time of writing. The Little Chef site (falling under separate ownership but within the allocation) has planning permission for use as van hire.		

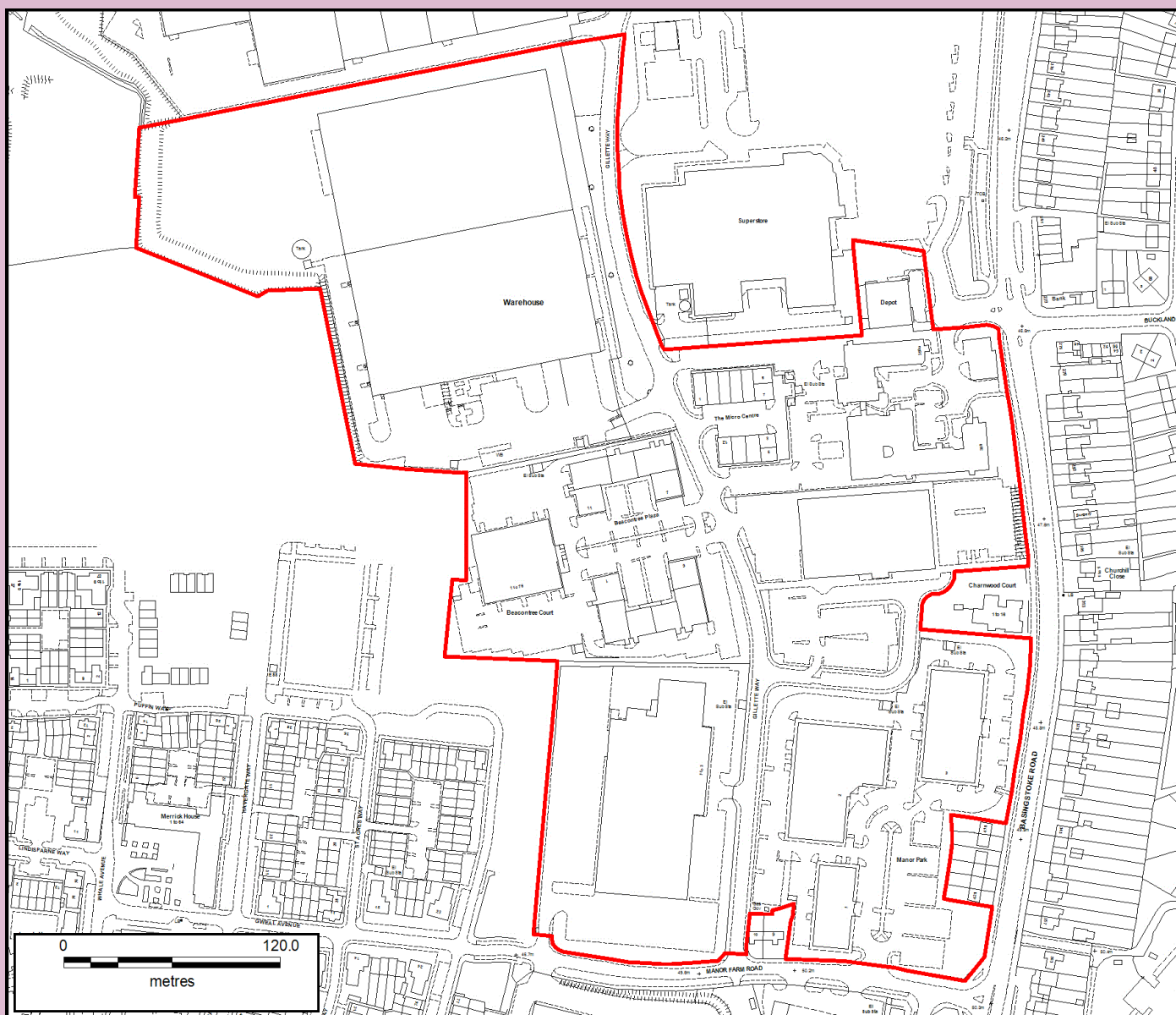
SITE B38: PART OF FORMER BERKSHIRE BREWERY SITE, IMPERIAL WAY



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Size:	3.7 ha remaining undeveloped	Current use:	Cleared site
Grid Reference:	SU713691	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2b in the Sites and Detailed Policies Document
B38a—Continue current allocation	The priority for the Berkshire Brewery site is continued employment (B2/B8/B1c) use, with scope for a limited amount of B1 offices (up to ca. 35,000 sq m, in line with the existing permission for the former bottling plant, known as Reading International Phase 3 (RI3)).		
B38b—Alternative option	<i>Do not allocate</i>		
B38c—Alternative option	<i>Development for other non-residential uses such as a hotel</i>		
B38d—Alternative option	<i>Development for residential</i>		
Issues and constraints:	The former bottling plant part of the site is within Flood Zone 2. Neighbouring Little Lea Cottage is listed. The location of the site next to major roads and employment uses will restrict the potential for some uses.		
Other information:	Most of the original allocated site has now been developed for a Tesco distribution warehouse. The remainder of the site (the former bottling plant for the brewery) has a permission for office use which has been outstanding for many years without any signs of the development starting.		

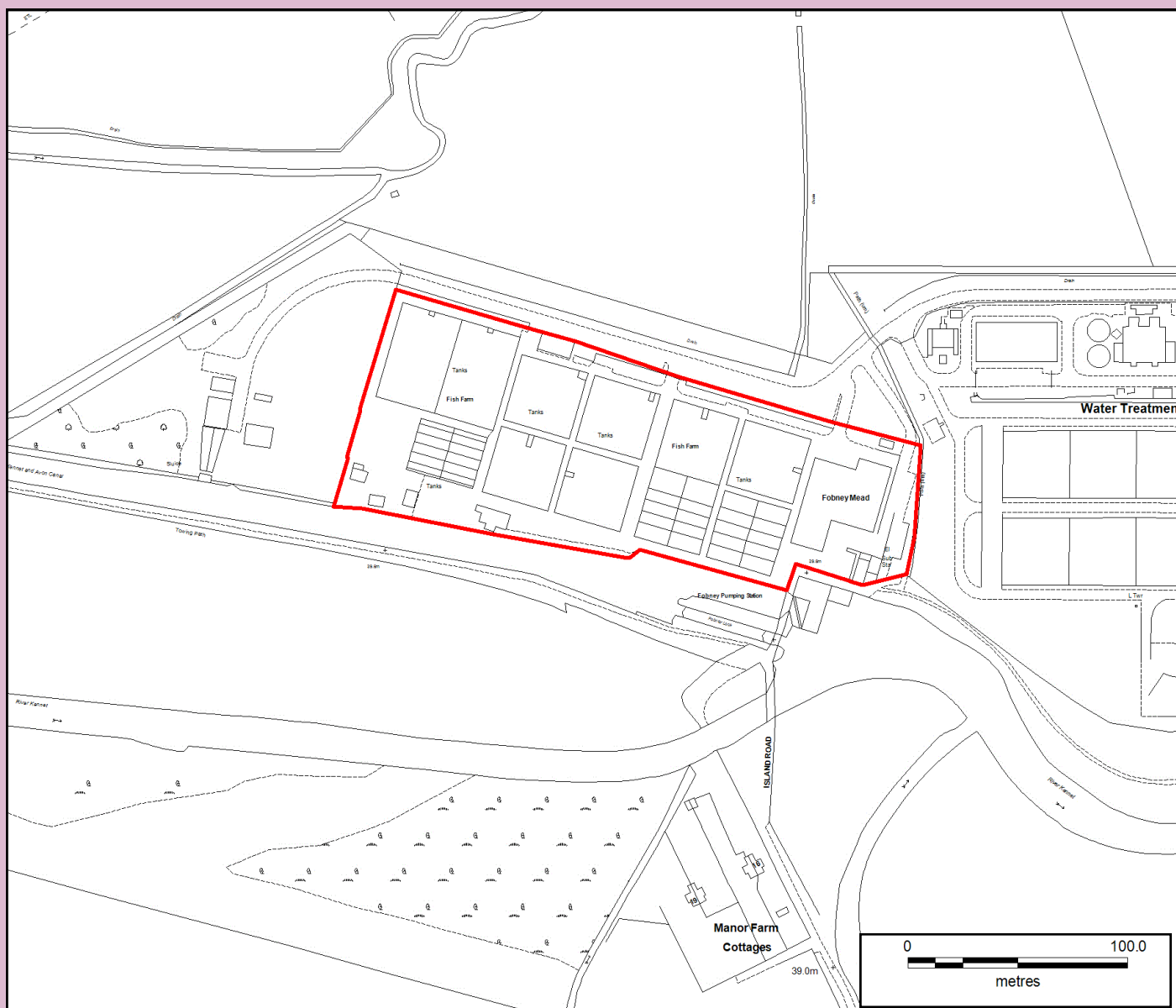
SITE B39: LAND NORTH OF MANOR FARM ROAD



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Size:	13.69 ha	Current use:	Industrial and offices
Grid Reference:	SU716708	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2c in the Sites and Detailed Policies Document
B39a—Continue current allocation	Redevelopment of the Manor Farm Road site will primarily be for housing (between 350 - 550 units), an extension to the Whitley District Centre, and open space, but also include small employment units to replace the Micro Centre, community uses, in addition to a limited amount of employment uses.		
B39b—Alternative option	Do not allocate		
B39c—Alternative option	Core Employment Area designation		
B39d—Alternative option	Redevelopment of individual sites for housing on a piecemeal basis		
Issues and constraints:	The site contains one Major Hazard site and is partly within the consultation zone of another. This will mean the need to carefully approach layout of uses, and will mean the need for remediation of any contamination. At north west corner the site adjoins a Local Wildlife Site.		
Other information:	Part of the site, at 350 Basingstoke Road, now has planning permission for a redevelopment for retail, a gym and public house, which counts towards the extension of the district centre outlined above. This site was also nominated for development in the 'Call for Sites' consultation, prior to permission being granted.		

