planning

Reading
Borough Local
Development
Framework

Sites and
Detailed
Policies
Document

Adopted

RESPECTING THE PAST
PLANNING FOR THE FUTURE
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PLANNING FOR THE FUTURE

Reading
BOROUGH COUNCIL

FOREWORD

By Councillor Tony Page

The adoption of the Sites and Detailed Policies Document follows the adoption of the Core Strategy (2008) and Reading Central Area Action Plan (2009). It means that Reading Borough is now one of a small number of local authorities to have a complete up-to-date development plan in place. As well as being vital for making planning decisions, this is particularly important given the publication of the National Planning Policy Framework, which contains a presumption in favour of sustainable development that will override local policies and priorities where they are out-of-date or absent.

The Sites and Detailed Policies Document does two things. Firstly, it contains detailed policies to help guide decisions on planning applications. This includes policies on matters that affect the daily lives of Reading's population, such as residents' amenity, house extensions and the use of residential garden land. It also includes more far-reaching matters such as securing affordable housing, and adapting to the effects of climate change.

Secondly, it identifies a number of sites and areas for different purposes. Many of these are sites for development, to help accommodate the housing and other uses that Reading needs, and to assist in the regeneration of some key areas which suffer deprivation and other issues. Other sites are for protection, to make sure that Reading's growth does not come at the expense of irreplaceable open space, wildlife or landscape areas. Finally, sites for the application of specific policies are also included.

The SDPD has benefited from several stages of community involvement, which has enabled us to identify and address the key concerns and priorities of Reading's population in how their Borough takes shape. The implementation of this document, along with its sister documents, the Core Strategy and Reading Central Area Action Plan, will ensure that the development that takes place in Reading is the development that Reading wants and needs.

Tony Page
Lead Councillor for Regeneration, Transport and Planning

The Sites and Detailed Policies Document was originally adopted on 23rd October 2012.

Following this, the Council carried out a review of its affordable housing policies, in conjunction with introducing the Community Infrastructure Levy. This meant alterations to policy DM6 of this document, as well as policy CS16 of the Core Strategy. The alterations were adopted on 27th January 2015. This version of the Sites and Detailed Policies Document contains the revised DM6.

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1 INTRODUCTION and BACKGROUND

1.1 Purpose of the Document

1.1.1 This document is intrinsically linked to Reading's adopted Core Strategy, and must be read alongside it. The purpose of this document is to provide the detailed planning policies and identify the specific development sites and designations necessary to deliver the Core Strategy.

1.1.2 The Sites and Detailed Policies Document (SDPD) is one of the documents that make up Reading's Local Development Framework (LDF). The LDF is a collection of documents that, together, guide development and spatial change in Reading and give a basis for making decisions on planning applications. The LDF is the 'spatial arm' of Reading's Sustainable Community Strategy, in that it includes those elements that affect the physical form of Reading.

PURPOSE: Setting out the policies and proposals needed to achieve the Core Strategy.

1.2 Structure of the Document

1.2.1 The SDPD is made up of two main sections, which were originally consulted on as two separate documents.

1.2.2 Sections 3-11 set out a range of Borough-wide policies which, together with policies in other documents, help to guide development, particularly planning applications. These cover matters as diverse as house extensions, improving air quality and securing affordable housing. The section is ordered to mirror the structure of the Core Strategy, for ease of reference. These matters were originally consulted upon as the **Development Management Document (DMD)**.

1.2.3 The purpose of Sections 12-15 is to identify sites and areas on a map which are of particular importance in delivering the strategy. This includes sites for development, sites for protection, and sites or areas where specific policies apply. These matters were originally consulted upon as the **Site Allocations Document (SAD)**.

1.2.4 It was decided to combine the DMD and SAD into one single **Sites and Detailed Policies Document (SDPD)**, to minimise confusion, save resources and to enable the two interlinked documents to be read, and examined, as a single document. In addition, the SDPD also contains a section (2) on the presumption in favour of sustainable development, in line with the National Planning Policy Framework (NPPF). The SDPD needs to be read alongside the adopted **Proposals Map**, which is a separate map showing the designations in this document along with other important information. This is available online[1] or can be obtained in hard copy for a charge by contacting the Council.

1.3 Context – Opportunities and Challenges in Reading

1.3.1 The characteristics of Reading Borough have heavily influenced the approach of the Local Development Framework (LDF). The documents in the LDF, including the SDPD, should be a planning response to the particular characteristics, issues and circumstances of the Borough. There is not space here to set out the context in a comprehensive way, but greater detail can be found in the background evidence[2], including setting out how the context has informed the policy.

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[1] www.reading.gov.uk/readingldf
[2] The full range of background evidence is available on the Council's website: www.reading.gov.uk/readingldf

1.3.2 Reading Borough is primarily urban. Around 90% of the area of the Borough is defined as being within the settlement. The urban area of Reading extends significantly beyond the Borough boundaries, into Wokingham Borough and West Berkshire District, which means that cross-boundary working is particularly vital. Of a 2001 population of 238,481 in the Reading urban area, only 144,483 is in Reading Borough[3]. The urban nature of Reading also means that there is little available greenfield land within the Borough, so use of previously-developed land is essential.

1.3.3 Despite the urban character, there are some prominent landscape features. The rivers Thames and Kennet meet in Reading, and both have significant undeveloped valleys. This means that much of the undeveloped land that exists in Reading is subject to flooding. The Chilterns Area of Outstanding Natural Beauty ends at Reading's northwestern boundary, and the hills extend into parts of Caversham and Emmer Green and form a distinctive feature. Meanwhile, prominent wooded ridgelines characterise parts of West and South East Reading. A number of important habitats still exist within Reading, although there is some fragmentation between them which needs to be addressed.

1.3.4 There has been a long history of settlement in the area, with the name Reading having Saxon roots. Much of Reading's growth took place in the Victorian era with the arrival of the railway, and the expansion of manufacturing. This history is reflected in the historic environment that exists today, with over 800 listed buildings, fifteen conservation areas and two scheduled ancient monuments. Conservation of these features is key to maintaining the character of Reading.

1.3.5 In very general terms, the population of Reading could be seen as affluent, with low unemployment and good levels of skills and qualifications. However, this disguises the fact that there are some areas of Reading which suffer significant levels of deprivation, particularly in parts of South and West Reading, and particularly in terms of skills and qualifications, but also a number of other factors. It is vital that this document responds to those issues.

1.3.6 The population is also more ethnically diverse than the national and regional averages, and these communities have a wide range of needs. Although Reading has a lower proportion of elderly people than much of the rest of the South East, the number of people in Reading between 60 and 79 is expected to increase to 2026, with the number of people over 80 increasing after 2026[4].

1.3.7 Reading has in recent years been characterised by a buoyant economy, as the unofficial capital of the Thames Valley, which is in turn one of the economic drivers of the UK. As well as opportunities, this also brings challenges. For instance, Reading is a net importer of labour, meaning a significant strain on transport infrastructure and a need to promote more sustainable means of travel. Increasing economic activity within the existing population is one response to this issue, to which this document can contribute. Reading has been affected by the recent economic downturn, and is also vulnerable to changes in the US economy given the level of US investment in the area. However, a number of factors such as the skills base, transport links and proximity to Heathrow mean that Reading's long-term economic prospects continue to be strong.

1.3.8 Recent economic success has occurred in parallel to a decline in some of the manufacturing uses which used to be characteristic of Reading. This means that there is some scope for land in employment use to be considered for alternative uses. Some large sites have already become available, particularly in South Reading. Any releases of employment land must be undertaken in a comprehensive way that does not undermine the area's economic future.

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[3] 2001 Census – figures taken from SDPD Background Paper, 2011
[4] Housing Strategy 2009-2014

1.3.9 Reading has a thriving centre, which ranks as one of the nation's leading centres, particularly due to its shopping facilities, supported by a strong evening economy, significant range of office floorspace, and a rapidly increasing central residential population. The centre also benefits from significant tracts of open space, particularly along the Thames. Whilst central Reading is by far the dominant centre in the Borough, the network of smaller centres fulfils a vital role in serving local communities, particularly where those communities have deprivation issues.

1.3.10 There is a high level of need for housing, particularly affordable housing. Studies show that the annual level of need for affordable housing alone exceeds both locally-set targets in the Core Strategy and Reading's regional housing allocation in the South East Plan. This high level of need is expected to continue. Much of the recent housing development has been small, with over 80% of new dwellings provided between 2001 and 2008 being flats. That means that the need for larger family housing is particularly strong.

1.3.11 Additional housing will need to be supported by infrastructure, including transport, utilities, education, health, open space and community provision. There are existing issues with some of Reading's infrastructure, and growth planned for within this document will need to be supported by clear strategies for infrastructure enhancement.

1.4 Context – the New Approach to Planning

1.4.1 Planning has changed in recent years. It is no longer solely concerned with handling planning applications, and instead has a more proactive role in shaping the areas in which we live, and should be heavily linked to an authority's Sustainable Community Strategy. There are many consequences in terms of how this approach affects decisions and planning policy documents, but the most important in terms of this SDPD are set out below.

1.4.2 One of the key changes is the emergence of the concept of 'development management' as opposed to 'development control'. Under this approach, the process of determining planning applications is intended to be more than a reactive decision on a proposal. Instead, the Council (or decision-making body) is a major partner in delivering a sustainable development, and this involves a greater emphasis on pre-application discussions and negotiation throughout the process.

1.4.3 As a consequence, policies should in most cases be worded as 'development management' policies. These emphasise the positive outcome of the process, rather than solely focusing on exact requirements for planning applications. A simple example would be policies that say "development in Reading will be…" rather than "planning applications will …", although other cases can be more complex. Policies in this document follow this approach wherever possible, although there are clearly instances where exact requirements are needed to ensure the positive outcome.

1.4.4 Another related change is that local documents should avoid repetition of matters that are already dealt with elsewhere, whether it be in national policy, or in another local document. Therefore, no single document in the LDF is a comprehensive set of requirements, and they must be read together. For this reason, this document does not deal with every conceivable planning matter, as many issues are adequately dealt with in the Core Strategy or national policy. Cross-references to other documents are included where necessary.

1.4.5 Policies must also be locally-distinctive, in that they address real issues and characteristics facing Reading, rather than general policies that could be applied anywhere. The local justification for each policy is referenced in the text, although the background information provides more detail.

1.5   Context – Relationship with other Plans and Strategies

1.5.1   The SDPD sits within the LDF as part of a group of documents forming Reading's planning strategy. It is one of three 'Development Plan Documents' (DPDs) within the LDF, which are the documents with the greatest weight in deciding on planning applications. The other two DPDs are the Core Strategy and Reading Central Area Action Plan (RCAAP), both of which have now been adopted.

1.5.2   The most important relationship that the SDPD has is with the **Core Strategy**. This is the key plan within the LDF. It sets out the overarching policy framework for the Borough, including the vision and objectives, the spatial strategy for development, and core high-level policies, to guide development to 2026. It was adopted in January 2008. The SDPD must be in general conformity with the Core Strategy, and policies in the Core Strategy will be applied alongside the SDPD.

1.5.3   The SDPD does not have any objectives or vision of its own. Since its purpose is to deliver proposals in the Core Strategy, it shares the vision and objectives of that document. These are shown in Figure 2, at the end of this section.

1.5.4   Overall, the spatial strategy directs the bulk of the likely change to four areas:
- Central Reading;
- South West Reading;
- District and Local Centres; and
- Employment Areas.

Development in Central Reading is already dealt with through the RCAAP (see below), but change in the other three areas will be implemented through the SDPD. Other key aspects of the spatial strategy included enabling regeneration and renewal of existing suburban areas, improving the quality of small-scale housing development, and identifying strategic areas of open space. All of these elements feed into policies in the SDPD.

1.5.5   The **Reading Central Area Action Plan** (RCAAP) sets out the planning framework to guide a very significant level of change and development in the central area up to 2026. It sits alongside the SDPD, and performs a similar role to it, but for the central area. There will be some overlap, and, unless it is specified in the document, policies in the SDPD will apply equally in the central area.

1.5.6   Below the three DPDs sit a range of **Supplementary Planning Documents** (SPDs). These are either topic-specific, or site-specific. Some of these are already in place, whilst others are planned. Topic-specific SPDs include documents on design, car parking and sustainable design and construction, whilst site-specific documents include documents on the Station Area, Dee Park and Battle Hospital.

1.5.7   As well as Reading's LDF, the **South East Plan** also has the same status as the three DPDs when deciding planning applications, and the SDPD has to be in general conformity with it. However, the Localism Bill received Royal Assent on 15 November 2011, and this removes the structure of regional planning, and gives the Government the mechanisms to revoke Regional Spatial Strategies, including the South East Plan. This will require some additional work, but is likely to occur in the near future, and the SDPD should also therefore be independent of the South East Plan. The SDPD must also be consistent with national planning policy, expressed in the **National Planning Policy Framework**.

1.5.8   Finally, as mentioned in paragraph 1.1.2, the LDF must be an expression of the spatial elements of the **Sustainable Community Strategy** (SCS), although much of this was expressed in the Core

National planning guidance and policy

Regional Spatial Strategy—The South East Plan

Finalised 2009
Abolition expected in plan period

Sustainable Community Strategy

Published 2011

LDF

Core Strategy Document

Adopted 2008

SITES AND DETAILED POLICIES DOCUMENT

Adoption 2012

Reading Central Area Action Plan

Adopted 2009

Reading Borough Proposals Map

Timed in line with SDPD and future LDD's

DPD's

SPD's

Supplementary Planning Documents (topic-specific)

- Design
- Section 106 Agreements
- Sustainable Design and Construction
- Parking Standards and Design
- Others

Supplementary Planning Documents (site-specific)

- Station Area
- East Side of Central Reading
- Station Hill
- Battle Hospital
- Others

Type of Relationship

Consistent with   In conformity with   Have regard to

Figure 1: Relationship of Sites and Detailed Policies Document to other plans and strategies

Strategy in any case. The SDPD makes references to how the policies help to achieve both the Core Strategy and, where relevant, the SCS.

1.5.9 Figure 1 shows the relationships between the various plans in diagrammatic form.

1.5.10 The adopted SDPD replaces all the remaining policies from the Local Plan 1991-2006, which had continued to be operated as 'saved' policies. A schedule of policies replaced is set out in Appendix 2.

1.6	Process of Production

1.6.1 This is the adopted version of the SDPD (October 2012), which means that it is the final version for use in planning decisions.

1.6.2 The process of production of this document began in Spring 2008, when the Council asked the public, development industry and other stakeholders to nominate sites which could be developed or could be protected from development. A wide range of bodies responded, and almost 100 sites were nominated.

1.6.3 In October 2008, the Council began consultation on Issues and Options for the Development Management Document (DMD) and Site Allocations Document (SAD). This was the earliest stage of preparing what were then two documents. For the DMD, a range of different issues were raised for discussion, along with various options for dealing with those issues. For the SAD, all sites suggested for development or protection (unless the proposal had already been allocated in the RCAAP) were presented for consultation, along with a range of more general issues and options. The results of community involvement and sustainability appraisal of those two documents have informed the production of the SDPD. A consultation on twelve additional sites was carried out in October 2009[5].

1.6.4 An initial Pre-Submission Draft version was consulted upon between February and April 2010, along with a Draft Submission Proposals Map. However, due to a number of factors, particularly significant changes in the national planning context, it was decided that some changes to the SDPD and associated documents were necessary. A revised Pre-Submission Draft, along with a revised Proposals Map, was therefore consulted on between February and April 2011. This revised version incorporated these changes, although much of the content remained the same.

1.6.5 The SDPD was submitted to the Secretary of State in July 2011. After submission, the Secretary of State appoints an independent Inspector to consider through an Examination whether the SDPD is 'sound', which means that it should be positively prepared, justified, effective and consistent with national policy[6]. A 'sound' document can then be adopted. The Examination included hearings that took place during November and December 2011. The SDPD was found 'sound' in September 2012 and adopted in October 2012.

1.7	Evidence and Technical Reports

1.7.1 A wide array of background evidence and technical reports has been produced to accord with the requirement that a document be based on a robust and credible evidence base. These documents are all available separately, on the Council's website: www.reading.gov.uk/readingldf

1.7.2 **Background papers** produced by the Council, or for the Council by consultants, cover a range of different topics, such as housing, open space and employment land. These papers include facts and figures, as well as other considerations such as the results of consultation, and then tell the story of how these factors have resulted in the policies and proposals in this document. As such, these papers are an audit trail of how this document came about. An overall SDPD Background Paper pulls these elements together and shows how they have been coordinated.

1.7.3 A **Sustainability Appraisal** must accompany every Development Plan Document that the Council produces. A Sustainability Appraisal is a tool that highlights environmental, social and economic effects of the plan. It assesses the plan against a number of sustainability objectives in order to

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[5] New Sites and Progress Update Paper, October 2009, www.reading.gov.uk
[6] See the National Planning Policy Framework for more details

identify these impacts. It incorporates the requirement for a Strategic Environmental Assessment (SEA) introduced through a European Directive[7]. The appraisal needs to be fully integrated into the plan process, so that it can inform and influence the plan as it goes along.

1.7.4 A Sustainability Appraisal has been prepared to accompany the SDPD and the Proposals Map[8]. It comprises a more detailed assessment of the proposed policy approaches. The appraisal has been based on the Sustainability Appraisal Scoping Report, which sets out the Council's sustainability objectives, along with relevant baseline information to assist in appraising effects. The Appraisal concludes that the effects of the document would be mainly positive, and that most negative effects can be mitigated.

1.7.5 In addition, an **Appropriate Assessment** is required under Article 6 of the 'Habitats Directive' 92/43/EEC where plans may have a significant effect on a Natura 2000 site (a site with a European designation for wildlife). A Screening Appropriate Assessment (available on the Council's website) found that no significant effects on these sites were likely as a result of the SDPD.

1.7.6 Finally, the Council has also produced an **Equalities Impact Assessment**, which looked at whether the strategy will have any effects on equal opportunities in the Borough. This concluded that, where there would be any effects, they would be largely positive.

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[7] European Directive 2001/42/EC
[8] Sustainability Appraisal of the Sites and Detailed Policies Document and Proposals Map, February 2011

Figure 2: Core Strategy Vision and Objectives

CORE STRATEGY VISION

"The vision is to maintain and improve the quality of life in Reading, embracing the challenges of a dynamic, inclusive urban community of the 21st century. Everyone will have the opportunity to benefit from all that Reading can offer. Everyone has a part to play in shaping its future.

Reading's communities will be sustainable and have good access to a range of local facilities, services (including healthcare and education), housing and employment. The quality of the environment will continue to improve, and Reading will become a clean, safe and desirable place in which to live, work, study and visit. Reading will continue to develop as a regional centre serving the wider Thames Valley and provide commensurate opportunities for shopping and entertainment. It will provide headquarters for a number of major national and international companies and will be an environment where new business can start up and flourish. The centre will provide a quality environment and facilities accessible to all members of society, with good access to open space and waterspaces. The conditions to enable a high quality of life for residents in the centre will be sought as part of developments. The centre will also contribute towards maintaining and improving the quality of life for all those who live in, work in and visit Reading.

In the suburbs, appropriate development of housing and services in locations with good links to public transport services will continue. The district and local centres will perform an increasing role of providing services to local populations. Travel from the suburbs to the centre will for many people usually take the form of improved public transport. Green corridors along the Rivers Thames and Kennet will be protected and enhanced as a recreational and ecological resource".

CORE OBJECTIVES

1   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;

2   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;

3   Ensure new development is accessible and sustainable, in accordance with the

LDF sustainability appraisal objectives;

4   Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design;

5   Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport;

6   Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts and leisure facilities; and

7   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.

2 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

2.1 The Government has placed the presumption in favour of sustainable development at the heart of its approach to planning, and this is articulated in the National Planning Policy Framework, published in March 2012. It was considered necessary to include a policy on this presumption within the development plan.