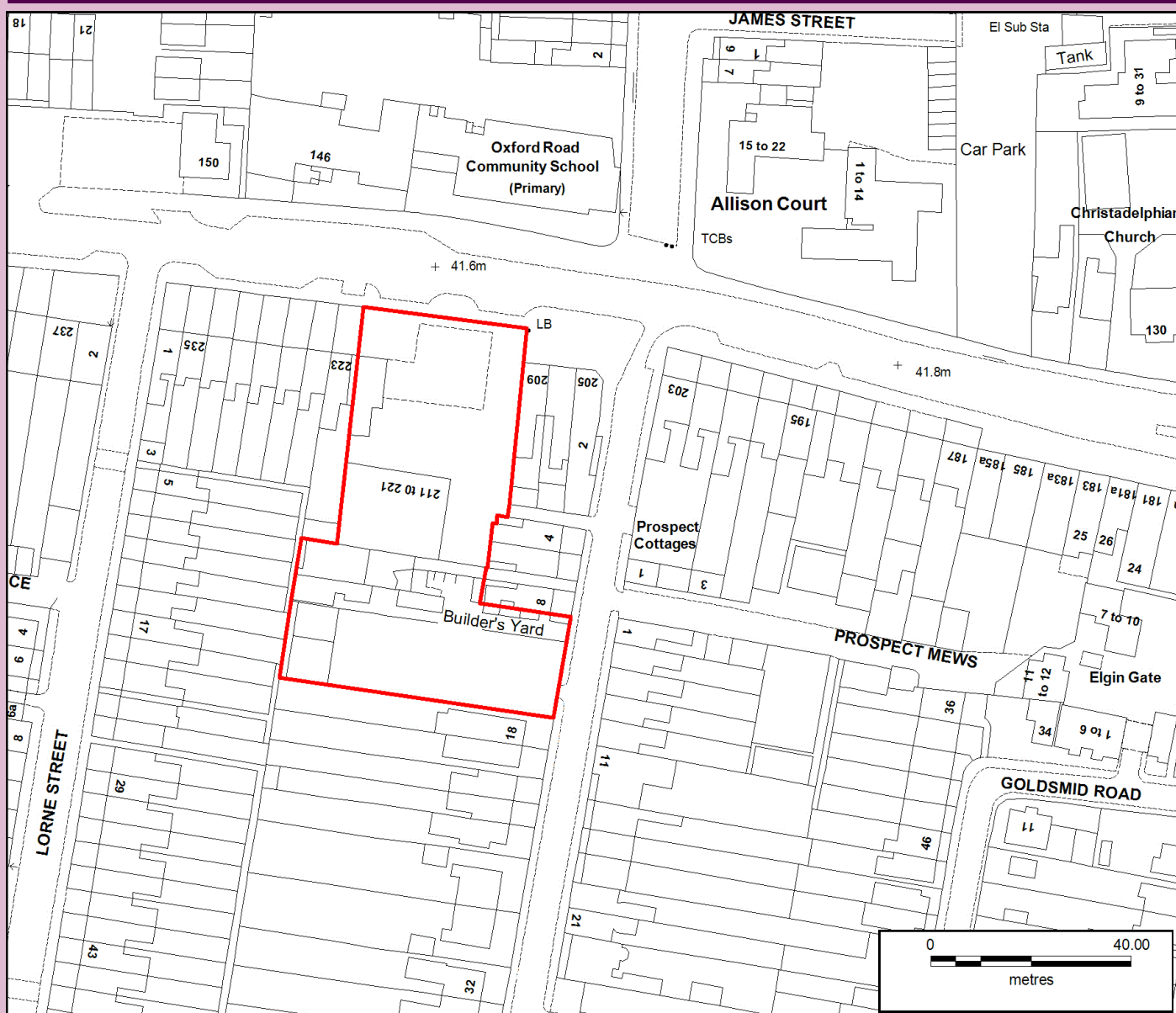
SITE B40: FOBNEY MEAD, ISLAND ROAD



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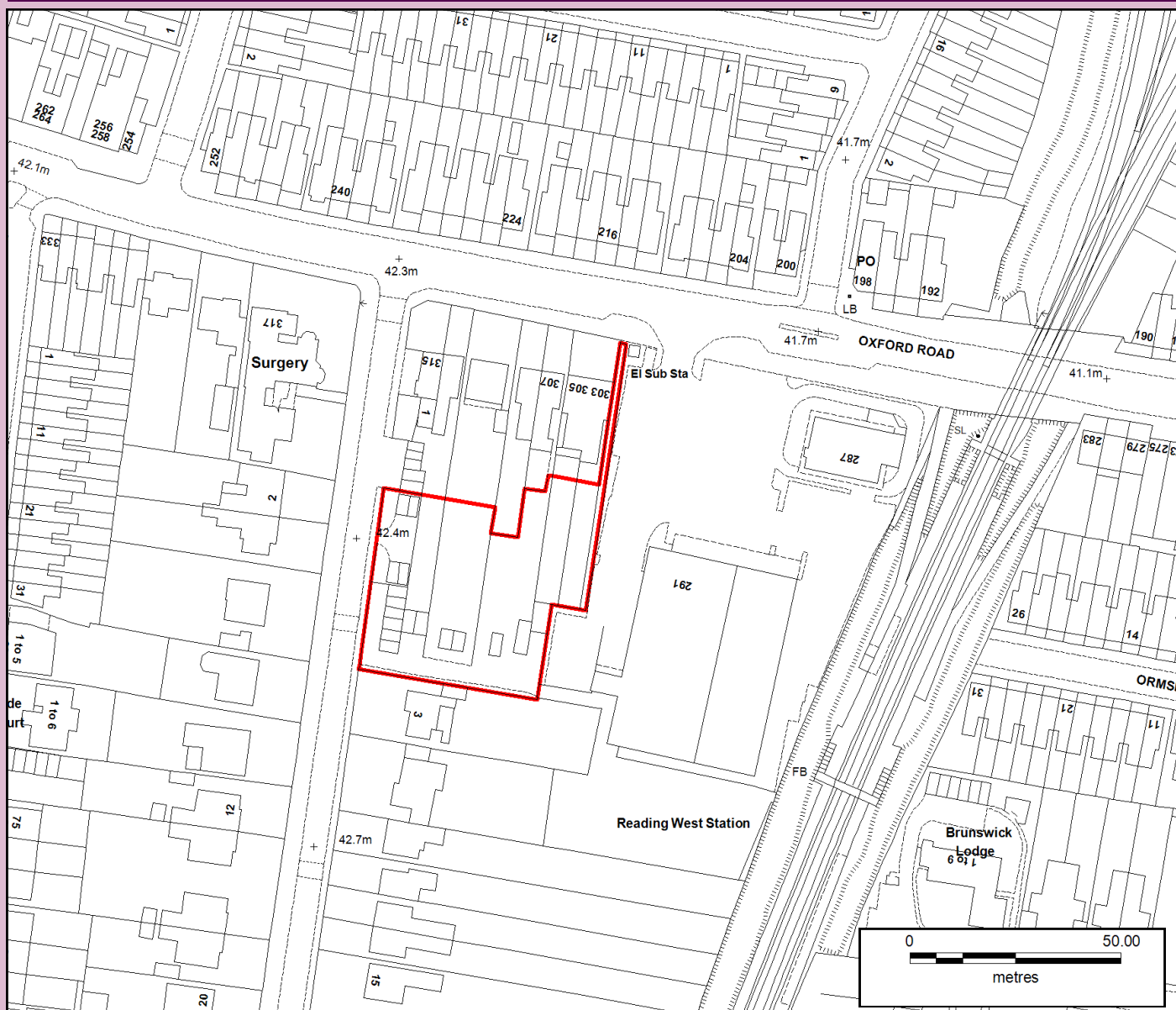
Size:	2.18 ha	Current use:	Former laboratory and fish farm
Grid Reference:	SU705711	Source:	Existing allocation
Ward:	Minster	Allocation reference:	SA10a in the Sites and Detailed Policies Document
B40a—Continue current allocation	Low-intensity leisure use associated with the open space or waterside environment. Development on the parts of the site in the functional floodplain should be water compatible.		
B40b—Alternative option	Do not allocate		
B40c—Alternative option	Revert to meadows		
B40d—Alternative option	Development for residential		
B40e—Alternative option	Development for office		
B40f—Alternative option	Development for industry and warehousing		
B40g—Alternative option	Development for larger scale built leisure		
Issues and constraints:	Site is within the functional flood plain, an identified major landscape feature and adjacent to Local Wildlife Sites, i.e. the Kennet and Avon Canal and the meadows to the north of the site. Vehicular access to any significant development would be difficult. Within area of archaeological potential.		

SITE B41: 211-221 OXFORD ROAD, 10 & REAR OF 8 PROSPECT STREET



Size:	0.30 ha	Current use:	Retail, builders merchants
Grid Reference:	SU705733	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA9a in the Sites and Detailed Policies Document
B41a—Continue current allocation	Residential development with District Centre uses on the ground floor Oxford Road frontage, continuing the existing Oxford Road building line.		
B41b—Alternative option	Do not allocate		
B41c—Alternative option	Development for residential only		
B41d—Alternative option	Development for offices with ground floor town centre uses		
Issues and constraints:	Site is close to Russell Street/Castle Hill Conservation Area and to a number of listed buildings. Within Air Quality Management Area.		
Other information:	The main part of the site, in use as a car dealership at the time of allocation, has now changed to a retail premises, with various alterations to the site. 10 Prospect Street, to the rear of the retail, has planning permission for a development for 6 flats (121242).		

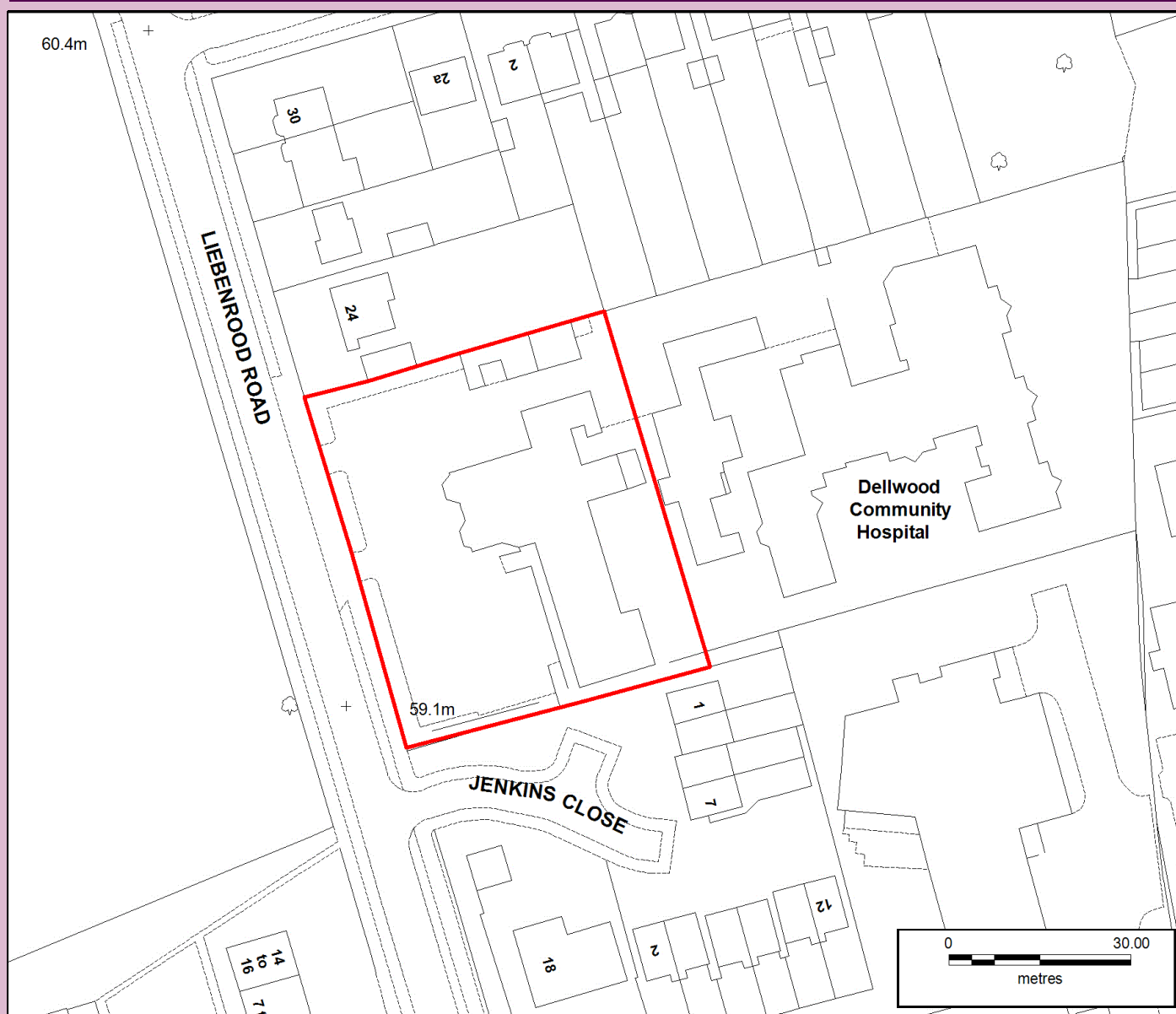
SITE B42: REAR OF 303-315 OXFORD ROAD



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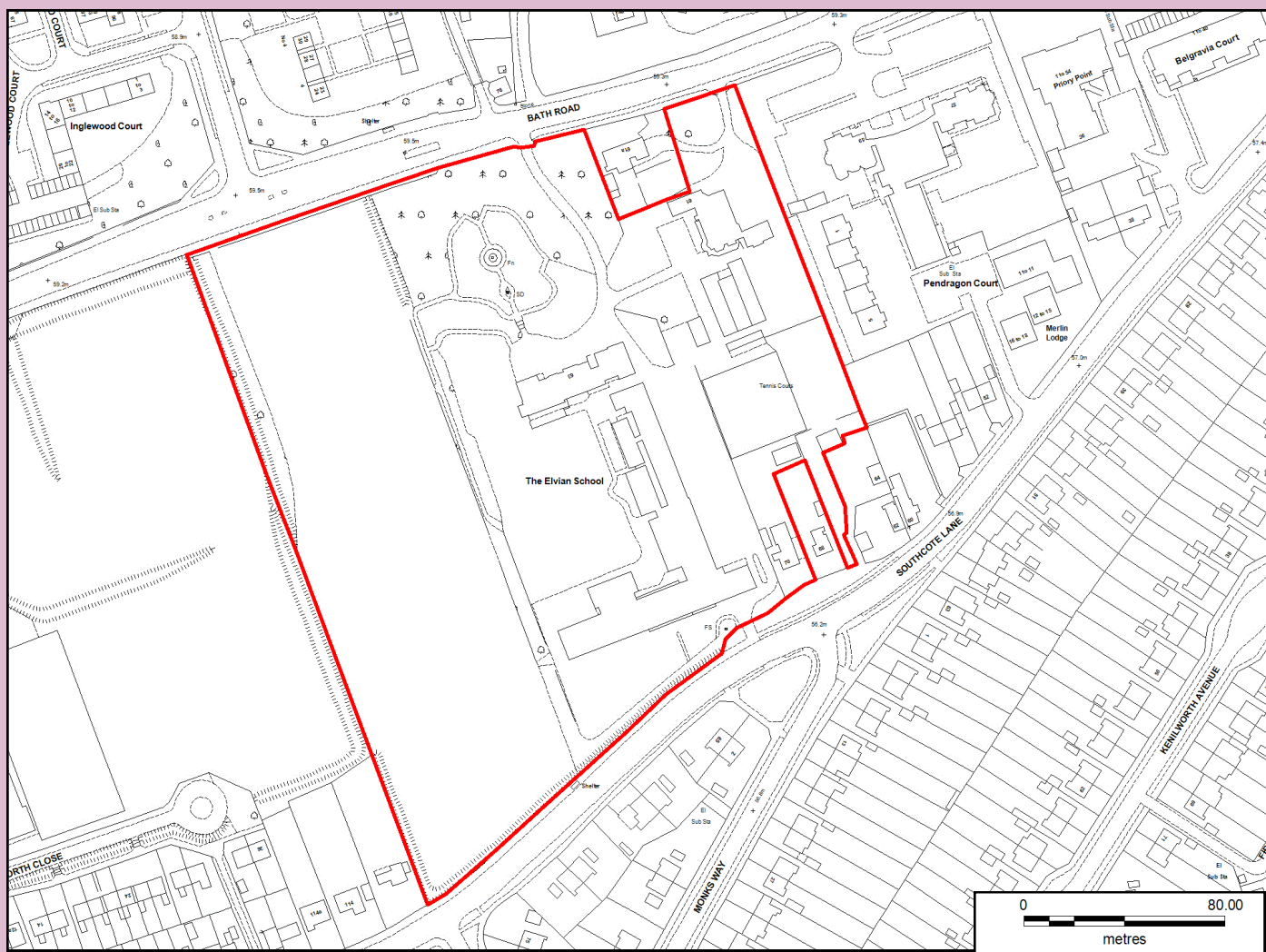
Size:	0.22 ha	Current use:	Rear gardens and garages
Grid Reference:	SU701734	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA8c in the Sites and Detailed Policies Document
B42a—Continue current allocation	Comprehensive development for residential (10-12 dwellings)		
B42b—Alternative option	Do not allocate		
B42c—Alternative option	Development for commercial		
B42d—Alternative option	Development for mixed use residential and commercial		
B42e—Alternative option	Development for retail		
B42f—Alternative option	Development for community use/leisure		
Issues and constraints:	Within Air Quality Management Area. Proximity to the railway line may cause noise issues.		

SITE B43: DELLWOOD HOSPITAL, LIEBENROOD ROAD



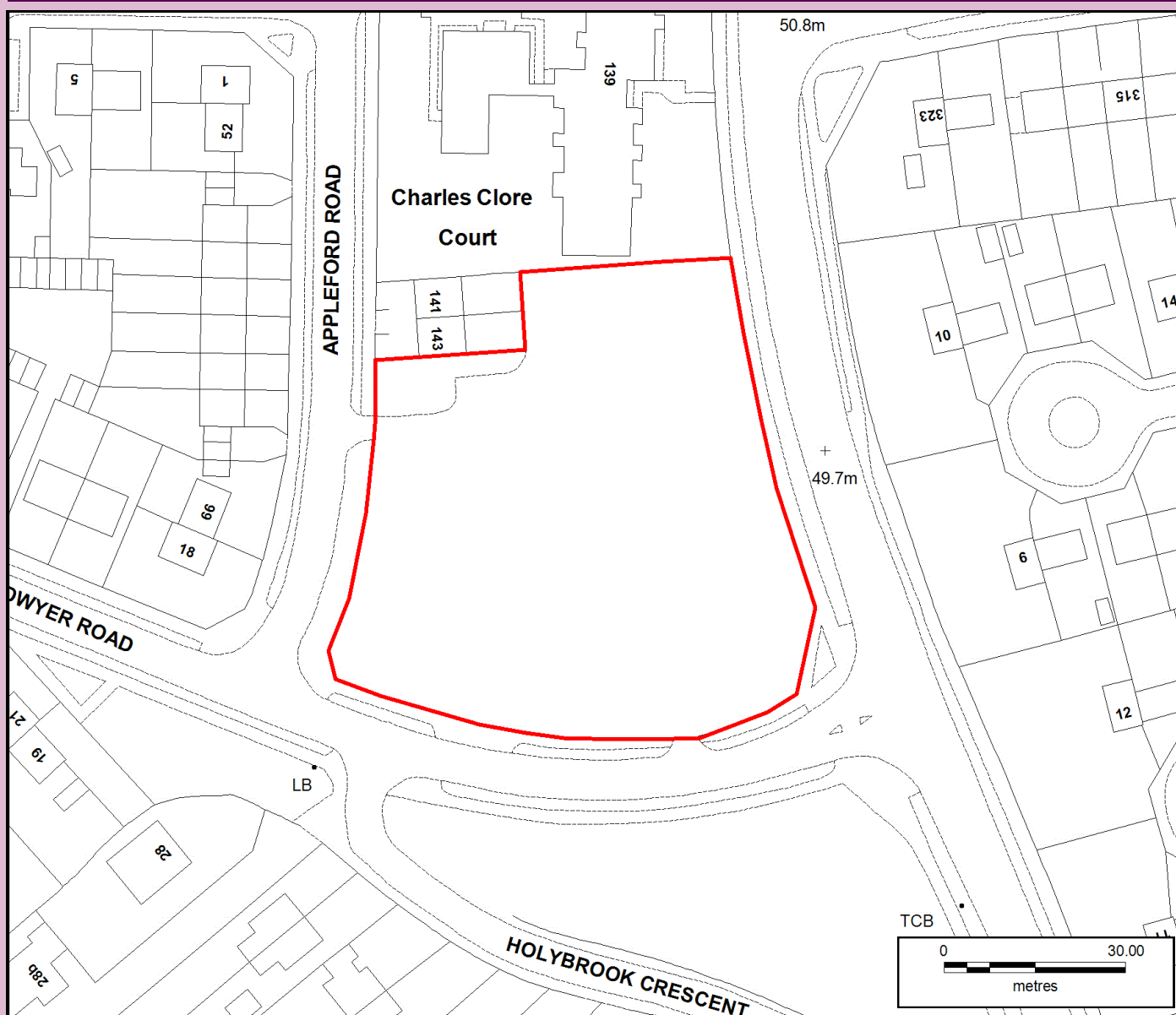
Size:	0.31 ha	Current use:	Health
Grid Reference:	SU694727	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA8d in the Sites and Detailed Policies Document
B43a—Continue current allocation	Development or conversion for residential (11-17 dwellings).		
B43b—Alternative option	Do not allocate		
B43c—Alternative option	Development of whole hospital site for residential		
B43d—Alternative option	Development of whole hospital site for commercial		
Issues and constraints:	Opposite Prospect Park, which is a designated Historic Park/Garden.		
Other information:	Site was initially put forward by the NHS as potentially surplus. However, the building is still in use for palliative care.		