SD1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise[9]. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*

- *Specific policies in that Framework indicate that development should be restricted.*

Aim of the Policy

2.2 This policy aims to ensure that decisions are taken in line with the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF). In doing so, it helps to achieve all of the core objectives of the Core Strategy.

Reason for the Policy

2.3 The policies and proposals in the SDPD, as well as in Reading's other development plan documents, reflect the presumption in favour of sustainable development set out in paragraphs 11 to 16 of the NPPF, and the inclusion of this policy avoids any doubt about whether the LDF complies with the presumption.

How will the Policy be achieved?

2.4 The policy will be delivered through decisions on applications for planning permission, which will be taken in line with the considerations set out in the policy, where the starting point is the development plan.

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[9]Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

How will the Policy be monitored?

The policy will be monitored through monitoring of the other policies within the Local Development Framework.

DEVELOPMENT MANAGEMENT POLICIES

3.   INTRODUCTION

3.1   The following sections 4 to 10 contain detailed policies to be applied on a Borough-wide basis (unless otherwise specified), which, alongside policies in the Core Strategy and Reading Central Area Action Plan, will guide development in the Borough up to 2026. These sections were originally intended to be a separate document, the Development Management Document, which was treated as separate for consultation in October 2008. These policies generally provide more detail than the policies in the Core Strategy, which are often more high-level.

3.2   A variety of issues were identified as needing to be addressed in the SDPD. These included the need to provide more detail to apply Core Strategy or national policy, as well as responding to identified local planning issues, particularly where the loss of existing policies in the Local Plan would leave a gap. A range of options for how to deal with each issue was consulted upon in October 2008, and, in most cases, a preferred option was identified.

3.3   The results of the 2008 consultation are identified separately[10], but in general, the range of issues to be identified were endorsed as being of importance, and the preferred options often agreed. In most cases, the preferred approach was also considered to have the most positive effects in the Sustainability Appraisal.

3.4   The development management sections have undergone a considerable evolution since the 2008 consultation. Some of the issues identified in 2008 are no longer being dealt with in this document (see section 11 for a full explanation). Others have been combined or reordered, and, in some cases, the preferred approach has changed. Some new areas requiring policy have also been identified. However, the main content of this part of the document is broadly in line with the preferred approaches set out at Issues and Options stage.

3.5   The background evidence explains how each of the development management policies, as well as the document itself, have evolved, and how they are justified. This evidence is available on the Council's website[11].

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[10] Statement of Public Participation Undertaken During 2008 and 2009: Site Allocations and Development Management Documents Issues and Options
[11] www.reading.gov.uk/readingldf

4. CROSS-CUTTING POLICIES

4.1 Adaptation to Climate Change

4.1.1 Adaptation is about making sure future communities can live, work, rest and play in a comfortable and secure environment in the face of inevitable climate change. Climate change is predicted to bring drier, hotter summers, higher rainfall in winter and an increase in the frequency and intensity of extreme weather events. Taking action now to help successfully achieve adaptation measures would help to reduce vulnerability for people, businesses, services and infrastructure to climate change. Adaptation measures need to be built into all new developments to ensure the sustainable development of housing, businesses and the economy of Reading.

DM1: ADAPTATION TO CLIMATE CHANGE

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- *New buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*
- *Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, etc;*
- *Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets, designed with plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; and*
- *All development shall minimise the impact of surface water runoff from the development in the design of the drainage system.*

Aim of the Policy

4.1.2 The policy aims to ensure appropriate measures to adapt to climate change are incorporated within development. This policy will help improve the quality of life for those living, working, studying in and visiting the Borough (Core Strategy objective 2), ensure new development is accessible and sustainable (Core Strategy objective 3) and will meet the objectives of the Reading Sustainable Community Strategy, which highlights the importance of environmental issues, climate change and sustainability.

4.1.3 It will help deliver the requirements of Core Strategy Policy CS1, which sets out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences of climate change.

Reason for the Policy

4.1.4 The impacts of climate change are predicted to increase over time, with winters getting warmer and wetter, while summers become hotter and drier. It is expected that there will be more extreme weather leading to impacts including intense rainfall and floods, heatwaves, droughts and increased risk of subsidence. These impacts will affect people's lives, homes and businesses as well as essential services and supplies such as transport, hospitals, water supply and energy.

There will also be significant impacts on biodiversity and the natural environment. Adaptation should focus on reducing the vulnerability of people, property and the environment to these risks[12].

4.1.5   Given the anticipated level of growth of the Borough over the coming years, it is imperative that this growth takes place in a sustainable manner incorporating climate change adaptation technologies. Buildings, services and infrastructure need to be able to easily cope with the impacts of climate change. Part of this ability to cope relates to ensuring that new development is designed to adapt to more intense rainfall, the possibility of flooding, plus heat waves and droughts. The design of developments therefore needs to more carefully consider matters such as shading, insulation and ventilation, surface water runoff and storage and the use of appropriate tree and other planting.

4.1.6   Reading is an urbanised Borough with a high proportion of hardstanding/ built form, and is built on two main rivers – the Thames and the Kennet. In addition the Holy Brook, a smaller waterway, runs through the town centre. As such the Borough is vulnerable to flooding from surface water run-off and while Reading itself was not significantly affected by the floods of 2007 and 2008, around two-thirds of the flooding during the 2007 floods was caused by surface water[13].

4.1.7   There is a need to look at the whole community and consider how developments could be affected by rainfall and the different flood pathways. Strategic Flood Risk Assessments (SFRA), and the Surface Water Management Plan (SWMP), once finalised for Reading Borough, should be used to help with this, as well as guidance on how buildings can be made more resistant and resilient to climate change by including features such as green roofs or raised floor levels.

4.1.8   Applications for change of use of existing buildings should also incorporate measures to adapt to climate change through for example, being flood repairable, i.e. when refurbishing a building, constructing internal parts in such a way that although flood water enters a building, elements that are damaged by flood water are capable of being easily repaired or replaced; raising the level of sockets above expected flood levels; inclusion of pump and sump systems below floorboards to remove water faster than it can enter the house from below ground level[14].

How will the Policy be achieved?

4.1.9   The policy will be delivered through decisions on planning applications, supported by planning conditions. The revised Supplementary Planning Document on Sustainable Design and Construction provides more detailed guidance, and should also be referred to. This policy should be read in conjunction with policy CS1 of the Core Strategy which addresses Sustainable Construction and Design.

4.1.10   The SWMP is currently at an advanced stage of preparation. Once completed, both this document and the SFRA will help deliver the policy objectives.

4.1.11   Reading's Climate Change Strategy 2008-2013, adopted as Corporate Policy also makes reference to adapting to climate change and will help with the delivery of this policy. Delivery of this policy will also be helped by applying NPPF policy to manage and reduce fluvial flood risk, and policy DM17 to provide green networks.

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[12] Environment Agency, *Adapting for Tomorrow*, June 2009
[13] The Pitt Review: Interim Report, November 2008
[14] http://www.nhbcfoundation.org

How will the Policy be monitored?

The Core Strategy already includes a target and indicator for inclusion of sustainable drainage systems on 50% of schemes (CS1), which will continue to be monitored.

4.2	Decentralised Energy

4.2.1 Policy CS1 refers to the use of Combined Heat and Power (CHP) where appropriate as part of the strategy for providing sustainable design and construction. The NPPF promotes the use of decentralised energy. Decentralised energy is a term that covers a variety of technologies, including various renewable technologies, and more efficient energy generation such as CHP. This policy promotes the use of decentralised energy including CHP and district heating, which has particular applications to a dense urban area such as Reading. It provides an explanation of when CHP or district heating should be considered as an energy efficient design measure to achieve the most up to date requirements for residential development (including Code for Sustainable Homes for new build residential) and BREEAM requirements for other types of development.

4.2.2 Electricity production is currently dominated by a centralised electricity generating system. Centralised electricity generating stations waste around two thirds of the energy in the fuels they use through the production of waste heat in generation then in electricity transmission and distribution to end users. On average around 65% of the energy is lost before it even reaches consumers. A centralised system is therefore hugely wasteful of primary energy sources and environmentally damaging due to the high carbon emissions as a result of inefficient use of those primary energy sources. If better use could be made of this waste heat, and transmission distances could be reduced, there would be major benefits in tackling climate change and improving security of supply. A decentralised energy system (which might include CHP) can help address these issues.

4.2.3 In addition the opportunity to reduce carbon emissions associated with heating requirements can be realised through the use of low carbon fuels such as biomass in the form of woodchip or wood pellets. The use of these fuels is often impractical and uneconomic on an individual dwelling basis but can be feasible when a higher heat load can be supplied from a central heat source with heat distributed to individual users via a pipe network, often termed district or community heating.

DM2: DECENTRALISED ENERGY

In meeting the most up to date Ecohomes (including Code for Sustainable Homes for new build residential) or BREEAM standard, developments of the sizes set out below shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source, including CHP.

Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of a CHP plant, or biomass-fuelled heating scheme, or other form of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision.

Where there is existing decentralised energy provision, including a CHP plant or a district energy network present within the vicinity of an application site, further developments of over 10 dwellings or non-residential development of 1,000 sq m will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.

Aim of the Policy

4.2.4   The policy aims to provide a clear direction as to the types of sites and localities suitable for 1) the introduction of decentralised energy, including CHP to the Borough and 2) future connections to existing decentralised energy plants, thereby maximising opportunities for decentralised energy. This policy will help improve the quality of life for those living, working, studying in and visiting the Borough (Core Strategy objective 2), ensure new development is sustainable (Core Strategy objective 3) and will meet the objectives of the Reading Sustainable Community Strategy, which highlights the importance of environmental issues, climate change and sustainability.

4.2.5   Smaller developments, not meeting the trigger points referred to in this policy (DM2), will still need to meet the requirements of policy CS1: Sustainable Construction and Design of the Core Strategy, including maximising energy efficiency and energy conservation measures. However, the decentralised energy options that policy DM2 is concerned with are unlikely to be an appropriate way of achieving the aims of policy CS1 for smaller developments given that decentralised energy requires a certain size of development and heat loads in order to work efficiently.

Reason for the policy

4.2.6   Decentralised energy is a term used to denote 'Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies' (definition from the NPPF).

4.2.7   CHP is an efficient form of decentralised energy supply providing heating and electricity at the same time. CHP plants, although often fuelled by fossil fuels, are much more efficient than large centralised power stations, because the heat is used either as process heat in industry or distributed around buildings via a district heating system. The availability of a local district energy network connected to the decentralised energy generation plant means the CHP plant can be integrated with other fuels/technologies such as biomass, geothermal energy, or solar collectors. Much lower levels of energy are lost in transmission compared to centralised generation because distances from the point of generation to the point of use are relatively very short. Given that CHP involves the simultaneous generation of usable heat and power (usually electricity) in a single process, the amount of heat that is wasted is reduced and the heat that would normally be wasted to the atmosphere, rivers or seas can be put to use.

4.2.8   By seeing the energy system as a whole and locating energy production close to where it is used, it is possible to use both the heat and electricity generated and provide a doubling in the efficiency of current electricity generation and use as delivered by the mix of centralised power stations.

4.2.9   A decentralised system provides a more sustainable energy solution that helps to combat climate change and provides future generations with more security over energy provision than a centralised energy system.

4.2.10 The NPPF actively promotes bringing forward decentralised energy, with an expectation that new development will comply with adopted Local Plan policies on local requirements for decentralised energy. The NPPF also refers to identifying opportunities for energy supply for development to be drawn from a decentralised, renewable or low carbon supply system and for co-locating potential heat customers and suppliers.

4.2.11 Following the production of heat spot maps, a feasibility study of the Borough, carried out by Thames Valley Energy (TVE), has identified potential opportunities for decentralised energy provision including district heat energy provision and CHP plant, which consider both existing and likely new development in the Borough as allocated in the SDPD.

How will the Policy be achieved?

4.2.12 The policy will be delivered through decisions on planning applications, supported by planning conditions. The revised supplementary planning document on Sustainable Design and Construction should also be referred to. This policy should be read in conjunction with policy CS1 of the Core Strategy which addresses Sustainable Construction and Design.

4.2.13 The policy is likely to mainly apply to major developments in Central and South Reading, given the mixed nature and size of schemes being proposed in these locations. However, it is possible that appropriate sites could come forward in other parts of the Borough.

4.2.14 The success of such a scheme, both in terms of, for example, establishing the CHP plant (as part of a decentralised energy network) and future connections to the plant of both existing buildings and new buildings, will be dependent on the creation of strong partnerships between Reading Borough Council where relevant, the developer or representative of existing businesses and an Energy Service Company (ESCO). The involvement of an ESCO will allow multiple users to access the energy from the scheme and set out the contracts for doing so.

How will the Policy be monitored?

Proportion of permitted developments of over 20 dwellings or 1,000 sq m in Central and South Reading providing or linking into existing decentralised energy provision (Target: at least 50%)

4.3   Infrastructure

4.3.1 Core Strategy Policy CS9 is a high level policy that sets out the objective of securing infrastructure, services, resources and amenities to ensure that development is both sustainable, and contributes to the proper planning of the area[15].

DM3: INFRASTRUCTURE PLANNING

Proposals for development will make appropriate provision for the following infrastructure, services, resources and amenities. Such provision will be secured through planning obligations and/or the Community Infrastructure Levy as relevant.

In determining appropriate provision or contributions, the highest priority will be given to the following:

- *Transport infrastructure including major cross boundary or sub-regional infrastructure projects;*
- *Open space, green infrastructure and other measures to improve or enhance biodiversity;*
- *Education including cross boundary facilities;*
- *Economic development services and infrastructure, including employment, skills and training development initiatives and childcare provision.*

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[15] Policies CC7, CC8, RE4, S1, T1 and T14 of the South East Plan also provide context to this policy

Where relevant a high priority will also be given to the appropriate provision of the following:

- *Energy infrastructure, including decentralised energy projects;*
- *Health provision; and*
- *Police Service infrastructure.*

Other measures, as follows, may also be considered, where a specific need is identified and justified: -

- *Community facilities;*
- *Leisure and cultural infrastructure, including public art, library and archive services;*
- *Reading Central Area infrastructure and amenities, including public realm and street care enhancements;*
- *Environmental improvements outside the Central Area, such as within local centres, including off site street tree and other tree planting;*
- *Measures to tackle poor air quality or for on-going air quality monitoring; and*
- *Flood mitigation and prevention measures.*

Developers are required to contribute towards the ongoing local authority costs of monitoring the implementation and payment of planning contributions.

Aim of the Policy

4.3.2 Core Strategy Policy CS9 sets out the infrastructure planning framework and provides the basis for justifying infrastructure provision as part of development proposals. However, there are numerous competing demands for infrastructure provision and funding. This policy is intended to define the Council's priorities for additional infrastructure, services and facilities that should be provided to make new development sustainable. In doing so, it helps to achieve core objective 2 of the Core Strategy. It also enables the Council to operate the Community Infrastructure Levy.

Reason for the Policy

4.3.3 Under existing Council policy and in its existing SPG on Planning Obligations, affordable housing, transport, open space and education, and in the case of commercial development, economic development initiatives, are clear priorities for developer provision or contributions, unless there are particular circumstances relating to a particular development. It is proposed that those components remain the priorities for provision. Green infrastructure (in conjunction with open space) has also been added to this priority list. In addition, as proposals are developed over the life of the LDF, the following will also be classed as priorities:

- Energy infrastructure, including decentralised energy projects that might include district heat and power plants and distribution in major development areas such as the central area or South Reading, renewable energy projects etc;
- Health provision, e.g. hospital capacity, surgeries and clinics, drop in facilities etc;
- Police Service infrastructure.

4.3.4 Provision or contributions towards other infrastructure, services and facilities will be sought as appropriate in relation to the particular circumstances of each application or as appropriate through the Community Infrastructure Levy regime.

How will the Policy be achieved?

4.3.5   Core Strategy policy CS9 refers to the preparation of a supplementary planning document as a means to provide the necessary detail on the implementation of the policy. This intention has now been overtaken by the introduction of the Community Infrastructure Levy (CIL[16]), to achieve appropriate levels of infrastructure provision as part of new development. Work to prepare for CIL will include producing a detailed charging schedule setting out the local levy rates and those items of infrastructure for which levy will be sought. The process of planning obligations will operate alongside CIL, mainly to mitigate against site specific impacts and to achieve affordable housing in accordance with policies in the Reading Borough LDF. It is anticipated that a revised SPD will be prepared on S106 planning obligations to set out the detail for those areas which will continue to be funded through S106 rather than CIL.

4.3.6   Development proposals will be expected to mitigate all relevant impacts in accordance with the criteria and rate of contribution and/or levy as set out in relevant documentation[17]. However, where it will not be possible to mitigate all relevant impacts or needs, for example for reasons of viability, the Council will take into account priorities, as set out in the policy, when seeking to agree an appropriate range of measures.

4.3.7   Policy DM3 will need to be read in conjunction with the Council's Infrastructure Delivery Plan as well as taking account of relevant strategies, plans and best practice. In accordance with the provisions of national policy as set out in the NPPF it needs to take account of the effect of the policy on the viability of development and the potential to dilute the provision of affordable housing as part of development proposals. In particular, in considering planning obligations, the relevant tests will need to be applied as set out in Regulation 122[18] of the CIL Regulations (April 2010)[19]. Policy DM3 also takes account of those CIL Regulations (and future policy framework[20]).

How will the Policy be monitored?

The Core Strategy already includes an indicator for monitoring Section 106 contributions (CS9), which will continue to be monitored along with CIL once introduced.

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[16]Community Infrastructure Levy Regulations 2010 as amended
[17] A revised Supplementary Planning Document for S106 Planning Obligations and Community Infrastructure Charging Schedule and supporting evidence base.
[18]1) Necessary to make the development acceptable in planning terms; 2) Directly related to the development; 3) Fairly and reasonably related in scale and kind to the development. The Tests are also set out in Para 204 of NPPF.
[19]Amended CIL Regulations published April 2011
[20]Proposals to introduce a new policy on planning obligations as part of a Planning Policy Statement.

4.4 Safeguarding Amenity

4.4.1 One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. This policy is applicable to any type of development.

DM4: SAFEGUARDING AMENITY

Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell; or*
- *Crime and safety.*

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes.

Aim of the Policy

4.4.2 The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life.

4.4.3 This fits in well with themes of the Sustainable Community Strategy, such as improving quality of life and good quality neighbourhoods. This also helps to achieve Core Strategy objective 2 in that it improves the quality of life for those living in the Borough.

Reason for the Policy

4.4.4 The Core Strategy ensures that substantial levels of development will take place in Reading in coming years, and that the vast majority of it will take place in the existing urban area of Reading. Although the mix of uses sought by the Core Strategy will be generally beneficial to Reading, this increasing concentration of different types of development may give rise to some tensions between uses.

4.4.5 Most tensions can be avoided by careful design, siting and orientation of buildings and spaces, paying particular attention to those aspects which are most likely to cause issues (e.g. car parks, bin stores and noisy equipment), and which are most sensitive to effects (e.g. children's play areas, outdoor spaces or habitable rooms). Planning conditions can also be used to deal with matters such as the installation of extraction systems, hours of operation, or preventing a development from changing its character.

4.4.6 There is not any current policy prescribing the location of employment uses below 2,500 sq m. Such a policy is not required, as long as impacts on residential amenity are carefully controlled. This policy will therefore be regularly applied to new or expanding employment uses. Where HGV movements (vehicles having a gross laden weight greater than 7.5 tonnes) are to be generated, apart from during construction, it is not appropriate that residential roads are used.

4.4.7 This policy applies equally to amenity levels within new residential developments. For instance, layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below proposed and neighbouring bedrooms. Another example is that 'dual aspect' units will help to increase access to light.

4.4.8 Other policies in this document deal specifically with uses which often have particular amenity impacts, for instance residential conversions (DM8) and house extensions (DM9). Policy DM4 must be read in conjunction with these policies where they apply.

How will the Policy be achieved?

4.4.9 The policy will be achieved through decisions on planning applications, and, where possible through discussions on layout at the pre-application stage. Conditions may be applied to a permission to ensure that the aims of this policy are achieved.

4.4.10 There is good practice guidance available on some of these issues[21]. The Council's Supplementary Planning Guidance on House Extensions provides some useful guidance on how extensions can be designed to accord with the principles of this policy, and that SPG continues to be current. For instance, the SPG sets out a basic way to protect light to main rooms in adjoining dwellings, through avoiding extensions that would infringe on an area measured at an angle of 45° from the midpoint of the closest window to a habitable room in a neighbouring property.

4.4.11 This policy applies only to the end result of developments. The construction process should usually be dealt with through other mechanisms.

How will the Policy be monitored?

Percentage of appeals where policy DM4 was a reason for refusal, where the Inspector does not uphold that reason for refusal (Target: less than 33%)

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[21] For instance, reference to the 'BRE Site Layout Planning for Daylight and Sunlight: A guide to good practice' document may be of use in ensuring that new development adjacent to residential properties is not of adverse bulk and does not block out sunlight and daylight to habitable rooms and outdoor living spaces.

5.   HOUSING

5.1   Housing Mix

5.1.1   Providing a range of housing that matches the needs of the population in the Borough is essential, and helps to ensure that there is a range of dwelling types in Reading to meet requirements for different groups, and for people at different stages of life.

DM5: HOUSING MIX

On new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations.

Planning decisions will ensure that all new-build dwellings in any location will be built to 'Lifetime Homes' standards, having regard to all other material considerations.

Aim of the Policy

5.1.2   The policy aims to provide more detail to Policy CS15 of the Core Strategy, which seeks an appropriate range of housing types and sizes, and an appropriate proportion of dwellings built to 'Lifetime Homes' standards. In doing so, it meets the requirement in the NPPF that Local Planning Authorities plan for a mix of housing based on factors including the needs of different groups in the community (paragraph 50).

5.1.3   The policy helps to ensure an appropriate housing supply, which is part of the Sustainable Community Strategy.

Reason for the Policy

5.1.4   As set out above, the NPPF requires that a mix of housing is planned for. The Berkshire Strategic Housing Market Assessment forecast that the growth in households in Reading Borough between 2006 and 2026 would be divided as follows:

- *Couple households (including with children)*   *6%*
- *Lone parent households*   *14%*
- *One person households*   *67%*
- *Other households (including multi-person)*   *13%*

5.1.5   On the face of it, therefore, the demand for housing is mainly for one-person households and therefore small dwellings. However, this would be an extreme oversimplification. Over recent years, thousands of small flats have been built in Reading, and many more are permitted, or are likely to be developed on sites allocated in the Reading Central Area Action Plan (RCAAP). The other factor is that the size of household does not necessarily equate to the size of dwelling. It cannot be assumed that larger dwellings will be occupied by families. For instance, often childless couples have a greater buying power for larger dwellings in any case.

5.1.6   A background paper[22] has demonstrated that, in fact, the greatest need over the plan period is likely to be for dwellings containing three or more bedrooms. Indeed, to completely rebalance the effects of previous development and the likely level of development in the centre, virtually

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[22] Housing Mix Background Paper, available on the Council's website

all the new provision outside the RCAAP area would need to be of more than 3 bedrooms. However, the uncertainties around equating household size with dwelling size, and the fact that such an approach could in some cases work against the objective of creating mixed and balanced communities, make this an unreasonable approach. Redressing the balance more gradually through seeking over 50% of provision as more than 3 bedrooms is more appropriate.

5.1.7   Between 2001 and 2008, 83% of new dwellings built in Reading were in the form of flats. This clearly fulfilled a need, and flats will continue to play a role in providing accommodation, particularly in the centre. However, developments comprising mostly flats in suburban areas are often out of character, and may not be in accordance with the approach of linking density to dwelling size. They do not address the needs of many families in the same way that houses do. Again, there is therefore a need to redress the balance. For the avoidance of doubt, the reference to the 'majority' in the policy refers to 50% or more.

5.1.8   The exceptions to the policy on size and type are in defined centres. The RCAAP already contains an equivalent policy (RC9). Within smaller centres, it is desirable to provide housing above shops for a variety of reasons, and this aim would be difficult to fulfil under policy DM5.

5.1.9   Lifetime Homes standards are a set of 16 criteria, to enable those homes to meet the needs of all people and be capable of adaptation to meet needs as circumstances change. These 16 criteria are simple design features which can be incorporated into new homes at a low cost. Criteria are set out in the Glossary to this document. An appropriate proportion of Lifetime Homes must be defined in order to apply policy CS15 of the Core Strategy. Given that the additional cost of designing to these standards is minimal, and the long-term aims of the Government are that all new houses will be in accordance with Lifetime Homes standards, it is considered that the appropriate proportion for Reading is 100%, as recommended by the report on Berkshire's response to the Lifetime Homes debate[23]. There are clearly needs that Lifetime Homes will address, notably the ageing population of Reading (see paragraph 5.3.3), and the priority of the Housing Strategy 2009-2014 to move towards more independent living for elderly people and those with a physical disability, including enabling them to remain in their own homes. However, Lifetime Homes is about more than addressing specific needs. It is a changing approach, which enables those who do not have specific needs now to remain in their homes as their circumstances change. As such, it is heavily related to the requirements in policy CS1 for more sustainable homes.

How will the Policy be achieved?

5.1.10 The policy will be delivered through development of new housing. The Lifetime Homes standards are set out in the Glossary of this document.

5.1.11 In applying this policy, any room designated as a bedroom should contain at least 6.5 sq m of useable floorspace, and 3- or more bedroom dwellings should contain at least one bedroom of 10 sq m or more useable floorspace.

How will the Policy be monitored?

Proportion of new dwellings completed outside centres with three bedrooms or more (target: over 50%).

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[23] Housing for an Ageing Society: The Berkshire Authorities' Response to Lifetime Homes, Lifetime Neighbourhoods (WYG, 2009)

5.2   Affordable Housing   *[This section was amended on 27th January 2015—see note on page 3]*

DM6: AFFORDABLE HOUSING

On development sites of less than 15 dwellings, the following proportions of affordable housing provision will be provided:

- *on sites of 10 – 14 dwellings 30% provision;*
- *on sites of 5 – 9 dwellings 20% provision; and*
- *on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.*

For sites of more than 4 dwellings, provision should be made on site in the first instance with a financial contribution being negotiated to make up the full requirement as appropriate.

In all cases where proposals fall short of the policy targets as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

In determining residential applications the Council will assess the site size, suitability and type of units to be delivered in relation to the current evidence of identified needs. The Council will seek an appropriate tenure mix of affordable housing to include social rented, affordable rent, intermediate rent and shared ownership affordable units.

Priority needs are for family sized housing, specialist accommodation for vulnerable people and extra care housing. The Council will regularly monitor and review the need for, and delivery of, affordable housing.

Aim of the Policy

5.2.1   The key national policy goal is that everyone should have the opportunity of a decent home, which they can afford. National policy seeks to provide sustainable, inclusive mixed and balanced communities in all areas. The key characteristics of a mixed community are defined as a variety of housing, particularly in terms of tenure and price, and a mix of different households such as families with children, single person households and older people. This policy seeks to achieve those aims. In doing so it achieves core objective 2 of the Core Strategy.

Reason for the Policy

5.2.2   The NPPF indicates that obligations and policy burdens should be weighed against viability considerations. It notes that affordable housing should involve high quality design.

5.2.3   The Berkshire Strategic Housing Market Assessment (SHMA), along with the Housing Needs Assessment published in 2012, provides up to date evidence of the high level of need for affordable housing that exists in Reading and the surrounding areas. The Berkshire SHMA has informed the preparation of the Reading Borough Housing Strategy 2009-2014 that sets out strategic housing objectives and priorities for housing provision within the overall needs identified. The provision of family sized housing, specialist accommodation for vulnerable people and extra care housing for the elderly have the highest priority under the Strategy. These priorities are reflected in the policy.

How will the Policy be achieved?

5.2.4   In implementing the policy, the Council will have regard to the definitions and provisions in relevant national guidance. The type/mix of affordable housing provided should reflect the type/mix of the development as a whole and at least reflect the type/mix sought under Policy CS16. Affordable housing provision should include an appropriate proportion of wheelchair accessible homes within the mix, and should comply with the Lifetime Homes requirements. All development should meet the appropriate standards for Sustainable Design and Construction and an appropriate quality of design.

5.2.5   In the case of residential-only and mixed-use schemes, Reading's policy preference is for the affordable housing contribution to be in the form of serviced land or completed units on site. This contributes to forming mixed communities in line with national and other planning policy. In exceptional cases, it may be acceptable for the required affordable housing to be provided off-site, or for an appropriate financial contribution to be made instead of on-site provision. Examples may include sites where there are existing concentrations of particular types of affordable housing, where there are demonstrable benefits to be gained by providing the new units elsewhere (e.g. to create more socially-balanced communities), or where there is an opportunity to provide a particular type of much needed housing elsewhere (e.g. family housing). Under this policy it is accepted that affordable housing provision can take place off site or through contributions in the case of sites of less than 5 dwellings.

5.2.6   Affordable housing contributions must be secured in perpetuity and thus be available to successive generations of households in recognised housing need. The most effective way of doing this is through the involvement of a registered provider (RP).

5.2.7   The Council has carried out an informed assessment of the viability of the various thresholds and proportions of affordable housing proposed under its affordable housing policies. This assessment shows that the thresholds and proportions required can be achieved without making these forms of development unviable. However, it is accepted that these circumstances will not always exist and that meeting the targets set will be ambitious in some cases in different economic conditions. Where applicants can demonstrate, to the satisfaction of the Council, exceptional difficulties in bringing a site to market, it will be prepared to consider detailed open book evidence on the viability of a particular scheme and, where justified, to reduce the affordable housing requirement. However, as development costs are usually reflected in the residual land value, the purchase price of a particular site will not, on its own, be a reason for reducing the affordable housing requirement.

5.2.8   The tenure, size and type of affordable housing provided as part of any scheme should respond to the identified need for affordable housing taking account of the details and specific priorities set out in an Affordable Housing Supplementary Planning Document or other Supplementary Planning Document. New development should therefore include a range and mix of tenures, sizes and types (e.g. house types, flats) of affordable housing (as appropriate depending on site size) to reflect local needs and to reflect the range and mix of house types in the scheme as a whole (i.e. the mix of dwelling sizes in the provision of affordable housing should reflect the mix proposed for the private housing).

How will the Policy be monitored?

Provision of affordable housing on permitted sites (Target: 30% on sites of 10-14 dwellings; 20% on sites of 5-9 dwellings; and 10% on sites of 1-4 dwellings).

| **5.3** | **Accommodation for Vulnerable People** |

5.3.1 Reading is facing a range of housing needs over the coming years, and it is vital to recognise some of the more complex needs that should be taken account of specifically in future provision. Groups covered by this section include elderly people, people with learning or physical disabilities, people with mental health problems, young people at risk, children, people with a drug or alcohol problem, ex-offenders, homeless people, asylum seekers and people fleeing domestic violence.

DM7: ACCOMMODATION FOR VULNERABLE PEOPLE

(i) *Development providing specialist accommodation for vulnerable people will address the identified needs, which are primarily for accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities. There is not generally a need for new large residential institution facilities or hostels for these groups. An exception to this is for frail elderly people, where there is a need for some new residential care space.*

(ii) *Development for specialist accommodation for vulnerable people will fulfil the following criteria:*

- *Developments will, where possible, locate accommodation close to, or incorporate, relevant community facilities, such as healthcare services, or day care for elderly people;*

- *Where development would result in a loss of general housing, it must meet identified needs in the most up-to-date Housing Strategy and be able to accommodate at least an equivalent number of people;*

- *Larger developments will include adequate provision for ambulance access;*

- *Developments within residential areas will be designed to respect the residential character of their surroundings; and*

- *Where a development requires a new physical link between buildings and where the gaps between buildings form part of the character of a street, the need for a linkage must be clearly demonstrated, and must avoid negative impacts on the character of the street.*

(iii) *Development catering for people with limited mobility will fulfil the following criteria:*

- *Developments should be located within 400 metres of an identified district or local centre and a bus stop on a strategic bus route[24]; and*

- *Development should include secure storage for mobility scooters.*

(iv) *Affordable specialist housing for vulnerable people that meets the needs of the most up to date Housing Strategy may count towards affordable housing provision in line with policies CS16 and DM6.*

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[24] See definition in Core Strategy policy CS4

Aim of the Policy

5.3.2   The policy aims to ensure that identified housing needs of vulnerable groups are met, and that the provision reflects the priorities identified in the most up to date Housing Strategy. This helps to ensure an appropriate housing supply, which is part of the Sustainable Community Strategy, and also core objective 2 of the Core Strategy, in creating inclusive, sustainable communities with good access to decent and affordable housing.

Reason for the Policy

5.3.3   The Borough faces a range of housing needs from different groups over the coming years. Whilst some of these derive from an ageing population (for instance, the amount of people in Reading between 60 and 79 years is expected to substantially increase to 2026[25]), they also emerge from the fact that many people with existing needs are in poor or unsuitable accommodation[26].

5.3.4   The Housing Strategy 2009-2014 contains a more detailed assessment and breakdown of needs. One of the key elements to emerge is that, for the most part, accommodation that supports more independent living is required, rather than large new nursing homes. This may include extra-care housing, supported living and sheltered housing. Depending on factors including the level of care provided, this may fall into either the C2 or C3 use classes.

5.3.5   Certain types of development will have specific requirements in terms of determining planning applications, which are set out in (iii) above. However, it is also important to state that these are essentially residential facilities, appropriate for residential areas, to which policies on matters such as residential amenity, outdoor space, flooding and pollution also apply.

5.3.6   Some types of facilities, including extra care, will require on-site facilities such as a restaurant, laundry, and staff offices. Where the use of these facilities is dedicated to residents and staff, they are ancillary to the existing use and do not need to fulfil the location tests in national planning policy and elsewhere.

5.3.7   In terms of the application of the criterion regarding physical links, possible techniques for avoiding impacts include setting back from the building line, reducing height and using appropriate materials.

How will the Policy be achieved?

5.3.8   The policy links with the Housing Strategy 2009-2014, which will be delivered through a range of mechanisms, and should be read in conjunction with that document (or a replacement). In particular, the policy will be delivered through decisions on planning applications, and inform pre-application discussions.

5.3.9   The Council is actively supporting greater independence through other measures, particularly 'supported living'. The Council will increase the number of supported living placements, as detailed in the Housing Strategy 2009-2014.

How will the Policy be monitored?

Amount of additional extra-care housing developed (Target: 120 by 2012, increasing to 240 at 2014).

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[25] Housing Strategy 2009-2014
[26] See background information – Accommodation for Vulnerable People Background Paper – for more details

5.4   Residential Conversions

5.4.1   Residential conversions have an important role to play in housing land supply in Reading. The subdivision of large houses has often enabled renovation and affordable maintenance of properties. Conversion to flats has also added a valuable supply of reasonably affordable private rented accommodation, meeting a need in the market. The Council's Housing Strategy 2009-2014 notes that the private rented sector is a very important part of the housing market in Reading. However, in some circumstances, residential conversions have proved unsatisfactory, providing poor or inadequate accommodation for tenants and leading to problems and issues for adjoining residents and for wider local areas. The significant loss of family housing can erode the character of an area through insensitive individual conversions and the cumulative impacts of physical changes to properties as a result of such use. Additionally, conversions, either individually or cumulatively, can have a harmful impact on the character of the area through unduly diluting mixed and sustainable communities. Conversely, in locations with already high numbers of flats or houses in multiple occupation, conversions to single family housing could help create a more mixed and sustainable community.

5.4.2   Council Tax data indicates that 27.4% of the dwellings in Reading are currently rented privately, compared to a national rate of only 11.9%. Work on the private rented sector by the Council in developing its Housing Strategy, using data such as Private Sector Stock Condition Survey, shows significant problems and issues associated with private rented sector property in Reading. Whilst the strategy wishes to continue to develop a healthy private rented sector, this must be undertaken in a manner that minimises the potential adverse impacts that high concentrations of conversions and intensification of use can bring to areas of the Borough.

5.4.3   In certain parts of the Borough, there are high concentrations of flat conversions and houses in multiple occupation, in part reflecting the very high student population which is especially prevalent around the universities. In the vicinity of the universities, a high proportion of the housing accommodates students. Given that they are predominantly present during term time only, it can leave some roads and areas feeling quite dormant at other times, failing to achieve a mixed and sustainable community.

5.4.4   Core Strategy Policy CS18 provides a high level framework for determining planning applications for residential conversions. Recent years have seen a growth in residential conversions and the private rented housing market raising a variety of issues and intensifying several pre-existing concerns over the impacts of conversions. A more detailed policy is needed to replace the existing local plan policy and to complement Core Strategy policy CS18.

DM8: RESIDENTIAL CONVERSIONS

Proposals to convert properties into self-contained flats or for multiple occupation under Core Strategy Policy CS18 will only be acceptable where:

- *The proposal respects the physical character of the area and additionally would not, either individually or cumulatively, unduly dilute or harm an existing mixed and sustainable community through the significant loss of single family housing;*

- *There are no unacceptable adverse impacts to other residential properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties;*

- *There is appropriate sound insulation between proposed and neighbouring units and layouts avoid inappropriate stacking and location of rooms between units;*

- *Bin and cycle storage is of an appropriate size and standard for the units proposed and should be located at ground floor level with easy access.*

Additionally, in the case of self-contained flats:

- *The property to be converted has four or more bedrooms or measures more than 120 square metres gross[27];*

- *At least 25% of the units formed and, where there are 4 or fewer units at least one unit of accommodation, should be suitable for family occupation with a minimum of two bedrooms;*

- *Individual units provide appropriate minimum internal floor standards and headroom in accordance with the Council's adopted minimum internal floorspace standards;*

Additionally, in the case of sui generis houses in multiple occupation (HMOs):

- *The property to be converted has four or more bedrooms or measures more than 120 square metres gross[27];*

- *There is an appropriate balance between communal and private areas for sui generis HMOs.*

Aim of the Policy

5.4.5   The policy aims to ensure that only appropriate residential premises are converted to smaller dwellings, and that conversions do not create significant issues for surrounding areas. It helps to achieve core objective 2 in maintaining and improving quality of life and ensuring access to decent housing. It also seeks to ensure that the significant loss of family housing does not erode the character of the area and additionally, does not result in individual or cumulative harm to an area through the failure to ensure that communities are mixed and sustainable.

Reason for the Policy

5.4.6   This policy relates to both small and large Houses in Multiple Occupation (HMOs) in addition to conversions to flats. A small HMO (those occupied by 3-6 unrelated individuals sharing one or more basic amenity/ies) falling within a C4 use class has permitted development rights to change between the C4 and C3 (general residential) use classes without the need for a planning application. In areas where there is a need to control HMO development, local authorities have the power to make an Article 4 direction to remove these permitted development rights and require planning applications for such changes of use. Applications submitted as a result of this process for the C4 planning use class will be assessed against this policy, CS18: Residential Conversions of the Core Strategy and any other relevant policy including DM4 (Safeguarding Amenity).

5.4.7   If there are more than six unrelated occupants sharing one or more basic amenities, the property is likely to be classed as a 'large HMO' (sui generis) which will be outside use class C4.