SITE B44: ELVIAN SCHOOL, BATH ROAD



Size:	5.00 ha	Current use:	Education (vacant)
Grid Reference:	SU695723	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA9b in the Sites and Detailed Policies Document
B44a—Continue current allocation	Development for residential and education or alternative community use on the part of the site excluding the playing field. Some intensification of sporting use on the playing field site may be appropriate, as long as any loss of playing fields is outweighed by sport and recreation improvement, and there is no material increase in traffic on Bath Road (70-110 dwellings).		
B44b—Alternative option	Do not allocate		
B44c—Alternative option	Mixed use—replacement school, leisure club and residential, including development of playing field		
B44d—Alternative option	Development of whole site for residential, including playing field		
B44e—Alternative option	Development for residential only, using only previously developed areas		
B44f—Alternative option	Development for commercial		
B44g—Alternative option	Development for education		
B44h—Alternative option	Development for leisure use		
Issues and constraints:	The site contains two locally-listed buildings, which the Council would want to see retained. It is opposite two listed buildings on the other side of Bath Road. The site contains a playing field, to which open space policies will apply. A designated Green Link crosses the site. Within Air Quality Management Area.		
Other information:	A planning permission for 193 dwellings was refused in November 2012. An appeal against refusal of planning permission was dismissed in 2013. A planning application for a new secondary school and 118 dwellings was received in July 2015 and is undetermined at the time of writing.		

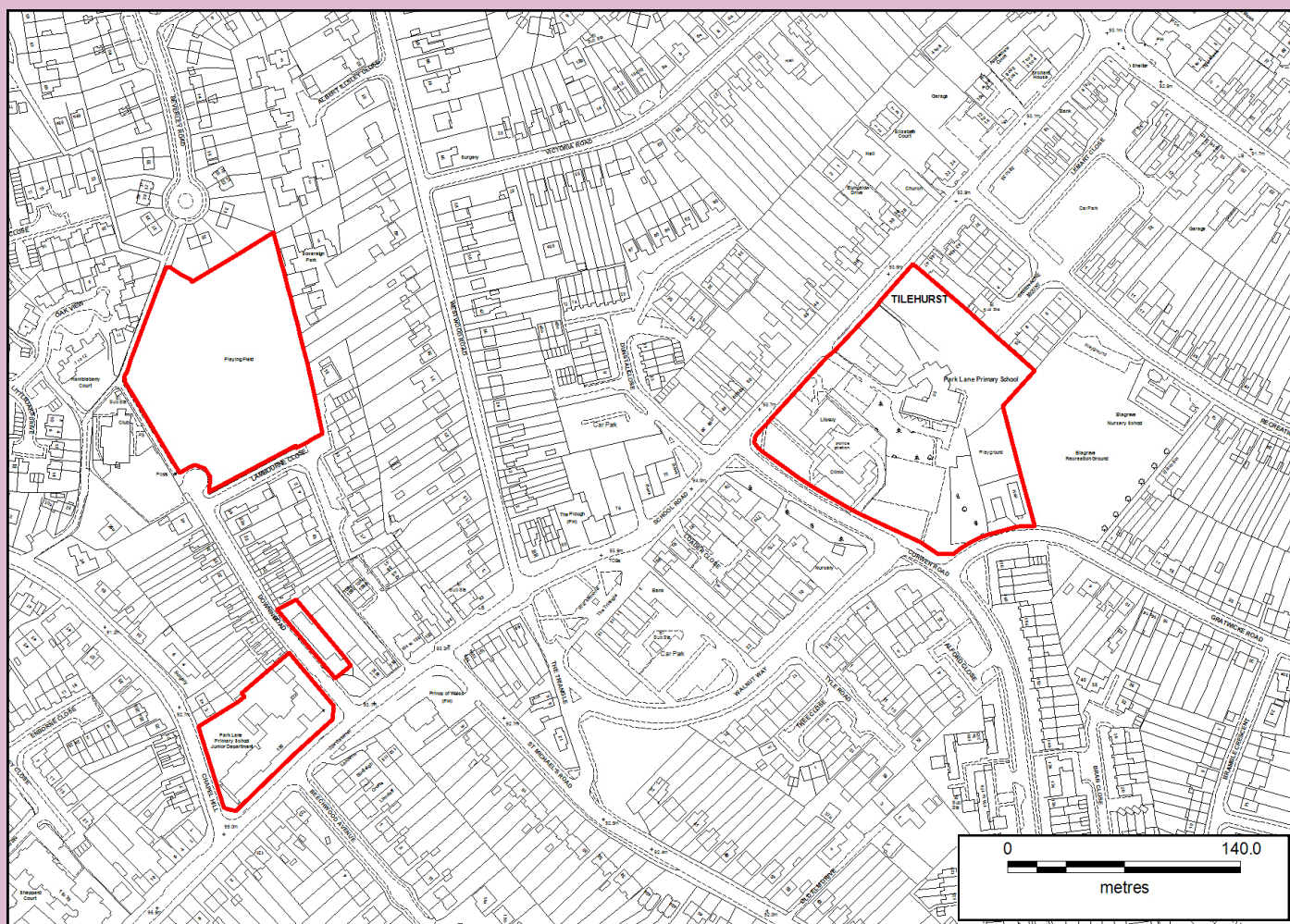
SITE B45: ALICE BURROWS HOME, DWYER ROAD



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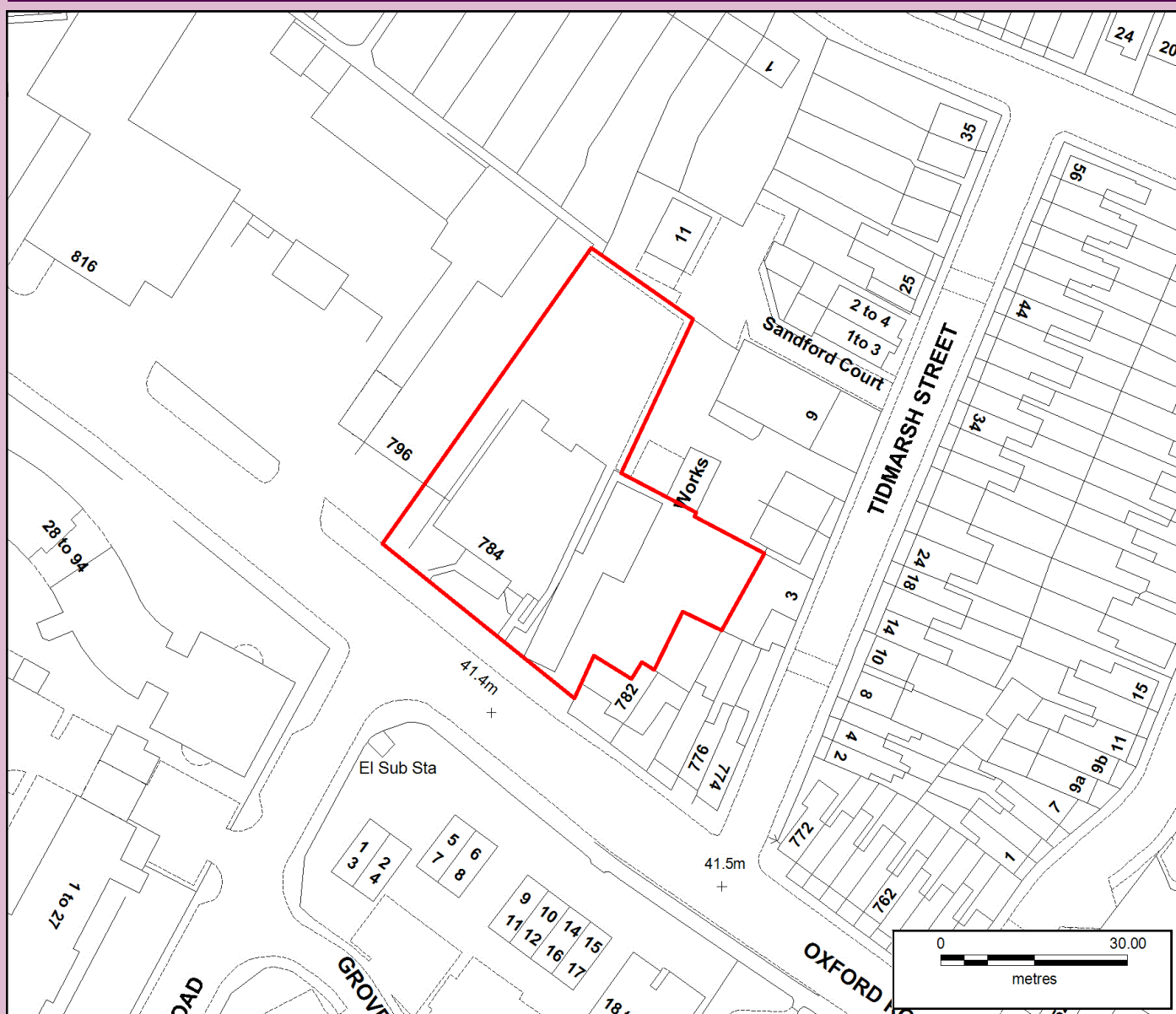
Size:	0.48 ha	Current use:	Vacant land
Grid Reference:	SU682718	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA8b in the Sites and Detailed Policies Document
B45a—Continue current allocation	Development for residential and/or residential care (17-27 dwellings (or bedspaces to house an equivalent number of people))		
B45b—Alternative option	Do not allocate		
B45c—Alternative option	Development for commercial		
B45d—Alternative option	Development for leisure/community use		
Other information:	Site was formerly a care home, but has now been cleared.		