5.4.8   Generally, conversions provide for a market need for small, flexibly let accommodation reflecting household formation trends in the population and the more transient nature of parts of the labour market. However, there has been a substantial increase in applications for conversions over recent years as well as evidence of large numbers of unauthorised conversions. It is clear that significant effects on the character of an area or street are being experienced in several parts of Reading where large numbers of conversions are taking place. Such streets are suffering

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[27] When calculating the floor area of a property the measurement should be based on the external dimensions as at 1st July 1948 or when built (which ever is the later)

from impacts such as significant car parking problems including parking abuse; clutter and untidiness; a plethora of satellite dishes; poor building maintenance; increased activity, noise and nuisance, etc. The quality of conversions, particularly where unregulated, can also be poor, with poor standards of accommodation and health and safety fears.

5.4.9   Policy CS18, along with this policy, seeks to deal with both the wider impacts of conversions on an area as well as the more detailed considerations with which individual proposals should comply. The individual or cumulative impact of any conversion from a single family house should not cause harm to the mixed and sustainable community. This policy also ensures that where permitted development rights are removed to change between C3 and C4, the cumulative harm and other implications can be assessed to ensure that communities are mixed and sustainable. Any further Supplementary Planning Document produced by Reading Borough Council will also address these points.

5.4.10 It is important to read this policy in conjunction with policy DM4 on safeguarding amenity, as many of the planning issues associated with house conversions relate to impacts on neighbours.

How will the Policy be achieved?

5.4.11 The policy will be delivered through decisions on planning applications, supported by planning conditions. In areas where there is a need to control HMO development, local authorities have the power to make an Article 4 direction to remove these permitted development rights, and the Council will, where appropriate, consider use of this power.

How will the Policy be monitored?

Percentage of appeals where policy DM8 was a reason for refusal, where the Inspector does not uphold that reason for refusal (Target: less than 33%).

5.5   House Extensions and Ancillary Accommodation

5.5.1   It is clear that the ability to extend a house can be of great importance. Such extensions ensure that houses are able to cope with changing family circumstances, and makes sure Reading's housing stock is flexible. However, there is clearly a need to balance this against the effects which some extensions can have, which may be wide-reaching. The Policy relates to all types of extension and ancillary accommodation, such as porches, dormer windows and ancillary buildings (e.g. garages and sheds).

DM9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

An extension to a house will be acceptable where it:

- *Respects the character of the house in terms of scale, location, materials and design;*

- *Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; and*

- *Does not present a large blank façade to public areas.*

In addition to the above, ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

Aim of the Policy

5.5.2 The policy aims to ensure that, where there is a wish to extend a house, that this is acceptable unless there would be other overriding considerations. It helps meet Core Strategy objective 2, in that it helps improve the quality of life for Reading's residents, and also objective 4 in maintaining and enhancing the built environment.

Reason for the Policy

5.5.3 Reading is a dense urban area, and there is limited land for new housing development. When household needs change, particularly through growing families, the ability to extend a house can give an alternative to moving to a larger property, often in a less accessible location, or out of the Borough. Such a movement of families can act against creating mixed communities. Therefore, it is important to ensure that, where a household wishes to stay in an existing house, there is as much flexibility as possible to do so. However, extensions can cause major planning issues, and these must be addressed in policy.

5.5.4 It is important to read this policy in conjunction with DM4 on safeguarding amenity, as most of the planning issues associated with house extensions relate to impacts on neighbours.

5.5.5 Extensions to the side and front of houses are particularly visible. In these cases, it is important to reflect the character of the street and ensure that an extension is not visually dominant in a way that detracts from its surroundings. Extensions should reflect the building line, or, preferably, be set back from the building line. They should also ensure that, where gaps between dwellings are a key part of the character of the street, they are retained. Some types of additions, for example box-shaped dormer windows facing the highway, are unlikely to be acceptable under the terms of this policy.

5.5.6 A number of demographic trends are also at work in Reading, including an ageing population, as well as less traditional household arrangements. The provision of ancillary accommodation, such as granny annexes, can be one housing solution to some of these trends. It is consistent with the aims expressed under policy DM7 of ensuring that elderly people, or other more vulnerable groups, are able to live as independent a life as possible. However, this ancillary accommodation should not be a way of introducing new dwellings by stealth. Ancillary accommodation could be considered a separate dwelling where it:
- Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;
- Has its own front door without internal links to the main house; and/or
- Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created.

How will the Policy be achieved?

5.5.7 The policy will be delivered through decisions on planning applications, supported by planning conditions and, where necessary, obligations to ensure that extra accommodation remains ancillary to the main dwelling. Although it will only apply where an extension is not permitted development, it also serves as a useful guide for developments that do not require planning permission on how to minimise effects of the development. This policy should be read in conjunction with policies on safeguarding amenity (DM4), private outdoor space (DM10) and loss of trees (CS38). The Council's SPG on House Extensions provides some useful design guidance, and that SPG continues to be current.

How will the Policy be monitored?

Continued monitoring of policy CS7: Design will be applied specifically to schemes for house extensions.

5.6 Private and Communal Outdoor Space

5.6.1 Access to private or communal outdoor space can make a vital contribution to a high quality of life. In addition to providing opportunities for outdoor living and enjoyment, amenity space serves functional requirements, such as refuse storage and clothes drying. Outdoor amenity space includes private spaces such as gardens or courtyards (front, back and side), shared communal spaces, balconies and roof gardens.

DM10: PRIVATE AND COMMUNAL OUTDOOR SPACE

Dwellings will be provided with functional private or communal open space that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

Aim of the Policy

5.6.2 The policy aims to ensure that households have access to an appropriate level of open space to ensure a healthy lifestyle and high quality of life. This helps to improve quality of life (Core Strategy objective 2) and maintain and enhance the built environment through high quality design (objective 4). It also contributes to achieving the sustainable growth and other objectives relating to quality of life of the Sustainable Community Strategy.

Reason for the Policy

5.6.3 Reading is a comparatively dense urban area, and recent high-density developments have accentuated this pattern. Against this background, the need to ensure that dwellings have sufficient private or communal outdoor space becomes vital to ensure that a high quality of life can be achieved. The need to require provision of private outdoor space was one of the key messages from public consultation at the Issues and Options stage of the LDF Core Strategy. It has also been identified by a study of recent residential developments in Reading[28] as a key aspect of design quality, as has the need to make sure that it is clear which areas are private, which are communal, and which are public.

5.6.4 This policy also fits with other areas of the strategy. For instance, there is an identified requirement for housing which will be suitable for families, and good levels of outdoor space are a necessary element of such housing. In complying with Policy CS7, particularly the requirement to respond positively to local context and create or reinforce local character, developments will have to respect spacing and openness where this forms part of the character of an area. Inevitably that may well dictate requirements for private and communal space. In addition, requirements for privacy, and other amenity considerations may dictate distances between properties that will result in spaces to provide for private and communal space.

5.6.5 Flats in central Reading will not require the same amount of outdoor space as houses in other parts of Reading, and the sites are usually more constrained in any case. This is because often

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[28] Residential Design and Quality of Life in Reading, Roger Evans Associates and the Survey Shop, 2007

the needs of residents within central Reading can be different to those of the rest of the Borough. Flats in central Reading[29] are less likely to attract families, and the ability to walk to public open space nearby reduces the need for private open space.

5.6.6 The policy does not just relate to development of new dwellings. Other types of development, such as the conversion of a house into flats, and house extensions that would result in a loss of outdoor space, will also be judged against the policy. Whilst conversions usually only have an existing level of space to work with, they will not be acceptable where they cannot comply with the policy.

5.6.7 It is important to read this policy in conjunction with Policy DM4 on safeguarding amenity and Policy DM8 on residential conversions, as many of the planning issues associated with the provision of private or communal garden areas have implications in terms of potential impacts on neighbours and in respect of dwelling conversions.

How will the Policy be achieved?

5.6.8 The policy will be delivered through decisions on planning applications. It should be noted that requirements in this policy are in addition to requirements for public open space under policy DM16.

5.6.9 In determining the appropriate level of private and communal open space for the new development, the constraints of the site and the extent of deprivation of public open space within the proposed scheme will be taken into consideration. Where communal open space provision may not be considered a necessary requirement for flats within Central Reading, suitable balconies and roof gardens should be provided.

5.6.10 In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation:

(a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space).

(b) Flats outside central Reading:
- 1 and 2-bedroom: 25 sq m per flat
- 3 or more bedrooms: 40 sq m per flat
- Sheltered units: 20 sq m per unit

(c) Development in central Reading will not always be expected to comply with the standards set above. Open space is nonetheless required, unless exceptional circumstances prevail, to accommodate modest sitting out areas and clothes drying facilities.

These standards were defined in the Council's Supplementary Planning Guidance "Appendix 4: Space Around Dwellings (March 1994)" and should be used as a guide for new proposals.

How will the Policy be monitored?

Proportion of a sample of new dwellings permitted which comply with the standards in the policy (Target: 100%).

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[29] Central Reading refers to the area covered by the Reading Central Area Action Plan.

5.7 Development of Private Residential Gardens

5.7.1 Residential development of garden land is a component of the overall housing land supply in the Borough. Changes to former Planning Policy Statement 3: Housing removed private residential gardens from the definition of previously developed land (PDL) and provided the context for local authorities to introduce specific policies for assessing proposals for developing garden sites.

DM11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

1) *The proposal makes a positive contribution to the character of the area in terms of:*

- *The relationship of the existing built form and spaces around buildings within the surrounding area;*
- *A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;*
- *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
- *Compatibility with the general building height within the surrounding area;*
- *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
- *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

2) *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*

3) *The proposal includes access, which meets appropriate highway standards;*

4) *The proposal does not lead to unacceptable tandem[30] development;*

5) *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*

6) *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*

7) *The emphasis is on the provision of family-sized housing;*

8) *The development would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent open space are deemed to make an important contribution to biodiversity and contribute to the green network; and*

9) *The proposal does not prejudice the satisfactory development of a wider area.*

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[30] 'Tandem development' is used to describe a dwelling built behind another, the rear building having no frontage and being accessed by a private roadway or track alongside the front building.

Aim of the Policy

5.7.2 The aim of this policy is to provide specific detailed criteria for determining the acceptability of proposals for new residential development[31] within private residential gardens. Such proposals need to be sensitively designed so that they can make a positive contribution to the character of an area. This accords with the NPPF, which states that it is important to plan positively for the achievement of high quality and inclusive design for all development, and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The policy also helps to achieve the aim of the Sustainable Community Strategy, and also core objective 2, in creating sustainable communities with good access to decent and affordable housing, and core objective 4, in maintaining the historic, built and natural environment through investment and high quality design.

5.7.3 The policy aims to ensure that such proposals do not adversely impact on biodiversity in line with national planning policy and adopted Core Strategy Policy (CS36: Biodiversity and Geology).

Reason for the Policy

5.7.4 A change to former national planning policy on housing, Planning Policy Statement 3 (PPS3, June 2010), excluded private residential gardens from the definition of previously developed land[32].

5.7.5 At present there is no nationally recognised definition of private residential garden land and a recent advice note produced by the Planning Inspectorate stated that *"in the absence of a definition, it will be for the decision maker to determine what constitutes a private residential garden."* The Council has therefore used the following definition for the purposes of this policy:

5.7.6 *Private[33] residential garden land is defined as:*
   - *Land within the curtilage[34] of a residential building(s); and/or*
   - *Land where the previous lawful use was for private residential garden.*

5.7.7 The removal of private residential gardens from the definition of previously developed land lowers the priority of such sites for development. The NPPF (para 53) gives local planning authorities the discretion to consider including policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. It is for local authorities, therefore, to determine whether to have a specific policy which restricts or controls the residential development of private residential gardens. Such developments have provided an element of overall housing supply in recent years and have provided family-sized housing within the Borough. There are specific issues, however, which need to be addressed when seeking to introduce new residential development within established residential areas. For these reasons therefore, it is considered relevant to have a specific policy. This is in addition to existing policies at the national and local level of relevance to residential development. In particular, but not exclusively, Core Strategy policy CS7 (Design and the Public Realm), CS15

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[31]This is defined as excluding 1) House extensions and outbuildings; 2) Subdivision of original dwelling with additional units on the same or similar footprint; 3) Redevelopment of flats for higher intensity development or conversion of a house/s for flats where the original private residential garden land is retained for private communal garden use; 4) Development of garage sites adjacent and/or to the rear of existing private residential gardens

[32] This is now included in the NPPF in definition of Previously Developed Land in Annex 2: Glossary

[33]This includes communal gardens for flats for example, where the use of the garden is for residents only as opposed to general public use.

[34]The General Permitted Development Order, Schedule 2, Part 1 3B-2055 defines domestic curtilage as usually a garden, but can include parking areas, access roads, vegetable plots, children's play equipment, and stables (where the horses are kept for pleasure rather than agricultural use). The domestic curtilage is not necessarily marked off or enclosed, but it should be clearly attached to the house or serve the house is some useful and intimate way.

(Location, Accessibility, Density and Housing Mix), and SDPD policy DM4 (Safeguarding Amenity), are all relevant to considering these forms of development.

5.7.8   A starting point for all development proposals, except for some minor exclusions[35], is the production of a Design and Access Statement (DAS). The DAS provides the opportunity for a developer to demonstrate commitment to achieving good design and such statements should evolve through the design process, rather than being retrospective. The Statement should explain the design principles and concepts that have been applied to the following aspects of a proposal: ***amount, layout, scale, landscaping and appearance***. This policy therefore seeks to build upon the requirements of DAS[36].

5.7.9   Revised PPS3 (June 2010) also removed the minimum housing density of 30 dwellings per hectare (dph). In terms of residential density, adopted Core Strategy CS15 (Location, Accessibility, Density and Housing Mix) will be the relevant policy for determining applications. However, national planning policy on housing will also be a material consideration in this regard for all residential developments including those within private residential gardens.

5.7.10   The NPPF identifies that design policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy DM11 includes a number of criteria which provide further detail regarding the matters which will be considered when assessing whether a proposal for residential development in garden land makes a positive contribution to the character of an area. These criteria include that a proposal should have a layout which integrates with the surrounding area with regard to the built up coverage of each plot. This particular aspect could include the consideration of the plot widths and lengths of existing properties.

5.7.11   Policy DM11 includes reference to high quality materials and elevational details, which where appropriate should be distinctive and/or complementary; there may be instances where the existing prevailing vernacular is poor and a contrasting contemporary style would be an improvement. There will be instances, therefore, where a modern innovative design that complements the surrounding area will be acceptable.

5.7.12   Reference within the policy to principal architectural features includes chimneys, bays etc. All external hard surface areas should be of permeable materials.

5.7.13   With regard to physical security measures, this refers to items such as gates, cameras, security railings etc. In particular, gated communities will not be acceptable, because of the impact they have on increasing the fear of crime and reducing community cohesion.

5.7.14   There is recognition that private residential gardens can be of significant biodiversity value. When considered in isolation, a single garden may be assessed as being of limited wildlife value, and would not necessarily warrant protection. However groups of gardens often contain a mosaic of habitats supporting a diversity of species and often provide important links or stepping stones for species moving through an urban area, which can contribute to the Green Network. It is accepted that not all gardens are of importance for wildlife, particularly where there is uniformity of habitats, such as driveways or manicured lawn, or where the garden does not form part of a larger block. It is the fragmentation of blocks of gardens which can have an adverse impact on wildlife.

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[35]Refer to Article 4c of the General Development Procedure Order 2006 as amended by The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010 SI 2010 567.
[36]Further information contained within Section 6 of 'Guidance on Information Requirements and Validation', CLG, March 2010

How will the Policy be achieved?

5.7.15 This policy will be delivered through the development management process. Each proposal for residential development within private residential gardens will be determined against this policy in addition to all other relevant policies. Each proposal should include relevant detail within their Design and Access Statements, which addresses the matters included within this policy. It is advisable for applicants to seek pre-application advice because of the often sensitive nature of garden land developments.

How will the Policy be monitored?

5.7.16 Percentage of appeals where this policy was a reason for refusal, where the inspector does not uphold that reason for refusal (Target less than 33%).

6. TRANSPORT

6.1 Access, Traffic and Highway-Related Matters

6.1.1 One of the main issues in a dense urban area with a successful economy such as Reading is the impact of any development on the transport network. Two issues are of particular significance: creation or alteration of accessways, and generation of additional trips. Care must be taken that development does not compromise safety, reduce accessibility and interfere with the operation of the transport network. Reference to the transport network in this policy includes the strategic transport network.

DM12: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

Development will only be permitted where:-

- *Accesses and works to the highway comply with the adopted standards of the Transport Authority[37];*

- *The development would not have a material detrimental impact on the functioning of the transport network;*

- *The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*

- *The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*

- *For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.*

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road.

Aim of the Policy

6.1.2 The aim of this policy is to ensure that development does not have detrimental impacts on accessibility, safety, sustainability and operation of the transport network. It helps achieve core objective 5 of the Core Strategy in improving and developing excellent transport systems, as well as maintaining a high quality of life (core objective 2). It also contributes to the Sustainable Community Strategy in improving local connections.

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[37] Details of the adopted standards are available at
http://www.reading.gov.uk/residents/parking-road-and-travel/TransportStrategy/

Reason for the Policy

6.1.3   Reading is a dense urban Borough, containing a broad variety of uses. It has a thriving economy and is a net importer of labour. These factors mean that Reading's transport network is often under significant pressure, and the impacts of new developments therefore require careful management, particularly in terms of new accesses and the effects of additional traffic generation.

6.1.4   It is important to ensure that proposals will not interfere with the free flow of traffic on the highway and that there would be no risk to the safety of people using that road including vulnerable groups such as pedestrians (including mobility-impaired users), cyclists and motorcyclists. The proximity of other accesses is also significant. In particular, creating new access points onto the Classified Highway Network, or changing the nature of an existing access or the type of traffic using the access, is likely to bring about risks to the safety of road users and increase traffic volumes. Where an existing area of the network already exceeds its operational capacity, proposals involving a new site access and/or additional trips likely to worsen the existing situation will not normally be permitted, unless the proposals provide improvements to the transport infrastructure which significantly reduce the effects of potential private car borne trips on the network.

6.1.5   The Council has produced a policy on accesses, which deals particularly with residential accesses onto classified roads, and commercial accesses onto all adopted roads[38]. The policy, adopted in 2007, endorses the Department for Transport's Manual for Streets (for lightly trafficked roads within urban areas) and the Design Manual for Roads and Bridges (for access and junction improvements to classified roads from residential developments and to the entire road network for commercial developments). It is too detailed to reproduce here, but compliance with it, or any replacement, is essential. It follows national guidance that avoids access onto main roads wherever possible. In 2007, the Council also extended the Classified Highway Network to include a number of main roads not classified as A or B roads. Details are available on the Council's website[39].

How will the Policy be achieved?

6.1.6   The policy will be delivered through decisions on planning applications, and, where relevant, through appropriate Section 106 Agreements. In addition, it will be delivered through discussions on development proposals at the pre-application stage. Conditions may be applied to a permission to ensure that the aims of this policy are achieved. This policy should be read in conjunction with Transport policies in the Core Strategy, particularly CS22.

6.1.7   The Classified Highway Network is defined by the Highways Authority. Details are available on the Council's website[40].

How will the Policy be monitored?

Annual traffic casualties on the Classified Highway Network (Target: reduction)

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[38] Geometric Design Guidance for Residential Accesses onto Classified Roads and Commercial Accesses onto Adopted Roads, approved July 2007 and available at http://www.reading.gov.uk/residents/parking-road-and-travel/TransportStrategy/
[39] http://www.reading.gov.uk/residents/parking-road-and-travel/TransportStrategy/
[40] http://www.reading.gov.uk/residents/parking-road-and-travel/TransportStrategy/

7. RETAIL, LEISURE and CULTURE

7.1 Vitality and Viability of Smaller Centres

7.1.1 One of the key elements of the spatial strategy for Reading is the protection and enhancement of the identified network of district and local centres in the Borough. These ensure that services are provided close to people's homes and provide a heart to Reading's various communities. It is vital to ensure that a diverse range of services are available within each centre, but that a strong retail element is maintained.

DM13: VITALITY AND VIABILITY OF SMALLER CENTRES

(i) *Within the Key Frontages (identified on the Proposals Map), development involving a net loss of A1 retail to other 'centre uses' will only be permitted where:*
- *There would be no more than 3 consecutive units which are not in A1 retail use; and*
- *The proportion of the total length of the Key Frontage within the centre that is in A1 retail use would exceed the relevant proportion below:*

Cemetery Junction District Centre; *Coronation Square, Wensley Road and Whitley Wood Local Centres*	*60%*
Caversham, Emmer Green, The Meadway, Oxford Road West, Shinfield Road, Tilehurst Triangle and Whitley District Centres; *Wokingham Road Major Local Centre;* *Basingstoke Road North, Christchurch Road, Dee Park and Northumberland Avenue North Local Centres*	*50%*
Whitley Street Major Local Centre *Erleigh Road Local Centre*	*40%*

(ii) *Within district, major local and local centres, development will be permitted provided that:*
- *There would be no more than 2 consecutive A5 takeaways, and no more than 30% of the length of the Key Frontage would be in takeaway use; and*
- *There would be no net loss of 'centre uses' for 'non-centre uses' at the ground floor (apart from entrances to upper floors) except in exceptional circumstances. On upper floors, other uses including residential ('living over the shops') will be acceptable.*

(iii) *Within and adjacent to district, major local and local centres, all new development should provide some 'centre uses' at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate.*

Aim of the Policy

7.1.2 The policy aims to make the most of the identified network of smaller centres, and ensure that each centre contains a diverse range of uses complementing a core of retail.

7.1.3 The policy helps to implement Core Strategy policies CS26 and, particularly, CS27. In the case of CS27, it forms the 'greater detail' referred to in paragraph 8.17 of the Core Strategy. It also helps to achieve Core Strategy objectives 2 and 6, in helping to create inclusive, sustainable communities with good access to services and facilities, and helping to offer outstanding cultural opportunities.

Reason for the Policy

7.1.4   The inclusion of this policy is a key element of achieving the overall spatial strategy of a thriving network of district and local centres. The network helps to ensure access to services and facilities, and reduces the need to travel to the centre of Reading or elsewhere, particularly in areas of deprivation where levels of car ownership are low. As well as the Core Strategy, this is a key element of the Council's accessibility strategy. An approach that seeks to retain a proportion of retail in each centre, set out in the Issues and Options document, was mainly endorsed through community involvement and sustainability appraisal.

7.1.5   The policy makes reference to the distinction between 'centre uses' and 'non-centre uses', although it should be noted that it <u>does not relate to upper floors, where a wide mix of uses will be appropriate</u>. These are defined as follows:

'Centre uses'	'Non-centre uses'
• Retail (A1 uses)	• General business uses (B1)
• Financial and professional (A2 uses)	• Industry and storage and distribution (B2 and B8)
• Cafes and restaurants (A3 uses)	• Residential institutions (C2)
• Drinking establishments (A4 uses)	• Residential (C3)
• Takeaways (A5 uses)	• Other uses falling within the 'sui generis' category
• Hotels (C1 uses)	
• Non-residential institutions such as healthcare, schools, nurseries and churches (D1 uses)	
• Assembly and leisure (D2 uses)	
• Certain uses falling within the 'sui generis' category typically found in centres, including launderettes, theatres, tattooists, beauty parlours and amusement arcades	

7.1.6   Criterion (i) of the policy sets out to retain a strong element of retail in the core of each centre, since retail is the primary contributor to vitality and viability. The different retail proportion for each centre reflects the fact that each centre has a unique role and catchment, and is based on the current proportions, albeit with some flexibility built in for other uses to enable greater diversity. Although the 'key frontage' may not be contiguous on the Proposals Map, it counts as a single key frontage for each centre. Vacant units will count towards the proportion in A1 use in terms of this policy if A1 is the permitted use.

7.1.7   Criterion (ii) has two purposes. Firstly, concentrations of takeaways can have a negative effect on the amenity of residents, and can also change the character of the street. Its other purpose is to prevent inappropriate uses, particularly housing, from encroaching on centres at the ground floor and permanently removing shop units or other facilities. Elsewhere in the country, whole centres have been lost in this way. However, it is important that uses such as housing and offices are integrated into centres at upper floors to ensure diversity and good access to jobs and housing. Exceptional circumstances are those where it can be clearly demonstrated that the only alternative to loss of the unit to any 'centre use' is long-term vacancy (e.g. for longer than 5 years).

7.1.8   Finally, criterion (iii) recognises the fact that opportunities for expansion of these centres are relatively rare, and therefore, where they do occur, they should be seized, in order to enhance the role of centres in serving their local communities.

7.1.9   Where the policy includes the term 'consecutive', this includes where units are separated by the entrance to a side-street or footpath, or any other small gap between buildings.

7.1.10 References to 'key frontage' in this policy, e.g. for proportion of A1 use, will not be capable of being applied where there is a comprehensive development of a centre that significantly alters the frontages. In such a case, developments need to be judged against other policies, notably CS27 (Maintaining the Retail Character of Centres) of the Core Strategy.

How will the Policy be achieved?

7.1.11 The policy will be delivered through the development management process. In order to simplify the application of the proportion of A1 floorspace for both officers and applicants, an annual survey of each centre will be undertaken, and the results in terms of proportion of frontage will be set out in the Annual Monitoring Report.

How will the Policy be monitored?

Percentage of key frontage in A1 use in each centre (Target: to exceed proportions in DM13)

7.2 Impact of Main Town Centre Uses

7.2.1 The Council's policy is generally that 'main town centre uses', including retail, leisure and offices, should be located in centres. However, where development does take place elsewhere, it is important that it does not undermine the identified network of centres.

DM14: IMPACT OF MAIN TOWN CENTRE USES

Proposals that include more than 1,000 sq m (gross) of new or additional floorspace for main town centre uses in an edge-of-centre or out-of-centre location should demonstrate that there will be no significant adverse impact on existing centres. Ensuring that centres within areas of deprivation are not adversely affected is of particular local importance.

Aim of the Policy

7.2.2 The policy aims to ensure the vitality and viability of the network of centres identified in Core Strategy policy CS26. It also helps to achieve Core Strategy objective 2, in helping to create inclusive, sustainable communities with good access to services and facilities.

Reason for the Policy

7.2.3 When the Core Strategy was adopted, national guidance required that all proposals for main town centre uses be accompanied by an assessment of impact on existing centres. However, the National Planning Policy Framework sets an overall national threshold of 2,500 sq m and gives local planning authorities the scope to set their own local thresholds if necessary.

7.2.4 In Reading, 1,000 sq m (gross) is considered to be the appropriate threshold, as this is the level above which a significant adverse impact on the smallest centres is a strong possibility. The retail floorspace in many of Reading's local centres is below 1,000 sq m, so a larger development could well cause adverse effects.

How will the Policy be achieved?

7.2.5 An impact assessment will be included with every relevant application. Matters to be considered in an assessment are set out in national guidance, but the following impacts are particularly significant for Reading:

- Impacts on trade levels;
- Impacts on the prospect of investment in existing centres;
- Impacts on centres in areas of deprivation; and
- Cumulative impacts with other developments and proposals within the preceding five years.

How will the Policy be monitored?

Proportion of applications for main town centre uses over 1,000 sq m accompanied by an impact assessment (Target: 100%)

7.3	Protection of Leisure Facilities and Public Houses

7.3.1 Facilities that provide opportunities for leisure, recreation, sport and tourism are vital to our physical and mental health, and are a key element of overall quality of life. Whilst Reading contains a range of facilities, there are areas in which there is substantial room for improvement, an issue often identified through consultation.

7.3.2 This policy deals with built leisure facilities. This includes cinemas; theatres and concert halls; bowling alleys; galleries and museums; bingo halls; snooker and pool halls; restaurants; pubs, bars and nightclubs; leisure centres, sports facilities and gyms; stadia; tourist attractions; and ice rinks. It does not include open space, playing fields and more informal recreational facilities, which are covered by separate policies, or visitor accommodation, as this does not generally serve a local community need. Loss of community facilities is dealt with in the Core Strategy (CS31). This policy does not apply in the area covered by the RCAAP, as leisure facilities are covered in policies RC7 and RC8 of that document.

DM15: PROTECTION OF LEISURE FACILITIES AND PUBLIC HOUSES

Developments that would result in the loss of a leisure facility or a public house outside the Central Area will be assessed against the following criteria:

(i)   Within a defined district, major local or local centre, development involving the loss of a leisure facility or public house will not be permitted where it is the only facility of that type in the centre;

(ii)   Development involving the loss of leisure facilities or a public house not covered in (i), will not be permitted unless it can be clearly demonstrated that:
a. There is no need for this type of facility in this area; or
b. The function of the facility can be adequately fulfilled by an existing facility, or a facility proposed as part of the development, where that facility would be at least as accessible to the same catchment; or
c. The impacts on amenity of residents of retaining the facility could not be dealt with through other measures, and would be so severe as to outweigh the benefits to the wider community of retaining the facility.

Aim of the Policy

7.3.3 This policy aims to ensure that development does not reduce the accessibility of Reading's communities to vital leisure uses and public houses.

7.3.4 This policy helps to achieve the priorities of the Sustainable Community Strategy in improving access to leisure and culture. It also helps meet Core Strategy objectives 2 and 6 in maintaining good access to services and facilities and offering outstanding cultural opportunities.

Reason for the Policy

7.3.5 Leisure facilities are critical to maintaining a high quality of life for residents, and as such also contribute to economic success. Improving access to leisure and culture is therefore highlighted in Reading's Sustainable Community Strategy. Reading contains a range of facilities, but the Retail and Leisure Study 2005[41] identified a number of areas where the provision had significant room for improvement. This has been underlined frequently in past consultations, where the availability of leisure facilities has often been identified as a key concern. Such facilities need to be close to where people live, to reduce the need to travel and, often, to serve a role at the heart of the community (a role often filled by uses such as pubs). Therefore a policy is required that resists the loss of such facilities.

7.3.6 The Issues and Options document contained a preferred approach of protecting the overall level of leisure facilities. The principle of retaining leisure facilities was endorsed in consultation, and scored well in Sustainability Appraisal, but consultation identified some loopholes in the preferred approach that needed to be closed. For this reason, the policy is firmer than the original preferred approach.

7.3.7 Criterion (i) is based on the fact that the strongest centres are those with a wide range of facilities. Therefore, within centres, it resists loss of a facility where it is a use unique within the centre, even if it would be replaced by a different 'leisure' use. However, the policy should not be used to retain leisure uses where that would have wider detrimental effects on the centre as a whole, for instance where retention would result in long-term vacancy detracting from the centre's vitality and viability.

7.3.8 Criterion (ii) deals with those uses not covered by (i), meaning facilities outside centres, and those within centres where there are other such facilities in the same centre. It seeks to resist the loss of facilities unless there is a strong justification. Evidence to show that there is no need for the facility (a), will need to be based on clear, long-term issues and trends rather than short-term economic circumstances or lack of viability due to poor management. Any alternative facilities identified to comply with (b) must have sufficient capacity to adequately serve the existing catchment, and must be at least as accessible by public transport, foot and cycle to the majority of the catchment as the facility to be lost. The purpose of (c) is to ensure that facilities are not lost where there are alternative measures under powers such as licensing and environmental health that could resolve amenity issues whilst retaining the use, and that amenity impacts are intrinsic to the use rather that how the use has been managed – this is particularly relevant to public houses.

How will the Policy be achieved?

7.3.9 The policy will be delivered through the development management process, but also through other Council powers such as licensing and environmental health to ensure that the loss of a facility is a last resort.

7.3.10 The policy needs to be read in conjunction with Core Strategy policy CS25, which deals with new leisure development, and RCAAP policies RC7 and RC8, which deals with leisure and drinking uses in the central area. DM15 will not therefore apply in the central area.

How will the Policy be monitored?

Percentage change in A3, A4 and D2 floorspace (Target: no net loss)

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[41] Available on the Council's website, www.reading.gov.uk

8. OPEN SPACE

8.1 Provision of Public Open Space

8.1.1 Access to high quality open spaces, sport and recreation can make an important contribution to the health and well-being of communities[42]. They contribute to the delivery of many objectives in terms of supporting an urban renaissance, defining the character of a town and place, promotion of social inclusion and community cohesion, health and well being, climate change adaptation, and the promotion of sustainable development.

8.1.2 Policy CS29 of the Core Strategy identifies when new provision of on-site open space will be sought. Once this trigger has been reached, this policy explains the type of open space or improvements to open space that will be required.

DM16: PROVISION OF OPEN SPACE

The amount and type of publicly accessible open space to be provided shall be as laid out in the most up-to-date Open Spaces Strategy[43]. The provision of open space shall satisfy the most urgent need in terms of the type of open space to be provided in a particular location having regard to the size of the site and shall be subject to considerations of particular site specific deficiencies. New open space should:

- *Be in useable parcels of land and not be fragmented;*
- *Be safely and easily accessible and not severed by any physical barrier including a road;*
- *Be accessible to the general public and be designed so as to feel that it is part of the public and not private realm;*
- *Create a safe environment, appropriately considering lighting and layout to reduce the fear of crime; and*
- *Provide some informal landscaping for aesthetic, wildlife and recreational purposes.*

A secure maintenance arrangement shall be demonstrated to ensure that any open space is properly and appropriately maintained over the life of the development. In exceptional circumstances, where the Council agrees to the adoption of the open space, a commuted sum for future maintenance will be required as part of any legal agreement.

Aim of the Policy

8.1.3 This policy provides guidance on the amount and type of open space to be provided, linking the policy to the Reading Borough Open Spaces Strategy. It will contribute to achieving the aims and objectives laid out in the Reading Borough Open Spaces Strategy. It will also contribute to achieving objectives 1, 2, 3, 6 of the Core Strategy by strengthening the role of Reading within the Thames Valley. It will achieve this by contributing to the provision of services and facilities, improving the quality of life for those living, working, studying in and visiting the Borough through the provision of open space. This will ensure new development is accessible and sustainable and contributes to offering outstanding cultural opportunities through the provision of leisure facilities.

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[42] NPPF
[43] A link to the Open Spaces Strategy can be found via
http://www.reading.gov.uk/residents/NaturalEnvironment/ParksandOpenSpaces/

Reason for the Policy

8.1.4 Reading Borough Council's Open Spaces Strategy sets out objectives and aims to secure a more integrated, easily accessible and robust approach to the provision and distribution of public open space. These approaches include securing additional open space where opportunities arise; and maintaining, and making improvements to the quality and facilities of existing public open space.

8.1.5 Open space is unevenly distributed across the town. People in and around the town centre are still further away from public open space than guidelines recommend and parts of North Reading are very deficient in play areas. In many cases historical development patterns make it difficult to introduce new areas of Public Open Space (POS) without large-scale redevelopment.

8.1.6 The most up to date Open Spaces Strategy identifies the following main issues:

- Access: the distribution of POS leaves some areas underprovided:
  - In Central Reading, POS is, by and large, where residents are not;
  - In North Reading, large areas are lacking children's play facilities;
  - Areas immediately to the West, North West, South and East of the town centre are amongst the most poorly supplied in the Borough; the problem is exacerbated by very dense housing;
  - In the South, there is no higher-tier park which would offer a greater variety of facilities;
  - Severance lines reduce further residents' access to open space.
- Quality: some of the existing parks and open spaces are of poor quality and lack facilities.
- Links to POS: these are fragmented, so that some POS is not linked off-road to homes, and wildlife corridors are incomplete.

8.1.7 There will be a presumption that the Council will not adopt additional areas of POS except in exceptional circumstances. Developers will therefore need to make provision for the continuing future maintenance of these open spaces.

8.1.8 The policy draws on advice and requirements in the NPPF, and Reading's Open Spaces Strategy 2007.

How will the Policy be achieved?

8.1.9 This policy will be delivered through development management decisions, supported by planning conditions. The Open Spaces Strategy will also support the delivery of this policy.

8.1.10 The space hierarchy in Figure 3 should be used as a benchmark for considering open space provision in the Borough – in terms of both quality and quantity. Its objective is to assist in promoting some consistency in provision across the town, as well as helping to identify where households have limited access to POS and where the quality of provision is inadequate.

8.1.11 Large, higher-tier parks are not substitutes for a good distribution of local parks. Clearly, an open space labelled 'district park' is also a neighbourhood park for households within a reasonable catchment. For residents living further away from a district park, access to local parks and other small recreational open spaces nearby must also be available.

8.1.12 The Open Spaces Strategy states that, 'All guidelines recommend that at least some open space for children to play, *whether publically or privately owned*, be available within 100-200m of every home. This will primarily affect very high-density developments, like flats, as almost all other houses have some form of garden'.

Figure 3: Hierarchy and typology of open spaces of recreational value, and provision standards for Reading (extract from Open Spaces Strategy)

	Description	Size	Radial catchment
Borough park	Varied character and facilities; open parkland, natural, formal, sport, play and relaxation; catering	60ha	
District parks	Varied character and facilities (but fewer than above); natural, formal, sport, play and relaxation	20ha	1.2km
Local parks	Relaxation, play and ball games	2ha or 1-2 ha equipped	0.8km
Neighbourhood park	Local Equipped Area of Play (LEAP) + informal space	0.1-0.2ha equipped	0.4-0.8km
Small recreational open spaces	'Low-grade' recreation	0.1-0.2ha	0.4-0.8km
Linear open spaces	Relaxation, green link		
Semi-natural sites	Comparatively undisturbed sites, managed for wild flora and fauna		1.5-2.0km

8.1.13   Policy DM10 seeks to secure private and communal outdoor amenity areas on all residential developments, the extent of which will be guided by the site's proximity to quality public open space. Conversely DM16 (this policy) looks to secure public open space. In determining the appropriate form, location and extent of public open space for new development, consideration will be given to the extent of deprivation of private or communal garden areas within the proposed scheme.

How will the Policy be monitored?

There will be continued monitoring of the indicators for Core Strategy policy CS29.

8.2   Green Network

8.2.1   A Green Network can be described as comprising "interconnected, natural green spaces which connects the urban area and links it with the urban fringe and wider countryside. Networks include protected wildlife sites and nature reserves and can also include small areas of urban green, such as 'green roofs', 'pocket parks' and landscaping in housing schemes, as well as natural areas in open spaces such as parks and public gardens" (*Life* ECOnet project, Cheshire County Council 2003).

8.2.2   Reading has a number of important wildlife habitats including woodlands, grasslands and wetlands. Policy CS36 of the Core Strategy looks to protect designated areas and this policy aims to both link up these designated areas, and protect and enhance both existing and potential links. Reading's important wildlife habitats are the remnants of a once much wider and more connected green network that supported a greater diversity of species and allowed their movement across the landscape. Climate change is likely to increase the need for linkages, as species will increasingly need to move across the landscape to stay within their climatic range.

8.2.3   The extension and enhancement of the green network, through links and stepping stones (small patches of wildlife habitat within an otherwise hostile environment), can be achieved in a number of ways, including:
- The enhancement of existing links;
- The enhancement of existing habitats;

- The provision of new links, such as native hedges and lines of trees; and
- The provision of new habitats, such as green roofs, wildlife ponds, nesting sites for birds, and wildlife-friendly landscaping.

8.2.4 The routes identified as Green Links on the Proposals Map either denote an existing link or illustrate an indicative location for where potential Green Links could be located to provide desired connectivity for wildlife between ecologically important areas. It should not necessarily be interpreted as a precise line. The potential Green Links should be viewed in the context of illustrating an indicative area in which there should be a Green Link to join together ecologically important areas. In practice, most Green Links shown on the map are a mixture of existing and potential links, i.e. whilst there are existing aspects that contribute to the Network there is also significant potential for development to make a further contribution to improve the Network. There is therefore little difference in how existing and potential links should be treated in terms of the policy.