SITE B46: PARK LANE PRIMARY SCHOOL, THE LAURELS AND DOWNING ROAD, TILEHURST



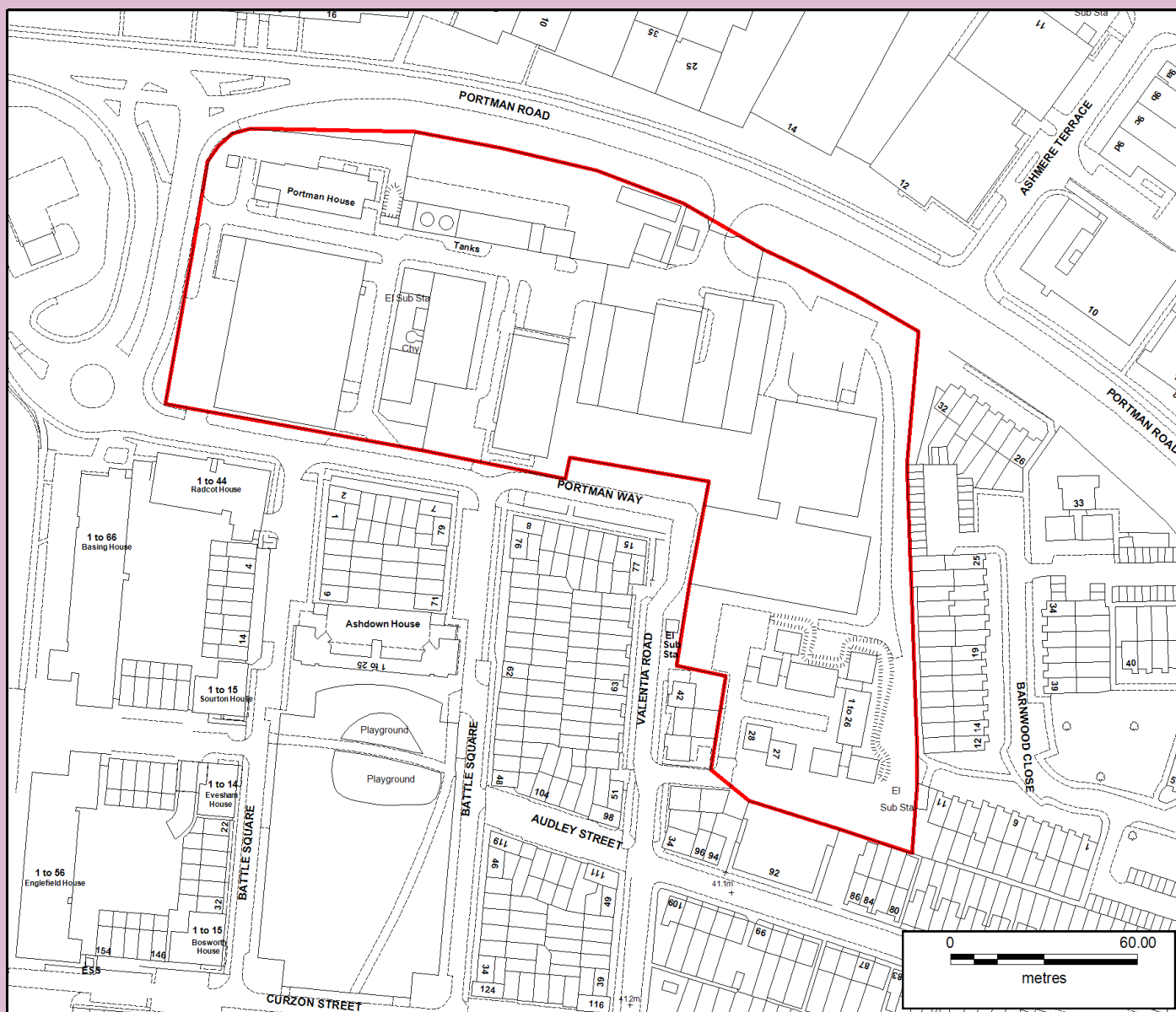
Size:	3.36 ha	Current use:	School, library, police station, surgery, playing field
Grid Reference:	SU668737	Source:	Existing allocation
Ward:	Tilehurst	Allocation reference:	SA5 in the Sites and Detailed Policies Document
B45a—Continue current allocation	<p>The existing Park Lane Primary School and associated playing fields, hard play areas, car parking and associated facilities will be reprovided on a single extended site at The Laurels, School Road, Tilehurst.</p> <p>If required to support the scheme, the Downing Road Playing Fields will be released for residential development subject to it being demonstrated that the loss of the open space is justified under relevant national and local policy. Development should provide 45-55 units together with appropriate public open space, including a play area, and provide an appropriate setting for the existing public footpath that forms the western boundary of the site. Resolution of highway and access issues on Downing Road will be required. Hedgerows and trees should be retained.</p> <p>The main Park Lane School Site will be redeveloped for residential purposes (15-20 dwellings) with access off Downing Road and Chapel Hill. Development should address the practicality of retaining elements of the existing building within any new scheme.</p> <p>The Park Lane School Annex will be reused/ redeveloped for community or residential purposes, subject to safeguarding the amenity of occupiers of adjacent properties.</p>		
B45b—Alternative option	Do not allocate		
B45c—Alternative option	Development of school site on the Laurels without development of Downing Road		
B45d—Alternative option	Development including town centre uses on the Park Lane Primary School site.		
Issues and constraints:	Although not listed, the Park Lane Primary School main building is an attractive Victorian component of local character. Downing Road playing field would need to be considered against open space policies. A designated Green Link runs across the playing field.		

SITE B47: 784-794 OXFORD ROAD



Size:	0.22 ha	Current use:	Business, showroom
Grid Reference:	SU688740	Source:	Existing allocation
Ward:	Kentwood	Allocation reference:	SA8a in the Sites and Detailed Policies Document
B47a—Continue current allocation	Development for residential (10-17 dwellings)		
B47b—Alternative option	Do not allocate		
B47c—Alternative option	Development for commercial		
B47d—Alternative option	Development for mixed use including residential		
B47e—Alternative option	Development for retail		
B47f—Alternative option	Development for community use		
Issues and constraints:	Partly within Flood Zone 2. Within Air Quality Management Area.		

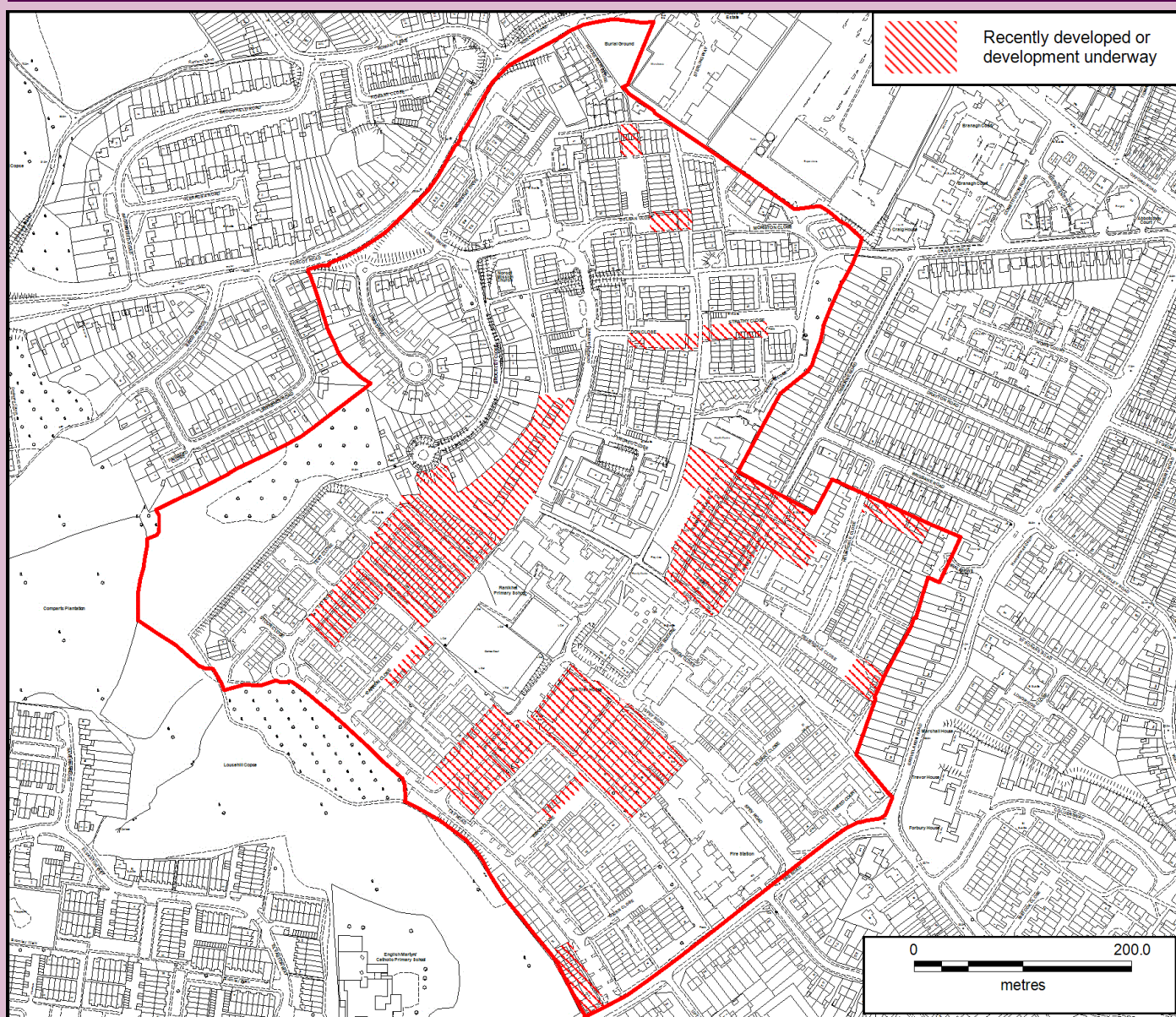
SITE B48: PART OF FORMER BATTLE HOSPITAL, PORTMAN ROAD



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Size:	2.77 ha	Current use:	Clinical facilities and ambulance depot
Grid Reference:	SU699739	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA8f in the Sites and Detailed Policies Document
B48a—Continue current allocation	Development for residential use, potentially including live/work units (45-95 dwellings (net gain)).		
B48b—Alternative option	Do not allocate		
B48c—Alternative option	Mixed use development—commercial and residential		
B48d—Alternative option	Industrial and commercial development		
Issues and constraints:	Within Flood Zone 2. Presence of employment uses to north may affect residential development of the site. May be contamination issues requiring remediation.		
Other information:	Most of the site has been nominated for development by the landowner, but is included here as an existing allocation.		

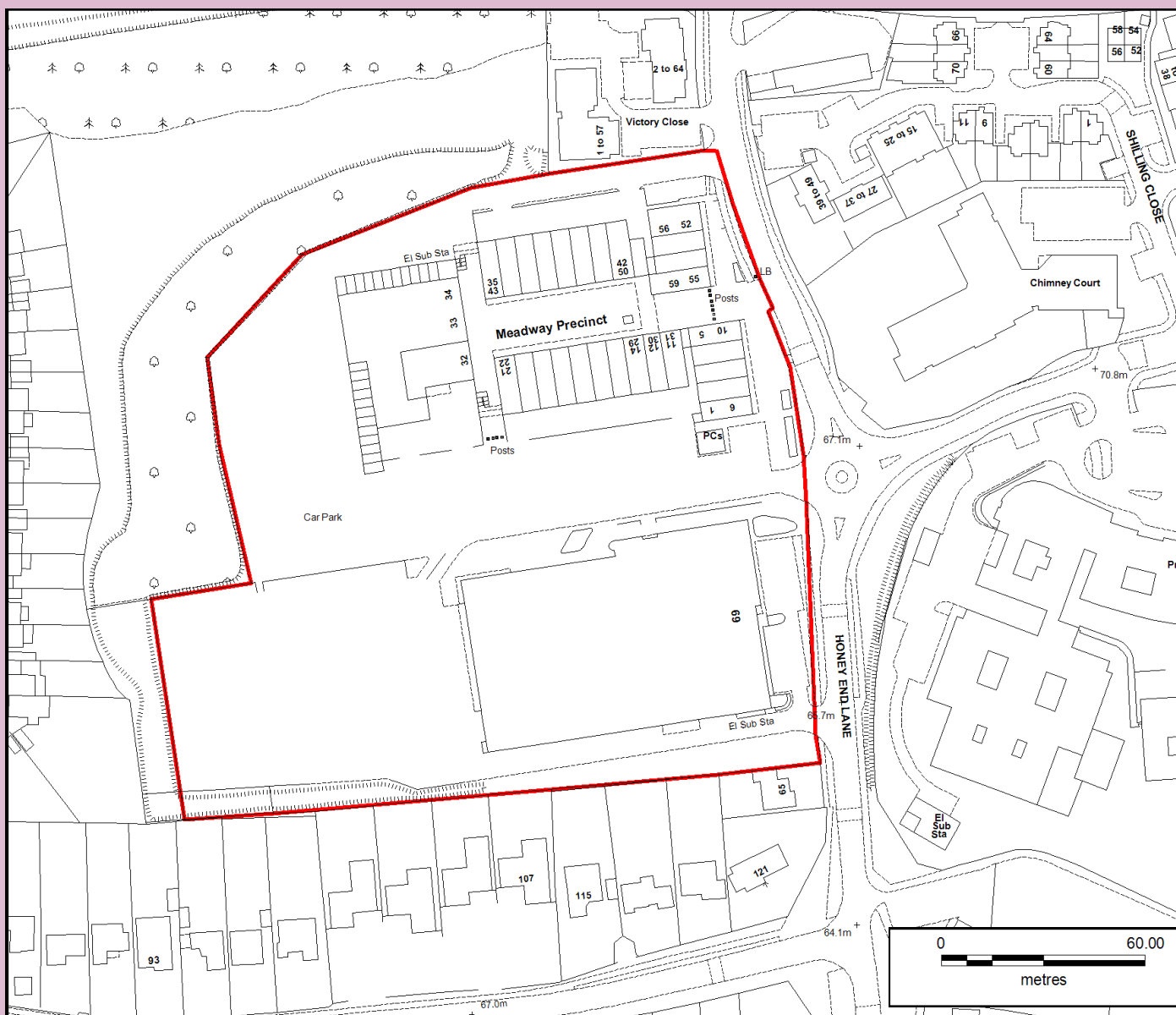
SITE B49: DEE PARK



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Size:	16.4 ha	Current use:	Residential area
Grid Reference:	SU683735	Source:	Existing allocation.
Ward:	Norcot	Allocation reference:	SA4 in the Sites and Detailed Policies Document.
B49a—Continue current allocation	<p>Major regeneration of a residential area for a sustainable community including the following:</p> <ul style="list-style-type: none"> • New and improved housing, which increases the overall density of the site, and provides a greater mix of size, type and tenure, including a higher proportion of family housing than at present; • A new Local Centre including a range of facilities, integrated with housing development; • Improved community facilities, which would be multi-functional and serve a range of groups, and may include sports facilities; and • Improved quality of open space provision, including greater usability of recreational space, and an area of public realm in the centre. 		
B49b—Alternative option	Do not allocate		
Issues and constraints:	Site adjoins open areas which have open space, biodiversity and landscape significance.		
Other information:	<p>Much of the site has now been developed. At April 2015, 210 homes had been demolished and 380 constructed, as well as local shopping facilities. The remainder of phase 2 is currently underway. Phase 3 and the rest of phase 2 of the existing permission still enables the demolition of 153 and the construction of 325 homes, as well as a new primary school. Site is covered by Dee Park Planning Brief.</p>		

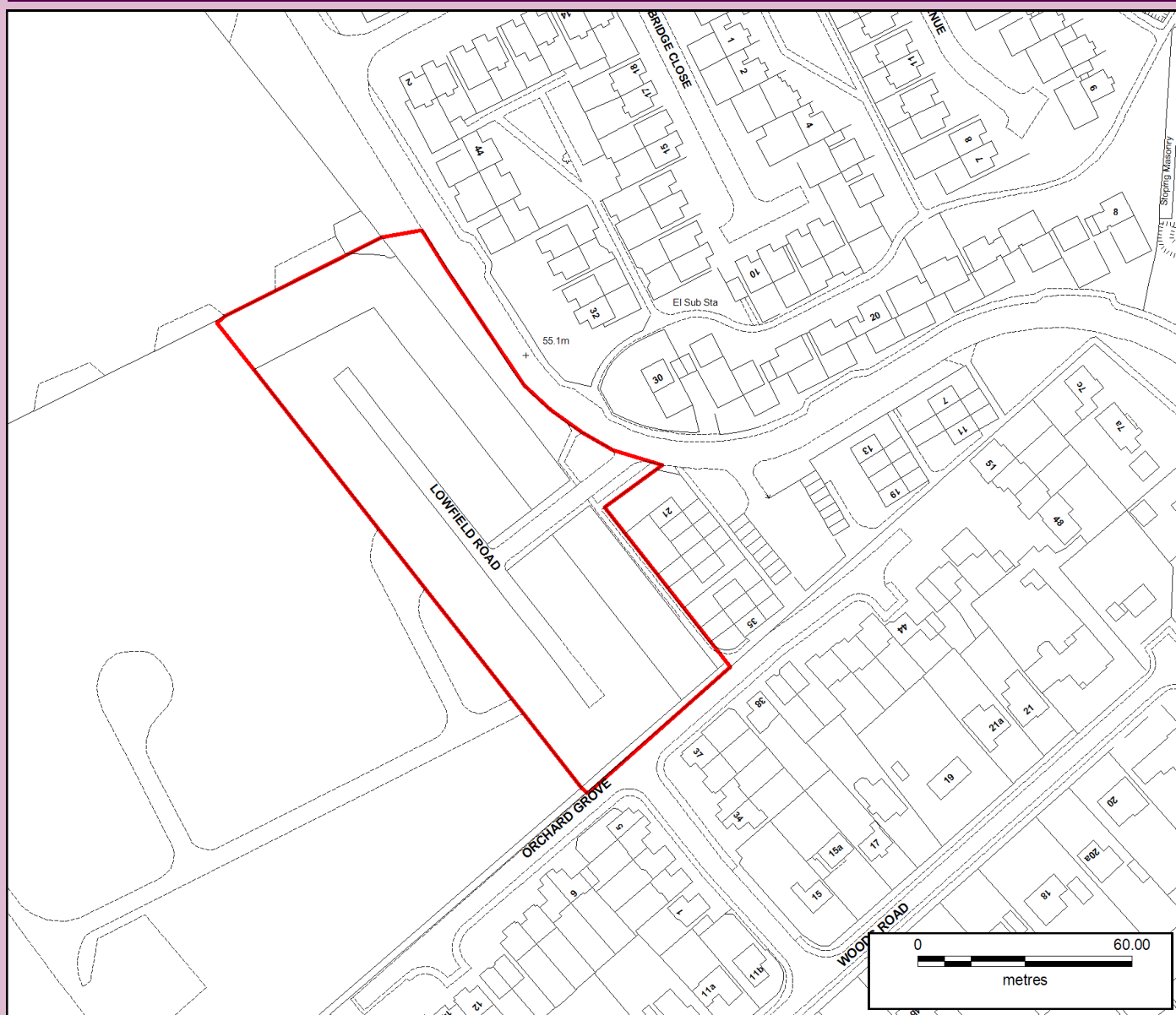
SITE B50: THE MEADWAY CENTRE, HONEY END LANE



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Size:	2.99 ha	Current use:	District centre including superstore
Grid Reference:	SU683727	Source:	Existing identification in Planning Brief
Ward:	Norcot	Allocation reference:	Not fully allocated in plan—identified in the Meadway Centre Planning Brief
B50a—Continue current allocation	Development for a high-quality, thriving and inclusive District Centre		
B50b—Alternative option	Do not allocate		
Issues and constraints:	Essential to retain the district centre function. Site has a significant slope to the west and the north, which also has biodiversity and landscape value. Potential to enhance green link to Prospect Park. Careful consideration needed of relationship to rear gardens particularly on Cockney Hill. Retention or increase of residential. Northern part of site is within the Air Quality Management Area.		
Other information:	The Meadway Centre, whilst highlighted for new development and change in policy SA15 of the Sites and Detailed Policies Document, is not currently a full site allocation, but with a planning brief for the development of the centre having been adopted in November 2013, it has a similar status in planning policy.		

SITE B51: LAND AT LOWFIELD ROAD



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Size:	0.93 ha	Current use:	Cleared site (formerly mobile homes)
Grid Reference:	SU730759	Source:	Existing allocation
Ward:	Peppard	Allocation reference:	SA8h in the Sites and Detailed Policies Document
B51a—Continue current allocation	Development for residential (21-34 dwellings)		
B51b—Alternative option	Do not allocate		
B51c—Alternative option	Cemetery use		
Issues and constraints:	Adjoins a major landscape feature and a designated Historic Park/Garden.		
Other information:	Site has previously been considered as an extension to the cemetery.		