DM17: GREEN NETWORK

The identified Green Network comprises Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan (BAP) habitats and designated open space plus both existing and potential Green Links, all of which are shown on the Proposals Map. It also includes Biodiversity Opportunity Areas, shown in Figure 4. These Green Links shall be maintained, protected, consolidated, extended and enhanced.

New development shall demonstrate how the location and type of open space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

Aim of the Policy

8.2.5 The policy aims to protect Reading's existing Green Network, and for the enhancement and extension of that network. It will contribute to achieving objective 4 of the Core Strategy by maintaining and enhancing the natural environment.

Reason for the Policy

8.2.6 Connecting natural green spaces through the urban and surrounding area creates a landscape capable of sustaining greater biological diversity and a wider range of ecological functions than isolated fragments. It also promotes a holistic view of 'the Green Network', recognising the collective role of such spaces to 'ecological services' such as storm water control and air pollution amelioration.

8.2.7 The Green Network has been identified through a desk based study using GIS data held by Thames Valley Environment Records Centre (TVERC) and Reading Borough Council. The study was carried out by TVERC.

8.2.8 The Borough's Green Network, consisting of ecologically important areas and existing links, designated open space and potential additional Green Links, has been identified on the Proposals Map. The most ecologically important areas which incorporate Local Wildlife Sites, Local Nature Reserves (LNRs) and Areas of Biodiversity Action Plan (BAP) habitats, as identified on the Proposals Map, are protected for their ecological value through policy CS36 of the Core Strategy. The role of this policy is to protect the integrity of the Green Network for its own sake. It should

be noted that these areas are not designated through the LDF process, and may be subject to change within the plan period. The latest information will be available from the Council.

8.2.9   This Green Network policy goes beyond the site specific considerations and is aimed towards the broader context acknowledging that for these areas to achieve their true value and potential they need to work as part of a network with one area being successfully linked to another area, rather than remaining as isolated fragments. To fulfil this role, the Green Network could therefore include private as well as public assets and could include any area of land, for example cemeteries, allotments, brownfield land, private gardens, privately owned woodlands, lakes and grasslands, particularly in wildlife links. Importantly, Green Links do not mean or imply public access.

8.2.10   As well as the areas identified as being of ecological importance, other Green Links are identified. Green Links are areas of land which lie between assets both within and outside the Borough and either link these areas or have the potential to do so (e.g. through re-development or management). The Green Network may also include lines of trees, particularly when in close proximity to the Network. Lines of trees can play an important role in contributing to biodiversity.

8.2.11   In addition, there is a regional Biodiversity Opportunity Area (BOA) designation. BOAs have been identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF). They are the areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. Two BOAs cross into Reading Borough – the West Reading Woodlands and LNRs, and the Kennet Valley East (see Figure 4). These areas are generally also covered by other biodiversity designations in Policy DM17, such as Local Nature Reserves, but the BOA designation identifies priorities for enhancement. The priorities for the areas in Reading are available to view on the Berkshire Nature Conservation Forum website[44], and, for these areas and for adjacent development, biodiversity enhancements under policies CS36 and DM17 should reflect those priorities.

Figure 4: Biodiversity Opportunity Areas in Reading
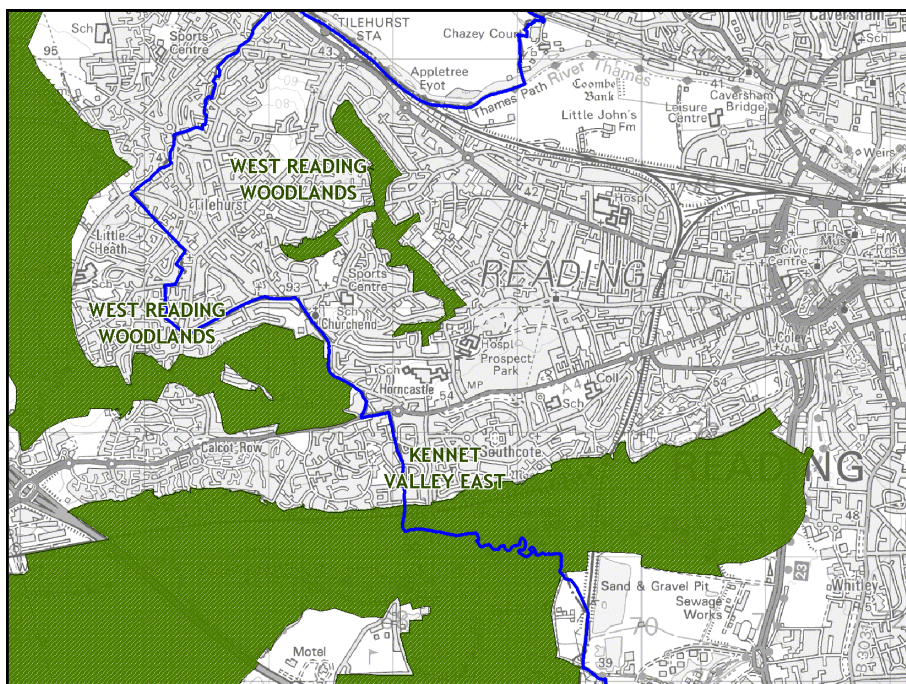
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[44] http://www.berksbap.org/BOAs

8.2.12 Where new development sites come forward, not identified as either being part of the existing Green Network or forming a link they should be considered as an opportunity for further expanding the network and the links to the network where appropriate.

How will the Policy be achieved?

8.2.13 The policy will be delivered through decisions on planning applications, supported by planning conditions. The Council, together with Natural England, the Berkshire Nature Conservation Forum (BNCF) and TVERC, will continue to keep Local Wildlife Sites and Local Nature Reserves under review. BNCF will also keep the priorities for Biodiversity Opportunity Areas under review. The Council will also be responsible for reviewing the Biodiversity Action Plan.

How will the Policy be monitored?

There will be continued monitoring of the indicators for Core Strategy policy CS36.

8.3 Tree Planting

8.3.1 Trees play an important role in defining the landscape and character of the Borough and in enhancing those parts of the Borough that have low levels of tree cover. They are also important in maintaining and enhancing biodiversity, in absorbing carbon and in helping to adapt to climate change.

DM18: TREE PLANTING

New development shall make provision for tree planting within the application site, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.

Aim of the Policy

8.3.2 The Council adopted the 'Tree Strategy for Reading' in 2010. This seeks to significantly increase the amount of tree coverage in the Borough as part of the vision of Reading as a Green City. This policy is intended to ensure that new development makes an appropriate contribution to achieving the aims of the Tree Strategy. It also helps achieve core objective 4 of the Core Strategy in enhancing the built and natural environment.

Reason for the Policy

8.3.3 Trees are an important part of the landscape and character of Reading. They are a highly visible feature of the wooded ridgelines and a strong feature in the landscape of the river valleys that shape the urban area. Trees are an important component of the character of many parts of the Borough particularly its older developed areas and suburbs. They help define the character of many streets. In many parts of the Borough, the character and appearance of the area will be greatly enhanced by additional tree cover.

8.3.4 New tree planting is essential to meeting the urban design objectives for development set out in Core Strategy Policy CS7. The retention of trees and the provision of new trees in the street scene are very important. Developments involving new residential units or new commercial floorspace should make appropriate provision for tree planting on the street frontage of an application site.

8.3.5 Trees have an important role to play in retaining, protecting and enhancing biodiversity and thus in ensuring that the requirements of Core Strategy policy CS36 and policy DM17 in this document are met. They are a significant component of existing and potential green networks and provide important biodiversity habitats on their own.

8.3.6 National policy gives very high priority to carbon reduction and adaptation to climate change. Trees can make a positive contribution towards reducing the effects of future climate change by dissipating the impact of heavy rainfall, reducing urban temperatures and providing shade and protection against the detrimental effects of sunlight. New development should seek to incorporate strategically sited trees that will provide shade and cooling to developments, particularly to street frontages and other areas of public realm. There will be a need to use appropriate large canopy species that are adaptable to future predicted climatic conditions (native species if possible and where appropriate in order to deliver biodiversity benefits), particularly the higher temperatures and potential drought conditions that will be experienced in summer.

How will the Policy be achieved?

8.3.7 New developments should include appropriate new tree planting as an essential component of the layout of a scheme. In some cases it may be appropriate for a development to provide for, or contribute to, off site tree planting, as allowed under Policy DM3 on infrastructure provision.

8.3.8 It is proposed that further guidance on tree planting on development sites will be provided in future Supplementary Planning Documents. The Council has also produced a Tree Strategy Planting Plan[45], identifying priorities for planting in the Borough, which will be updated when required.

How will the Policy be monitored?

Tree coverage associated with a sample of development schemes (Target: net increase)

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[45]www.reading.gov.uk/treestrategy

9.   BUILT and NATURAL ENVIRONMENT

9.1   Heritage Assets

9.1.1   The origins of the current settlement of Reading can be traced back to Saxon times. There is also archaeological evidence that people have been present in the area from as early as the Palaeolithic (or the Old Stone Age) period. The Borough's rich archaeological interest and many listed buildings provide a pointer to Reading's lengthy history. This includes its importance as a medieval settlement, and the increasing status of the town in the eighteenth century with the canalisation of the Kennet, and again in the nineteenth century with the arrival of the railway and subsequent industrial expansion.

9.1.2   Reading is famous for various industries including bulbs, beer and biscuits, hence becoming known as the three Bs[46]. Reading is also famous for brick and tile making, much of which is discernible in the built environment of parts of Reading today.

9.1.3   Heritage assets include those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. National planning policy covers both designated and undesignated heritage assets and defines a heritage asset as,

> *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*[47]

9.1.4   Reading's heritage assets are not just of relevance to the past, but also to the future, if Reading is to fulfil its aim of expanding its role as a centre of culture.

9.1.5   For Reading Borough, designated heritage assets comprise Scheduled Monuments, listed buildings, Historic Parks and Gardens and Conservation Areas. There are also heritage assets, for example areas of archaeological importance or buildings which, while not listed, are of local historical or architectural significance. Undesignated heritage assets in Reading will in the main be identified through the process of decision-making, i.e. through the determination of planning applications, which importantly includes the pre-application stage.

9.1.6   Current national planning policy sets out a new approach as to how planning should consider the historic environment compared to the approach of past national planning policy guidance notes. National planning policy now sets out specific mechanisms by which to consider and assess heritage assets, whether they are designated or not.

9.1.7   One of the underpinning themes of national planning policy is that the greater the nature of the significance of the heritage asset in terms of archaeological, architectural, artistic or historic interest, the greater the value that the asset holds for this and future generations and therefore the greater the presumption in favour of its conservation. The focus is on conservation and where appropriate enhancement, recognising that some new development may make a positive contribution to the character and local distinctiveness of a part of the historic environment. The Council will continue to keep the need to enhance heritage assets under review. Although a documentary record of our past is important a record is not as valuable as retention and therefore the ability to record evidence will not be a factor in deciding whether a proposal

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[46] http://.localhistories.org/reading.html
[47] National Planning Policy Framework, DCLG March 2012, Annex 2: Glossary

resulting in a heritage asset's destruction should be given consent. Relevant information gained either through the application process, including the pre-application stage or via other means, will be added to the Heritage Environment Record (HER).

9.1.8 National planning policy addresses aspects of the historic environment including:
- Principles guiding determination of applications for consent relating to all heritage assets;
- Principles guiding the consideration of applications for consent relating to heritage assets that are not designated;
- Additional principles guiding the consideration of applications for consent relating to designated heritage assets;
- Principles guiding the consideration of applications for development affecting the setting of a heritage asset;
- Enabling development.

9.1.9 National planning policy provides an appropriate framework for considering proposals for development that affects historic assets in Reading and it is not considered necessary to have specific detailed policies within this document. Additionally, the historic environment is addressed strategically by policy CS33 (Protection and Enhancement of the Historic Environment) in the Core Strategy.

9.1.10 Heritage assets are a non-renewable resource. Harm to, or loss of an asset's significance including the complete loss, demolition or destruction, causes a loss of value to society and a loss of public benefit. There is a presumption in favour of the conservation of all heritage assets. Any harm to or loss of an asset needs clear and convincing justification as set out in national planning policy.

9.1.11 The conservation of all assets also relates to both single and groups of trees which can make a significant contribution to the setting of a building or place and form an integral part of the character of a designated or undesignated asset. Where a healthy single or group of trees fulfils this role, there will be an expectation that they are preserved regardless of their statutory designation, in accordance with national planning policy which confirms the importance of the setting of all heritage assets.

9.1.12 The setting of a building or place can make a significant contribution to and form an integral part of the character of all heritage assets. For example a garden or grounds may be laid out to complement a building's design or function and the alteration or destruction of this setting may harm the asset's significance. National planning policy confirms that the setting of all heritage assets is a material consideration and the alteration or destruction of any part of its setting should require clear and convincing justification.

Conservation Areas

9.1.13 Conservation Areas are areas of special architectural or historic interest, the character and appearance of which should be conserved or where appropriate enhanced. Unlike listed buildings, they are designated at a local level, by the local authority. Specific controls are exercised in these areas, relating particularly to demolition and minor development, as well as protection of trees. Reading has fifteen Conservation Areas, as at 2010, shown on the Proposals Map.

9.1.14 Development Plan Documents are required to focus on the key elements of what makes an area locally distinctive, and there can be few features that contribute as strongly to local distinctiveness as Conservation Areas. These areas are designated because they have a particular distinctive character, and usually provide a strong link to the history of the area. For instance, a

number of Reading's Conservation Areas, particularly the cluster of areas to the south east of the centre, originated in the mid to late nineteenth century, after the arrival of the railway had triggered Reading's sudden industrial, and residential, expansion. Such areas have strong links to nineteenth century industry, particularly Huntley and Palmers biscuits, and originally accommodated the industry's workers and managers. Key features of that period remain, such as polychromatic brickwork, original walls and railings, and mature trees. Other Conservation Areas, particularly in the centre, are older still, reflecting Reading's medieval significance, and, in the case of St Mary's Butts and Castle Street, incorporating the site of the Saxon centre of Reading.

9.1.15 The retention of the features that make the areas distinctive is essential. Conservation Area Appraisals have now been prepared for all of the Conservation Areas in the Borough[48]. These Appraisals identify the special interest of each area, and provide an extremely valuable tool for considering development in these areas. They also identify opportunities for enhancement.

Archaeology

9.1.16 Given the archaeological evidence for Reading dating back as early as the Palaeolothic (or Old Stone Age) period, Reading is rich in archaeological interest. It contains two Scheduled Ancient Monuments (Reading Abbey and the High Bridge), a wealth of unscheduled monuments and, potentially, considerable as yet undiscovered and unrecorded archaeology. There is considerable potential for works associated with development to uncover new finds, which will be of great value in understanding the history and development of the area.

9.1.17 National planning policy sets out a framework for the consideration of proposals for heritage sites with archaeological interest; whether or not they are designated. There should be a presumption in favour of their conservation, and this presumption will become stronger according to the significance of the asset. National planning policy emphasises the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the fact that heritage assets cannot be replaced. Whilst this sentence does not solely relate to archaeological assets, it is particularly relevant for the consideration of these assets. Again, enhancement should be considered where appropriate. In this regard, the Council is developing a project relating to the Abbey Ruins and wider area to consider and progress opportunities for enhancing this area.

9.1.18 National planning policy emphasises the need to carry out an appropriate desk-based assessment and where necessary, a field evaluation where an application site includes, or has the potential to include heritage assets with archaeological interest. This ensures that an informed decision can be made and if planning permission is granted, ensure that appropriate measures are put in place to manage the investigation, recording, analysis and preservation of the remains or otherwise mitigate the effect of the development on matters of archaeological interest.

9.1.19 Areas where there is particular recognised archaeological potential are shown on the Proposals Map. However, it is important to recognise that there is a potential for archaeological finds almost anywhere in the Borough.

9.1.20 National planning policy outlines the importance of pre-application engagement and front loading. Relevant information submitted either with an application or at pre-application stage will be added to the HER.

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[48]Conservation Area Appraisals for the borough can be viewed at:
http://www.reading.gov.uk/residents/planning-and-building-control/HistoricEnvironment/

Historic Parks and Gardens

9.1.21 Reading has five sites listed in the Register of Parks and Gardens of Special Historic Interest drawn up by the Historic Buildings and Monuments Commission for England. The five sites are Caversham Court, Forbury Gardens, Prospect Park, Reading Cemetery and Caversham Park (shown on the Proposals Map). All of the gardens are listed Grade II which means they are of special interest because of their historical layout, features and architectural ornaments. In addition, all include buildings which are protected in their own right. The Council has recently carried out substantial enhancement of Forbury Gardens and Caversham Court, and will continue to keep the need to enhance such assets under review.

Nationally and Locally Listed Buildings and Structures

9.1.22 Reading is home to a wealth of valuable historic assets, testament to the central role of the Borough in events such as the Reformation and the English Civil War. These historic assets are a central part of our cultural heritage and sense of identity, and the presence of these assets enhances local distinctiveness and the character and appearance of Reading. This includes over 800 nationally listed buildings, of which 27 are grade I and grade II*, which is a substantial number for an urban Borough of this size.

9.1.23 In addition to the assessment of heritage asset proposals outlined above, when considering any changes of use of listed buildings, local planning authorities must consider the contribution that a particular use makes to the significance of a heritage asset both now and for future generations. Any harm to, or loss of, an asset's significance resulting from a change of use will be assessed against policy CS33 of the Core Strategy and national planning policy.

9.1.24 As outlined above, undesignated heritage assets in Reading will in the main be identified through the process of determining planning applications, which importantly also includes the pre-application stage. This approach includes locally listed buildings. The criteria against which any building's or structure's significance will be assessed are set out below. These criteria will be used to assess whether a particular building or structure merits designation as a locally important heritage asset.

9.1.25 The LPA will establish a list of 'Locally important Buildings and Structures'. Where a building or structure merits designation as a locally important heritage asset, it would be recorded as such by adding it to this list, which will form part of Reading's Historic Environment Record. The asset would then be conserved and where appropriate enhanced in accordance with policy CS33 of the Core Strategy and national planning policy. Where appropriate, Article 4 Directions may also be considered as a tool to conserve certain heritage assets.

9.1.26 General information about the management and protection of the historic environment, plus some specific information about Reading Borough's historic environment can be found on the Reading Borough Council website (http://www.reading.gov.uk/residents/planning-and-building-control/HistoricEnvironment/).

Criteria for locally listing buildings and structures.

Exclusions
Buildings and structures will not be considered for the Local List when they are already part of a Conservation Area[49], Scheduled Monument, or subject to an Article 4 direction relating to historical or architectural interest.

Selection for the Local List
For any building, structure or group of buildings to be included in the Local List it must clearly meet the relevant age and integrity criteria:

(a) pre-1840: Any building, structure or group of buildings where its/ their style, form and construction are easily identifiable.

(b) 1840 - 1913: Any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.

(c) 1914 - 1939: Any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance.

(d) post 1939: Any building, structure or group of buildings that is/are of exceptional significance and wholly complete and unaffected by inappropriate changes.

In addition it must also be shown that it contributes to the character of an area and is valued by local people in accordance with at least one of the criteria detailed below:

Historic interest
(a) Historical Association
   i. The building or structure has a well authenticated historical association with a notable person(s) or event.
   ii. The building or structure has a prolonged and direct association with figures or events of local interest.
(b) Social Importance
   The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.
(c) Industrial Importance
   The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.