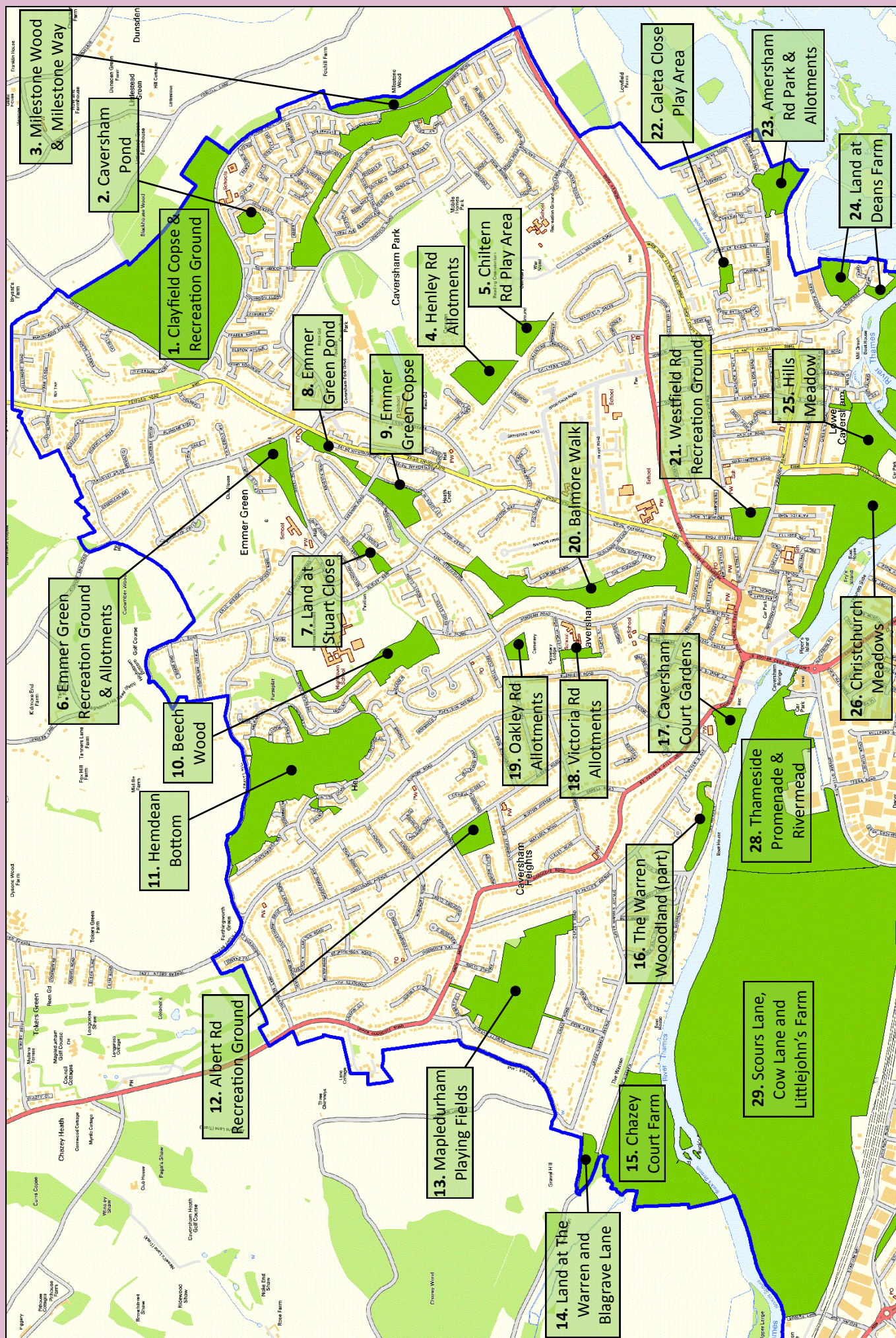
APPENDIX 5: POTENTIAL SITES FOR LOCAL GREEN SPACE DESIGNATION

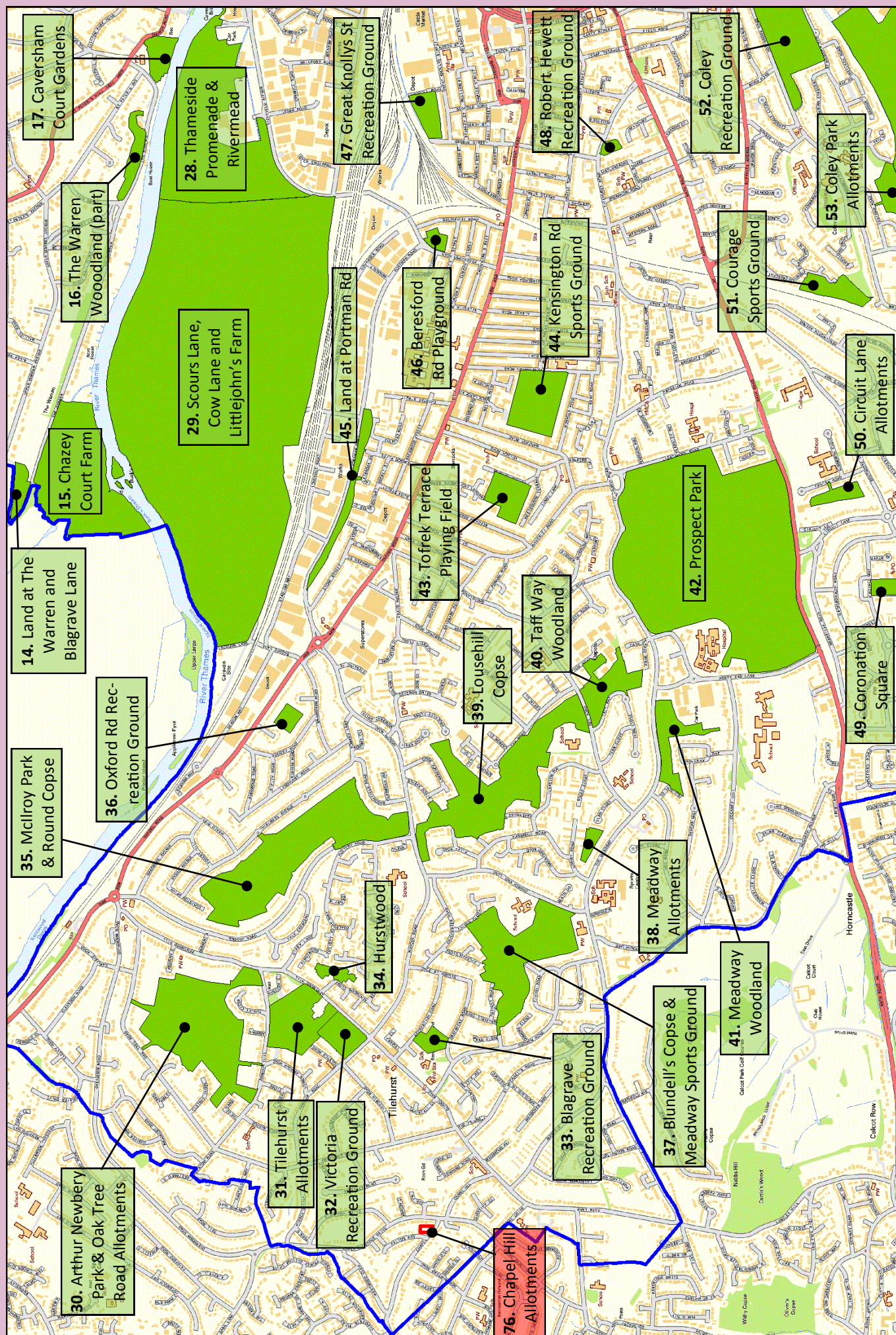
Sites Currently Protected as Public and Strategic Open Space

1	Clayfield Copse and Recreation Ground	38	Meadway Allotments
2	Caversham Pond	39	Lousehill Copse
3	Milestone Wood and Milestone Way	40	Taff Way Woodland
4	Henley Road Allotments	41	Meadway Woodland
5	Chiltern Road Play Area	42	Prospect Park
6	Emmer Green Recreation Ground and Allotments	43	Tofrek Terrace Playing Field
7	Land at Stuart Close	44	Kensington Road Sports Ground
8	Emmer Green Pond	45	Land at Portman Road
9	Emmer Green Copse	46	Beresford Road Playground
10	Beech Wood	47	Great Knollys Street Recreation Ground
11	Hemdean Bottom (incl land at Glyncastle and Morlais)	48	Robert Hewett Recreation Ground
12	Albert Road Recreation Ground	49	Coronation Square
13	Mapledurham Playing Fields	50	Circuit Lane Allotments
14	Land at The Warren and Blagrove Lane	51	Courage Sports Ground
15	Chazey Court Farm and Thames Islands	52	Coley Recreation Ground
16	The Warren Woodland (part)	53	Coley Park Allotments
17	Caversham Court Gardens	54	Kennet Meadows and Southcote Linear Park
18	Victoria Road Allotments	55	St Mary's Churchyard
19	Oakley Road Allotments	56	The Oracle Riverside
20	Baltimore Walk	57	St Laurence's Churchyard
21	Westfield Road Recreation Ground	58	Forbury Gardens
22	Caleta Close Play Area	59	Abbey Ruins & Chestnut Walk
23	Amersham Road Park and Allotments	60	Kings Meadow and Coal Woodland
24	Land at Deans Farm	61	Kings Road Garden
25	Hills Meadow	62	Eldon Square
26	Christchurch Meadows	63	Palmer Park
27	View Island	64	Cadugan Place
28	Thameside Promenade and Rivermead	65	Waterloo Meadows & Allotments
29	Scours Lane, Cow Lane and Littlejohn's Form	66	Cintra Park & Newcastle Road Allotments
30	Arthur Newbery Park & Oak Tree Road Allotments	67	Long Barn Lane Recreation Ground
31	Tilehurst Allotments	68	Shinfield Recreation Ground
32	Victoria Recreation Ground	69	John Rabson Recreation Ground & The Cowsey
33	Blagrove Recreation Ground	70	Fox Haze
34	Hurstwood	71	Goddard's Farm Allotments
35	McIlroy Park & Round Copse	72	Whitley Wood Recreation Ground
36	Oxford Road Recreation Ground	73	Land at Wincanton Road
37	Blundell's Copse & Meadway Sports Ground	74	South Whitley Park

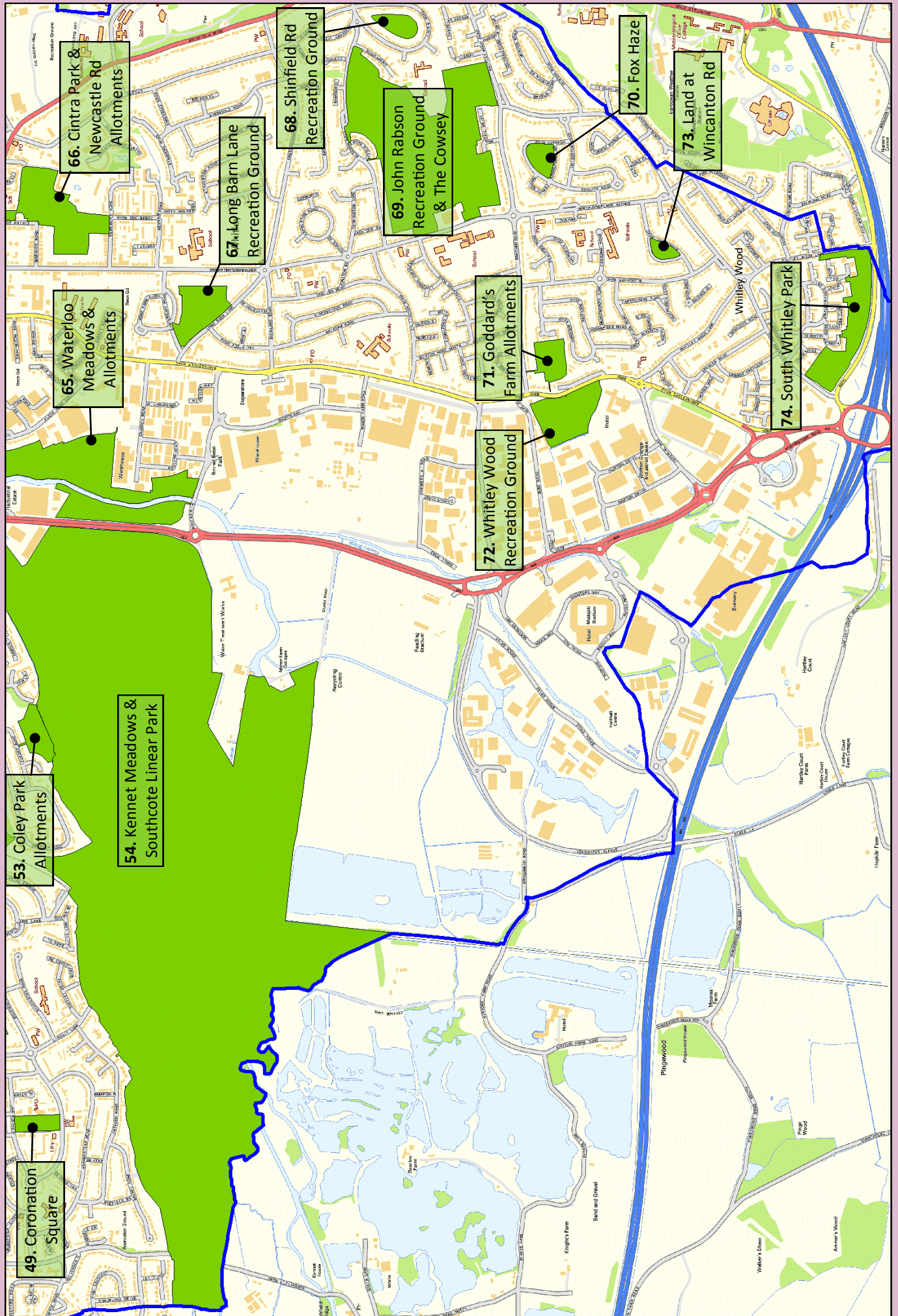
Sites Nominated for Protection as Open Space

- 75 Kennet Mouth
- 76 Chapel Hill Allotments



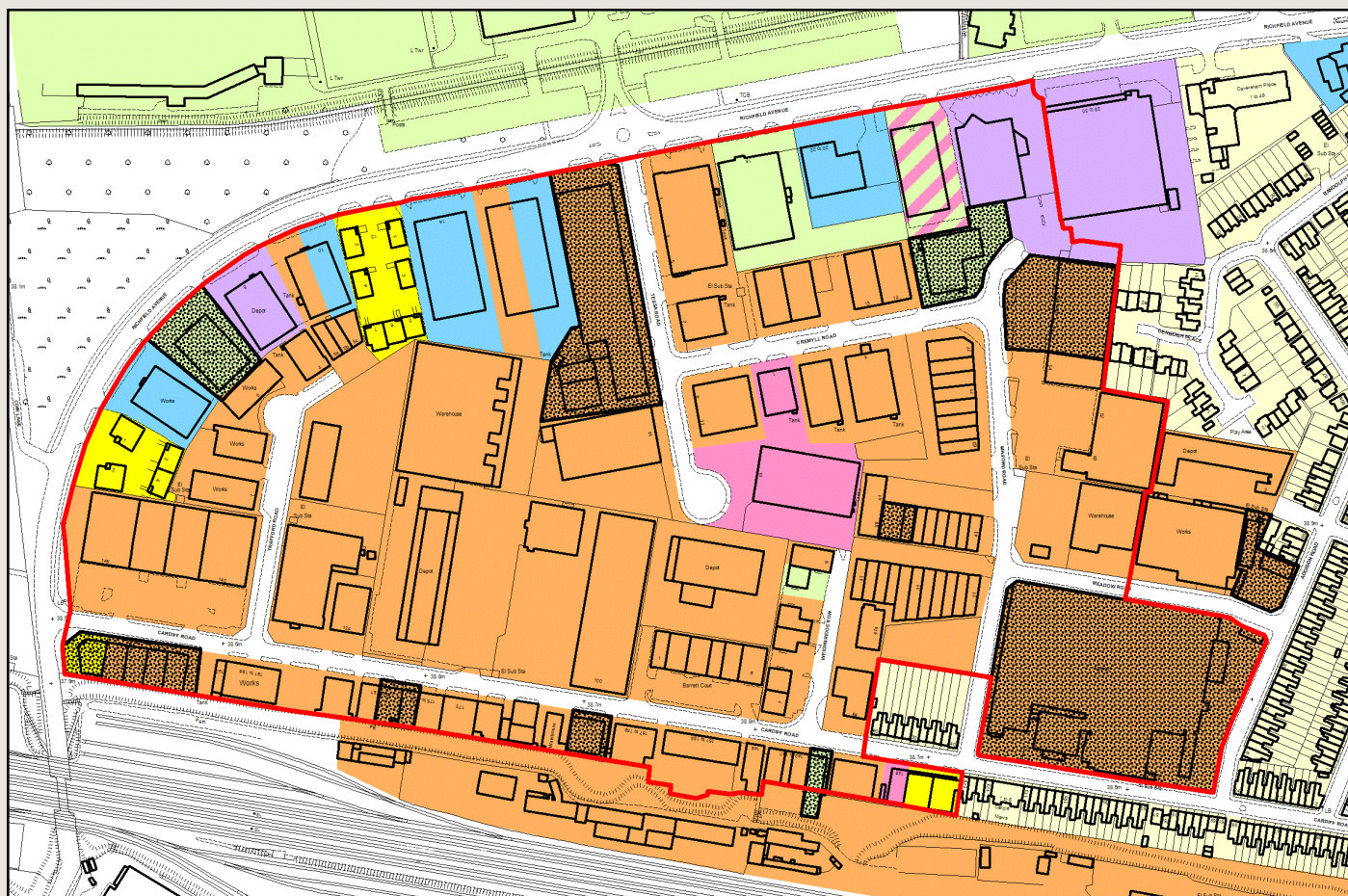






APPENDIX 6: RICHFIELD AVENUE & CARDIFF ROAD AREA

Size:	18 ha (Core Employment Area)	Current status:	Protected as a Core Employment Area (policy SA13 in the SDPD)
Grid Reference:	SU706741	Total floorspace:	90,000 sq m
Ward:	Abbey	Vacancy:	22%
Land uses:			



Uses within the defined Core Employment Area (shown with the red boundary on the map below) are as follows:

- Industrial and warehousing (including vehicle workshops)—70,000 sq m
- Offices—5,000 sq m
- Trade Counter uses—3,000 sq m
- Vehicle sales and hire—2,000 sq m
- Retail and retail showrooms—5,000 sq m
- Assembly and leisure—5,000 sq m

In terms of distribution, the map clearly shows that, whilst the majority of the area is still in 'traditional' employment uses, particularly around Cardiff Road, Trafford Road and Millford Road, Richfield Avenue itself is much more mixed. Uses along Richfield Avenue include a casino, retail showrooms and car sales. Meanwhile, Cardiff Road is something of a focus for vehicle servicing uses.

	Core Employment Area boundary
	Vacant
	Industrial, warehouse (including vehicle workshops)
	Office
	Trade counters
	Vehicle sales and hire
	Retail & showrooms
	Leisure, assembly, hotels and restaurants
	Residential

Vacancy levels in the Core Employment Area are around 22%, which are reasonably high, and are mainly due to two large vacant sites—the former Cox and Wyman works and the former Reading Chronicle Building.

To the north of Richfield Avenue, outside the employment area, is something of a leisure focus, with Rivermead Leisure Centre, a driving range, a restaurant and two hotels, together with the considerable open spaces along the Thames.

Another feature of the pattern of land uses is that there is no clear cut-off between employment uses and residential uses, with some houses on Cardiff Road being almost entirely surrounded by employment uses, other houses backing closely onto employment uses, whilst one industrial premises is accessed from the mainly residential Addison Road.

Constraints and Issues:

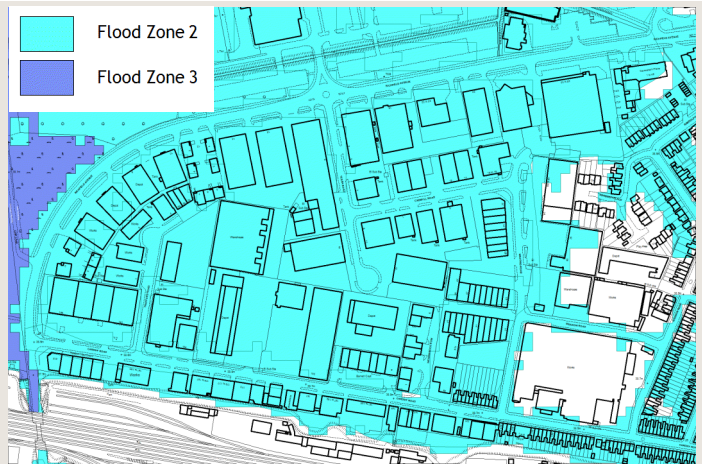
Flooding—mainly within Flood Zone 2 (see map on right).

Contamination—potential for contamination on a number of sites.

Accesses—main accesses are via Caversham Road/Richfield Avenue roundabout (north east) and Cow Lane (south east). Significant improvements to Cow Lane will be made. Other accesses via residential streets tend to be restricted.

Proximity of residential

Landscape—all areas to north and west of Richfield Avenue are designated as part of a Major Landscape Feature.



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Ownership:

Various landownerships on the site, but one landowner has acquired a significant amount of the land around Tessa Road as well as the Cox & Wyman site—see nominations in Appendix 3 (A8 and A9).

Planning Section

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