Architectural interest
(a) Sense of place
   i. The building or structure is representative of a style that is characteristic of Reading.
(b) Innovation and Virtuosity
   i. The building or structure has a noteworthy quality of workmanship and materials.
   ii. The building or structure is the work of a notable local/national architect/engineer/builder.
   iii. The building or structure shows innovation in materials, technique, architectural style or engineering.
(c) Group Value
   i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.
   ii. The buildings/structures are an example of deliberate town planning from before 1947.

Townscape Value
   The buildings/structures have prominence and a landmark quality that is fundamental to the sense of place of a particular locality.

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[49]Buildings that warrant local designation in a conservation area are awarded a 'Buildings of Townscape Merit' designation. For the purposes of the NPPF, Buildings of Townscape Merit will be considered to warrant conservation and where appropriate enhancement in accordance with the NPPF.

9.2 Air Quality

9.2.1 Air pollution can have a serious effect on human health and the environment; and as such it is essential that any new development within Reading avoids creating unacceptably poor levels of air quality both inside and outside the Borough boundaries. Air quality has been identified as a key issue in Reading through the previous Sustainable Community Strategy, and the Council is taking a proactive approach to managing air quality.

DM19: AIR QUALITY

Development should have regard to the need to improve air quality and reduce the effects of poor air quality.

i. *Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account:*
   - *Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would significantly reduce air quality;*
   - *Whether the development is within, or accessed via, an Air Quality Management Area; and*
   - *Whether it can be demonstrated that a local reduction in air quality would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.*

Ii. *Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application.*

Iii. *Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring.*

Aim of the Policy

9.2.2 The policy aims to improve air quality, and reduce the effects of poor air quality in Reading. National guidance in the National Planning Policy Framework requires local policies to sustain compliance with and contribute towards EU limit values or national objectives, taking into account the existence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas (paragraph 124). This policy contributes towards Core Strategy objective 3 by ensuring new development is sustainable, and is in accordance with the sustainability appraisal objectives, particularly objective 6 by minimising air pollution.

Reason for Policy

9.2.3 Clean air is essential for our health, quality of life and the environment. Air pollution is not only harmful to human health but may also have harmful effects on plants and animals as well as corroding materials and buildings. It is estimated that air pollution reduces the life expectancy of every person in the UK by an average of 7-8 months (The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, volume 1, 2007).

9.2.4 Although concentrations of PM_{10} in Reading are below Air Quality Objective levels, in some areas levels of nitrogen dioxide (NO_2) are currently exceeding National Air Quality Objective and EU limit value levels. Road traffic has been shown to be the predominant source of pollution. Monitoring data has shown that levels in Reading are not declining with the introduction of

tighter emissions standards as previously predicted, as is the case in most urban areas across the UK.

9.2.5   In order to tackle this issue, the Council declared a single Air Quality Management Area (AQMA) across a large area of Reading, and implemented an associated Air Quality Action Plan. The AQMA includes much of the central area and main radial transport corridors. This coincides with many of the areas where development is generally directed under the Core Strategy, and a robust DPD policy is therefore required to accompany it.

9.2.6   The AQMA, shown on the Proposals Map highlights the main area of concern, and focus for this policy, however it may be that in certain circumstances air quality may be a consideration outside the AQMA. Some schemes may potentially significantly reduce air quality outside of the AQMA, or may have effects on the AQMA, for example through large-scale traffic generation.

9.2.7   This policy aims to ensure that increased development within the AQMA does not lead to a net increase in emissions as well as ensuring any increased exposure within the poorest areas of air quality is accompanied by appropriate mitigation. Mitigation measures vary for each case, but can include simple measures designed into the scheme from the outset. The most likely mitigation through design involves setting residential units further back from busy roads, however, in some circumstances this could also include siting habitable rooms away from the façade fronting the pollution source, or, in the case of mixed use development, limiting the residential accommodation to higher floors. Other mitigation measures may also include travel plans, restrictions in car access or parking, planting or certain types of paving that absorb NO_2. It does not mean that the development of sensitive uses in the AQMA will necessarily be inappropriate.

How will the Policy be achieved?

9.2.8   This policy is part of a wide package of measures to tackle air quality in Reading. The Air Quality Action Plan 2009[50] includes transport, planning and other measures to both tackle existing sources, and to promote behavioural change to reduce air pollution. This policy will be implemented through development management decisions, including raising awareness of air quality issues at pre-application stage.

9.2.9   In some cases, an Air Quality Assessment (AQA) will be required with a planning application. The requirement for an assessment will depend entirely on the exact nature and location of the application. However, broadly speaking, developments will be likely to require an AQA if they are located within the AQMA and:
- Would lead to a material increase in congestion or HGVs;
- Would include significant amounts of car parking, for example 100 spaces, or would significantly increase current provision, for example by 25%;
- Would emit dust that would affect sensitive receptors; or
- Would locate sensitive receptors, such as residential, in areas of particularly poor air quality, such as on the façade of a very busy road.

9.2.10 The above criteria are meant as a guide only, and in reality there may be schemes which may meet one or more of the above but may not require an AQA. Conversely there may be schemes which do not meet the above but may require an assessment. It is strongly recommended that the Council's Environmental Protection Team is contacted if it is believed an assessment may be

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[50] On the Council's website: http://www.reading.gov.uk/documents/Environment_and_Planning/Air-Quality/18122/2009-AQ-AIR-QUALITY-ACTION-PLAN.pdf

required, as they will be able to provide guidance as well as advice on the level of detail required within the assessment and provide monitoring data.

9.2.11 Where it is identified that a scheme will increase emissions within the AQMA, the developer will be expected to identify measures to mitigate the increase in emissions. In some cases this could be achieved through scheme design or through the introduction of a low emissions strategy, comprising a package of measures to reduce transport related emissions. A low emissions strategy will be specific to individual developments and dependent upon the exact nature and location.

9.2.12 It may be appropriate in some circumstances for the developer to fund mitigating measures elsewhere, to offset any increase in local pollutant emissions as a consequence of the proposed development. This may be achieved through the use of a Section 106 agreement, which may involve a specific scheme or measure, or a contribution to the costs of the monitoring network. On particularly significant schemes, low emissions strategies may be required, which comprise a package of measures to reduce the transport impacts[51].

How will the Policy be monitored?

Continued monitoring of policy CS34: Pollution and Water Resources will be applied specifically to air quality.

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[51] Low Emissions Strategies (Beacons Low Emission Strategies Group, 2008) http://www.lowemissionstrategies.org/

10. OTHER TYPES OF DEVELOPMENT

10.1 Hazardous Installations

10.1.1 Current pressures on land use and the need to make the most efficient use of previously developed land increasingly mean that developments have the potential to come into conflict with one another. This is especially the case where proposals for housing and hazardous sites, or pipelines, would be in close proximity.

DM20: HAZARDOUS INSTALLATIONS

Proposals for hazardous substances consent, or development in the vicinity of hazardous sites or pipelines, will not be permitted unless it has been satisfactorily demonstrated that the amount, type and location of hazardous substances would not pose adverse health and safety risks to the surrounding population and environment; and that any necessary special precautions to limit other potential societal risks to acceptable degrees would be put in place prior to the development commencing.

Aim of the Policy

10.1.2 The policy aims to ensure that hazardous sites and pipelines are not inappropriately sited adjacent to more sensitive uses, particularly housing, in order to limit any potential health and safety risks to the general public and the environment; and to minimise other potential societal risks.

10.1.3 This helps achieve Core Strategy objective 2 in that it improves the quality of life for those living in the Borough.

Reason for the Policy

10.1.4 The Core Strategy ensures that substantial levels of development will take place in Reading up to 2026 and therefore, pressures to locate non-compatible uses adjacent to each other will continue.

10.1.5 The following hazardous sites and pipelines were located within Reading at the time of publication (2011):

- Gillette UK Ltd. factory – 452 Basingstoke Road *(HSE ref: 384 / H1180)*
- Jewells Calor Gas depot – Cow Lane *(HSE ref: 13242 / H1779)*
- Oxkem – 117 Loverock Road *(HSE ref: 1021626 / Zero_CD)*
- DHL warehouse – Gillette Way *(HSE ref: 383 / H1181)*
- Transco gasholder – 42 Kenavon Drive *(HSE ref: 439 / H1780)*
- Southern Gas Networks pipeline (P081) – Kenavon Drive area *(HSE ref: 7080)*
- Southern Gas Networks pipeline (P248) – Burghfield Power Station supply near Junction 11, M4 *(HSE ref: 8197)*

10.1.6 Whilst all of these types of sites are often subject to stringent controls under other existing Health and Safety legislation, it is necessary to control proposals for hazardous substances consent and the kinds of development permitted in the vicinity of existing hazardous sites installations through the planning process.

10.1.7 In addition, Reading's population has a relatively high multi-ethnicity that would result in additional communication requirements when considering a potential emergency evacuation situation. The 2001 Census (ref KS05) established that 12.6% of Reading's population was born outside of the UK/Ireland, compared to 7.4% for the South East as a whole. For this reason, there is an added onus on prevention of such situations.

How will the Policy be achieved?

10.1.8 The policy will be achieved through decisions on planning applications and, where possible, through discussions on the siting and layout of developments at the pre-application stage. Conditions may be applied to a permission to ensure that the aims of this policy are achieved.

10.1.9 The Health and Safety Executive (HSE) and the Environment Agency (EA), who together form the statutory body of the COMAH (Control of Major Accident Hazards) Competent Authority, provide specialist advice to the Borough on matters relating to hazardous sites. Therefore, both planning applications for development within specified distances of hazardous sites, or pipelines, and/or proposals for new hazardous installations will be referred to the HSE and/or EA. The principal aim of the COMAH Competent Authority is to reduce the risks of potential major accidents that are associated with the handling of hazardous substances.

How will the Policy be monitored?

Number of planning permissions determined contrary to the advice of the Health and Safety Executive (Target: 0)

Atomic Weapons Establishment, Burghfield

10.1.10 The Atomic Weapons Establishment site at Burghfield is located in West Berkshire District, just over 1.5 km from the Reading Borough boundary. The activities within the site include final assembly, maintenance and decommissioning of warheads. There is a requirement for consultation with the Office for Nuclear Regulation (ONR) for the following types of development in the zones shown in Figure 5, having regard to the scale of development proposed, its location, population distribution of the area and impact on public safety:

Figure 5: AWE Burghfield Consultation Zones at 2011
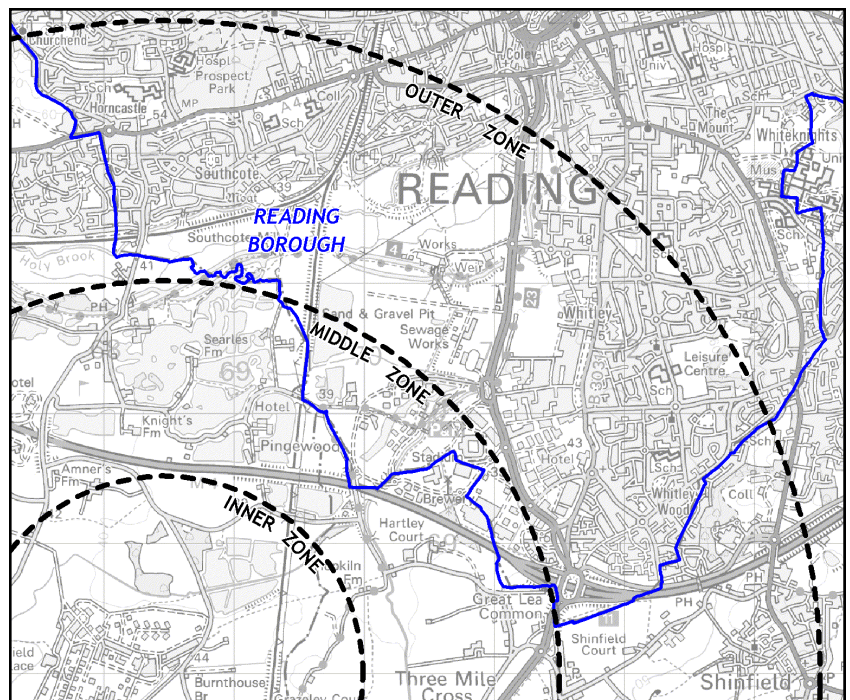
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- Inner Zone (does not affect Reading): Any development leading to an increase in residential accommodation, or likely to cause an influx of non-residential population;

- Middle Zone: Development providing residential accommodation, permanent or temporary, for more than 50 people or likely to cause an influx of non-residential population exceeding 50 people;

- Outer Zone: Development likely to lead to an increase of 500 people in the population at any place.

10.1.11 The Council will continue to work with neighbouring authorities (Basingstoke and Deane Borough Council, West Berkshire Council, Wokingham Borough Council) and the ONR to monitor development proposals and activity, to assess whether or not proposed development can be safely accommodated in areas around the installation.

10.2   Telecommunications Development

10.2.1 Reading is currently relatively well provided for in respect of mobile phone coverage. However, the anticipated continued expansion of the telecommunications network is likely to require additional 'infill' coverage, much of which is likely to be within established residential areas.

DM21: TELECOMMUNICATIONS DEVELOPMENT

Proposals for telecommunications development will be permitted provided that:

- *They do not have an adverse impact on the visual amenity of the surrounding area;*

- *The apparatus will be sited and designed so as to minimise its visual impact by the use of innovative design solutions such as lamp column 'swap-outs' or concealment/camouflage options; and*

- *Alternative sites and site-sharing options have been fully investigated and it has been demonstrated that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.*

Aim of the Policy

10.2.2 This policy aims to facilitate the continued growth of the telecommunications network whilst minimising any potential detriment to the visual amenity of the environment.

10.2.3 This fits in with the Council's Sustainable Community Strategy, in particular in respect of providing smart infrastructure; and helps achieve Core Strategy objectives 1, in that it strengthens the role of Reading within the Thames Valley, and 2, in that it improves the quality of life for those living in the Borough.

Reason for the Policy

10.2.4 Given continuing advances in third and fourth-generation mobile phone technology and increasing trends to send larger amounts of information via mobile phones, additional telecommunication infrastructure will be required to facilitate this demand. This will most notably be in the form of new telecommunications 'base stations' or antennae.

10.2.5 In 2003, the Council adopted the approach that the Local Highways Authority would grant licences to mobile phone operators (i.e. T-Mobile, Orange, 3, O2 and Vodafone), under the Highways Act (1980), for lamp column 'swap-outs' (see Figure 6) once planning permission had been secured or the works had been deemed by the Local Planning Authority to be permitted development under the Prior Approval process[52].

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[52] Under Part 24 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

10.2.6 Since 2003, a number of lamp column 'swap-outs' have been implemented within Reading by various operators. These developments have negated the need for freestanding telecommunications structures in those locations, thereby significantly reducing the clutter of street furniture and maintaining the visual amenity of those areas.

10.2.7 This policy highlights an 'in-principle' support for lamp column 'swap-outs' that is specific to Reading and in line with national planning guidance and the Code of Best Practice on Mobile Phone Network Development published by the ODPM (2002).

Figure 6: Example of lamp column 'swap-out' – with antenna shroud below street lamp and ancillary green equipment cabinet.

How will the Policy be achieved?

10.2.8 The policy will be achieved through the development management process and though annual 'roll out' discussions that are held between the Council and the five main Operators (T-Mobile, O2, Orange, 3 and Vodafone) in line with the, then, ODPM's publication 'Code of Best Practice on Mobile Phone Network Development' (2002).

10.2.9 Applicants will also need to ensure that proposals are supported by an acceptable ICNIRP (International Commission for Non-Ionising Radiation Protection) declaration which demonstrates that the apparatus would meet the EU Council's recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300GHz). Where relevant, ICNIRP declarations should be based on the cumulative effects of electromagnetic fields emitted by other nearby base stations and antennae as well as the proposed development.

10.2.10 As detailed above, Operators will be required to enter into legal agreements[53] with the Local Highways Authority for the construction of lamp column 'swap-outs' on highways land prior to commencement of development. This will ensure that maintenance details and health and safety processes associated with the installation and upkeep of 'swap-outs' would be acceptable to the Local Highways Authority and their contractors.

How will the Policy be monitored?

Proportion of planning applications for telecommunications development that are lamp column and street furniture swap-outs, incorporate camouflage and concealment techniques, or utilise site/mast sharing or appropriate rooftop locations (Target 100%).

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[53] Under the New Roads and Streetworks Act (1991) and the Telecommunications Act (1984).

10.3   Advertisements

10.3.1   Reading is characterised by a busy centre, smaller district and local centres, and dense areas of industrial and warehouse development and community uses. These different activities require advertisements and signs to convey their purpose to visitors and passers by, but, given the density of the Borough, this gives rise to potential tensions. It is important that an advertisement policy takes the needs of advertisers into consideration while also protecting visual and aural amenity and ensuring safety to pedestrians and motorists.

DM22: ADVERTISEMENTS

Advertisements will respect the building or structure on which they are located and/or their surroundings and setting in terms of size, location, design, materials, colour, noise, lettering, amount and type of text, illumination and luminance, and will not have a detrimental effect on public safety. The cumulative impact of adverts will be taken into account, and a proliferation of advertisements that detrimentally affects visual or aural amenity or public safety will not be acceptable. All adverts shall comply with the following criteria:

a)   Advertisements will not obstruct windows any other sign already located on the building, or significant architectural features such as cornices or scrolls;

b)   Where a shop or business occupies more than one adjacent unit, the advertisement will not run between the shopfronts;

c)   Advertisements on listed buildings or in Conservation Areas will respect or enhance the building or area, and will respect the key features of the historic asset;

d)   Advertisements will not reduce visibility for users of the highway or accesses onto the highway;

e)   Illumination should not detract from the amenity of the area or pose a safety hazard to users of the highway; and

f)   Advertisements should not obscure the sight lines of cameras installed for public safety.

Aim of the Policy

10.3.2   This policy aims to ensure that amenity and public safety are maintained. It is important that any advertisement respects the character of the area in which it is located. This policy helps to achieve Core Strategy objective 4 by maintaining the environment of the Borough.

Reason for the Policy

10.3.3   National planning policy requires amenity and public safety to be considered for all applications for advertisement consent, but there is scope for authorities to highlight important amenity and safety considerations at the local level.

10.3.4   There is a wide range of advertisement types that can be displayed on buildings, structures or can be freestanding, or which can be illuminated or non-illuminated. In the past, very detailed guidance has been applied for different types and locations of adverts. This level of guidance is far too detailed for a DPD, and the main principles should be covered in a more general policy. This also allows for flexibility and variety.

10.3.5   Despite the fact that the policy does not deal specifically with types of advertisements, some types are unlikely to be considered appropriate in terms of how visual amenity and safety is defined in the policy. Freestanding advert panels in urban streets, for instance, can have a significant detrimental effect on views of the streetscene. Projecting box-type signs, uplighters and downlighters are also likely to detract from the character of an area. Advertisements above

ground floor level are also likely to have detrimental effects on visual amenity.

10.3.6 In areas such as the town centre where there are many advertisements side by side, it is important that the advertisements do not create visual clutter, which can be particularly relevant to projecting signs. It is also important to maintain the pattern of the street. Therefore, if a shop or business occupies more than one shop front, the fascia and advertisements must not extend unbroken across the multiple shop fronts. In all cases, the cumulative effect of advertisements must be considered, particularly in areas of dense commercial activity.

How will the Policy be achieved?

10.3.7 The policy will be achieved through the advertisement consent process, and planning applications for new shopfronts incorporating fascia boards. Conditions relating to matters such as hours of illumination or length of display will be applied where necessary. This policy will be applied in conjunction with national guidance, e.g. in the NPPF and DCLG Circular 03/2007. When an advertisement can be seen from the Strategic Road Network, the Council may be required to consult with the Highways Agency, in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

10.3.8 In considering illumination levels, the levels of illumination set out by the Institute of Lighting Engineers will be applied. The most recent report (2001) sets the following levels:

Illuminated Area (m²)	Zone E1 (candelas/m²)	Zone E2 (candelas/m²)	Zone E3 (candelas/m²)	Zone E4 (candelas/m²)
Up to 10.00	100	600	800	1000
Over 10.00	N/A	300	600	600

(Source: Technical Report Number 5: Brightness of Illuminated Advertisements., Institute of Lighting Engineers, 2001).

10.3.9 The zones are described as:
- Zone E1: Intrinsically dark areas.
- Zone E2: Low district brightness areas (e.g. rural-urban fringe).
- Zone E3: Medium district brightness areas (e.g. district and local centres and urban areas).
- Zone E4: High district brightness areas (e.g. the core of the centre).

In some circumstances, particularly where listed buildings and conservation areas are concerned, illumination levels may need to be reduced, although this will be determined on a case-by-case basis. The general preference in most cases is for advertisements to be illuminated externally, e.g. through spotlight, rather than internally.

10.3.10 There is an overlap between this policy and DM23 on shopfronts, and, in some cases, both policies will apply.

How will the Policy be monitored?

Percentage of appeals where policy DM22 was a reason for refusal, where the Inspector does not uphold that reason for refusal (Target: less than 33%).

10.4   Shopfronts and Cash Machines

10.4.1 Reading has many good examples of shopfronts, both traditional and modern. To ensure that the heritage character and amenity of the Borough is maintained, the design of shopfronts is vital. The character of a shopping street is often defined by its shopfronts.

DM23: SHOPFRONTS AND CASH MACHINES

Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced.

For shopfronts, the following criteria will be fulfilled:

a) *Where a shop occupies multiple units, shopfronts will not run in a continuous horizontal line across the different unit façades. The fascia and the shop windows should be broken up to ensure the features of each unit are not lost;*
b) *Fascia boards should be lower than any first floor windows, and reflect the predominant height of existing fascia boards on surrounding buildings;*
c) *Canopies and blinds over windows and entrances should be for the shading of the shop and should be retractable; and*
d) *Shopfronts should present an active frontage to the street at all times. Where security is essential, security features will be internal, such as internal open mesh grilles. Opaque coverings on shop windows, such as paint and films, will be minimised and will not obscure the window.*

Aim of the Policy

10.4.2 The policy aims to ensure that shopfronts maintain the character of Reading and its individual centres. There is no specific national guidance for shopfronts, although there is general design policy in the NPPF. This policy aims to achieve Core Strategy objective 4 by maintaining the environment of the Borough. The policy should be read in conjunction with the advertisements policy (DM22).

Reason for the Policy

10.4.3 Given the success of Reading as a shopping destination, many visitors experience Reading mainly as shoppers, and it is therefore important that shopfronts do not detract from this experience. A need for substantial retail development has also been identified, and it is important that such development complements and integrates with existing centres visually as well as functionally.

10.4.4 The overall composition of multiple shopfronts is often of greatest importance, and features such as stallrisers, pilasters and fascia boards can contribute to the character of the building as well as to the streetscape, and should be retained where they already exist. Such features should be included in new shopfronts where they are part of the character of the street. Fixed canopies can obscure such features and are usually inappropriate. Merging of shopfronts can negatively affect the pattern of the street, and, where shop units are combined, the pattern can be maintained by having a gap in the fascia boards and a strong separation between the exterior of the two units by a pilaster or a column.

10.4.5 Security is an important consideration and the Council does not seek to hinder the ability of businesses to protect their property. However, in recent years, many shopfronts have been secured by external, solid roller doors. These are often a cheap and easy solution for security, but have detrimental effects on the shopfront and streetscape, presenting a blank wall to pedestrians and reducing natural surveillance. Other methods of security, such as lattice grilles and internal shutters are more appropriate as they still provide the necessary security but also create a more open frontage and allow light spillage after dark. In recent years, there have also been a number of cases where shop windows have been obscured by opaque material, which can have a negative effect on the vitality of the whole street and is not appropriate. Shopfronts should remain active during both the day and night.

10.4.6 Safety and security will be a prime consideration in the location of cash machines, which should be located in well-lit, busy areas, away from dark corners or recesses.

How will the Policy be achieved?

10.4.7 This policy will be delivered through the development management process. There is an overlap between this policy and DM22 on Advertisements, and, in some cases, both policies will apply. The Highways Agency will be consulted on applications for advertisements visible from the Strategic Road Network.

How will the Policy be monitored?

Percentage of appeals where policy DM23 was a reason for refusal, where the Inspector does not uphold that reason for refusal (Target: less than 33%).

11. ISSUES NOT COVERED IN THIS DOCUMENT

11.0.1 The Issues and Options version of the Development Management Document (October 2008) raised a number of issues that have not been taken forward into policies in this document. The reasons for this are set out below.

11.1   Design

11.1.1 The most important design principles applicable to all types of development are set out in Core Strategy policy CS7. Consultation in 2008 centred on whether there was any added value that an additional policy in the SDPD could bring. However, these were generally detailed matters relating to the principles in CS7, and it is considered that these are most appropriate for inclusion in the Design SPD.

11.2   Social Inclusion

11.2.1 The Core Strategy contains a policy (CS3) which seeks to ensure that social inclusion considerations are taken account of in development management decisions. The Issues and Options document asked whether there were any detailed measures that should be identified to supplement this policy. No measures were suggested. Social inclusion issues differ on a case-by-case basis, and therefore the general policy in the Core Strategy is considered to be the best approach.

11.3   Employment

11.3.1 In preparing this document, we have taken the view that no specific policy on employment development is required, as the Core Strategy provides adequate guidance. The Core Strategy does not specifically deal with employment uses below 2,500 sq m. Office uses of all sizes are dealt with in the NPPF. Therefore the main issue where a DMD could potentially have included further guidance was on industrial and warehouse development below 2,500 sq m. However, since the impacts of such uses are in terms of amenity, the issues can be adequately covered in policy DM4: Safeguarding Amenity. In practice, all but the smallest and least obtrusive employment uses are likely to be unacceptable in primarily residential areas under the terms of policy DM4. Issues of impact of employment development, initially consulted on at Issues and Options stage, are dealt with in policy DM3: Infrastructure.

11.4   Apart-Hotels

11.4.1 Apart-hotels are serviced apartments, often with access to a nearby hotel. These units are let on a short-term basis, usually no more than six months. They are aimed at contractors who do not live in the area and who work for locally based companies. There is a strong market for apart-hotels in Reading. Residents of apart-hotels value being close to the town centre to maximise the public transport links and leisure and entertainment facilities. They often do not need access to a car.

11.4.2 Apart-hotels are considered as a C1 use. It is important that a distinction is made between the C1 use of apart-hotels and a general C3 use. Therefore, proposals for apart-hotels are required to locate in accordance with national and local policy, particularly Core Strategy policy CS25. The maximum amount of time the units can be let will be restricted by condition or Section 106

agreement. In addition, conditions may be imposed to provide a register of bookings to the Council to prove that the apartments are being let on a short-term basis. As a C1 use, any development for an apart-hotel or serviced apartments resulting in the loss of general residential accommodation will be assessed against relevant policies, particularly Core Strategy policy CS17.

11.5   Pollution and Water Quality

11.5.1 The Issues and Options consultation sought to focus on whether more detail was required on Core Strategy policy CS34 (Pollution and Water Resources). In most cases, it is considered that the Core Strategy policy is sufficient. The exception was air quality, as the Council has recently put a new Air Quality Management Area in place. No other additional pollution policies are required.

SITE-SPECIFIC POLICIES

12. INTRODUCTION

12.1 The following sections 13 to 15 identify sites and areas that will help achieve the policies and spatial strategy of Reading's Core Strategy. Sites and areas are identified for development, for protection from development, and for areas where specific designations will apply. These sections were originally intended to be a separate document, the Site Allocations Document, and these issues were treated as separate for consultation in October 2008.

12.2 As the purpose of these sections is to apply the Core Strategy, the main focus will be on two elements: achievement of the spatial strategy, which included a focus on South Reading, improvements to smaller centres and review of employment areas; and provision of housing. The amount of housing to be provided in Reading up to 2026 is currently set out in the South East Plan. However, the recent Localism Act enables the Secretary of State to revoke the South East Plan, and this is expected to occur in the near future. When that happens, the relevant targets will once again revert to those set out in policy CS14 of the Core Strategy. Appendix 1 summarises the housing to be provided by the Sites and Detailed Policies Document (SDPD) and shows how this matches up with targets.

12.3 The process of site selection for the SDPD began in early 2008, when stakeholders including the development industry, community and voluntary organisations and the general public were asked to suggest sites for development and protection. Alongside sites that the Council was aware of from other sources, this made up the approximately 100 sites consulted upon at Issues and Options stage in October 2008. A large response was received to this consultation. Each site was also subject to Sustainability Appraisal.

12.4 Specifics of sites are subject to significant change, much more so than for development management issues. Many of the sites initially identified have now received planning permission, and a number of new sites were subsequently identified as being potential allocations. For this reason, the Council decided to undertake an additional consultation stage on twelve new sites that had been identified. The New Sites and Progress Update Paper was published in October 2009. Alongside this was a much more detailed Sustainability Appraisal which looked at a range of options for each site, whether new or previously identified. Both the original and revised Pre-Submission versions of the SDPD contained draft site allocations, and, again, a large response to these allocations was received.

12.5 The background evidence to this document sets out in detail how each site or set of designations has been treated, why it has been included (or excluded) and, in the case of development sites, how we have identified the important issues and caveats. Generally, this differs from site to site. However, the Council has not included any sites which:
- Already had planning permission for the use for which it would have been allocated at the time of submission (July 2011);
- Are already allocated in the Reading Central Area Action Plan; or
- Would be suitable for residential development, but which would provide fewer than ten dwellings – there would be countless such sites, so the focus should be on those sites which make the greatest contribution to meeting our housing targets.

12.6 Allocating development sites can only ever be a snapshot in time, particularly in an area such as Reading, where the market moves quickly. Therefore, it is important to note that, where a site is not allocated for development in this document, that does not necessarily preclude it coming forward through the planning application process.

Housing Allocations

12.7   In implementing the Core Strategy, one of the main tasks of the SDPD is to demonstrate that the Borough's housing targets can be met. The South East Plan, finalised in May 2009, states that 12,220 additional dwellings should be provided in Reading between 2006 and 2026. This equates to an annual average of 611 dwellings. However, the recent Localism Act enables the Secretary of State to revoke the South East Plan, and this is expected to occur in the near future. When that takes place, the Council will rely upon the figures in the adopted Core Strategy, which pre-dates the South East Plan. Policy CS14 of the Core Strategy states that an average of 572 dwellings should be completed per annum between 2006 and 2016, and 521 per annum between 2016 and 2026. This equates to a total of 10,930 dwellings.

12.8   However, much of this development has already been delivered or is planned. Between 2006 and 2010, 2,949 additional dwellings were completed. In addition, over four thousand additional dwellings had planning permission at April 2010, whilst the Reading Central Area Action Plan allocated sites which could deliver several thousand more dwellings within the plan period.

12.9   The Housing Trajectory at Appendix 1 calculates how much of the Borough's requirement under both the South East Plan and the Core Strategy is met by dwellings which have been delivered or are already planned. This is a complex calculation, and it is not possible to summarise here. More detail is available in the most up to date Strategic Housing Land Availability Assessment (SHLAA)[54]. The SDPD must identify the sites to meet the requirement identified.

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[54] Reading Borough SHLAA , www.reading.gov.uk

13. SOUTH READING FRAMEWORK

13.1 Background and Introduction

13.1.1 The Core Strategy has highlighted South Reading as a strategic location for new development. South Reading is already subject to several major recent developments and planning permissions; e.g. Green Park including Green Park Station, Kennet Island, RE3 recycling centre and the beginnings of the Southside development in the form of the Hilton Hotel. Work on preparing the Sites and Detailed Policies Document (SDPD) has raised several new major development opportunities within this area.

13.1.2 These development opportunities have the potential to transform South Reading and will have significant impacts that will need to be comprehensively assessed. Therefore, a holistic approach to planning these major new sites is required to ensure that future development is relevant to, and integrates with, the communities of South Reading.

13.1.3 As a whole, Reading is economically buoyant with a vibrant and active town centre and is an attractive and pleasant place to live. However, there are areas within South Reading that currently suffer from significant levels of deprivation and a shortage of good quality community facilities.

13.1.4 Significant shortfalls have been identified within South Reading in relation to the provision and accessibility to, and quality of, various community facilities including public meeting venues, open spaces, allotments and other recreational areas. Future significant shortfalls in primary and secondary school reception places are also predicted and there is an ongoing need to provide healthcare and other community, leisure and social facilities to serve an expanding population. Any future development within South Reading will invariably impact on these limited resources and facilities.

13.1.5 As mentioned above, significant development has recently occurred around the A33 corridor and there are other significant planning permissions that await implementation within South Reading. In addition, potential major development sites have also been identified through the Sites and Detailed Policies Document. These include the Berkshire Brewery site, Worton Grange and land to the north of Manor Farm Road.

13.1.6 Worton Grange and the Berkshire Brewery sites present particular challenges in urban design terms given that they are relatively isolated; in particular, this raises the question of how to best integrate any proposed new residential development on these sites with adjacent established areas. Land to the north of Manor Farm Road provides potential opportunities to better integrate the recent Kennet Island development with the residential areas east of the Basingstoke Road and with the Whitley District Centre.

13.1.7 These three South Reading sites have previously served as important employment land, however at least two of these sites now no longer need to remain wholly in employment use and potential alternative uses for these sites have been assessed as part of the SDPD.

13.2   What is the South Reading Framework?

13.2.1 The South Reading Framework aims to ensure that all development, and planning obligations secured from such, are relevant to the area and that suitable physical and social links with existing South Reading communities are enhanced. It also seeks to retain sufficient employment land for the future and to enhance South Reading as an attractive and pleasant place to live.

13.2.2 The South Reading Framework forms part of the SDPD and, at a wider level, is in conformity with the Core Strategy and other Development Plan Documents (DPDs).

13.3   What area does the South Reading Framework cover?

13.3.1 For the purposes of this document, an indicative boundary for South Reading is defined in Figure 7. This area also includes the South-West Reading area as defined within the Core Strategy. South Reading is diverse in many aspects with particular areas having distinct characteristics. This area is dealt with in more detail in Section 13.4 below.

Figure 7: South Reading

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KEY

Central Reading

South Reading

District and Local Centres

District Centre

Major Local Centre

Local Centre

Area Outside Settlement

Settlement

Railway

Existing & Proposed Rail Station

Major Road

Motorway

Waterways

Reading Borough Boundary
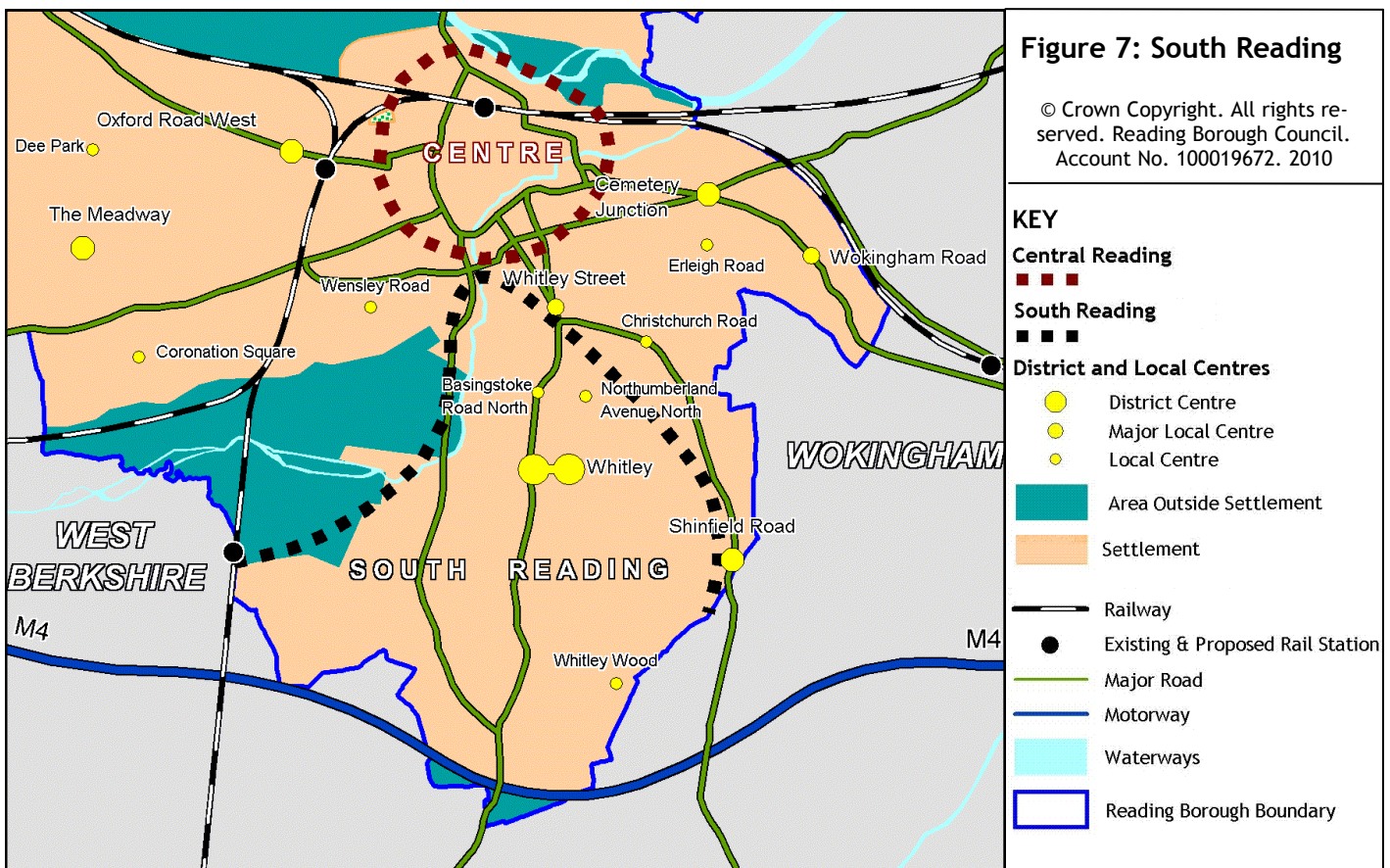
13.4   Characteristics of South Reading

13.4.1 The A33 corridor is the primary entrance into Reading. The areas around the A33 are predominantly characterised by employment sites although a new housing quarter, in the form of Kennet Island, is in the process of being constructed on the site of the former Thames Water Sewage Treatment Works. Future housing is also planned to the north of the existing Green Park office development as is a new rail station and interchange. This, in conjunction with other future office development planned opposite Kennet Island and the Hilton Hotel, will aid the

ongoing regeneration of South-West Reading and continue to enhance the appearance of this key transport corridor.

13.4.2 South Reading's established residential area is predominantly located east of Basingstoke Road (B3031), which provides a definitive boundary between the core employment land around Acre Road and Bennet Road, and to the north of the Craddock Road industrial area and the residential areas to the east. The housing stock in Whitley and Church Wards is predominantly of post-war construction whilst the housing in Minster, Katesgrove and Redlands mainly comprises older Victorian and Georgian properties.

13.4.3 These established areas of housing within South Reading are somewhat disconnected from the larger new residential developments (e.g. Kennet Island and the future Green Park Village) which are largely self-contained developments and which have evolved as a result of the need to make the most efficient use of previously developed land.

13.4.4 Whilst the relative isolated nature of these recent developments does not necessarily dictate that they are poor quality schemes, there are benefits to be had in strategically planning the wider South Reading area in order to promote physical and community links between both areas. In particular, the co-ordination of the future development of existing employment sites, which are now proposed to be designated for other uses, needs to be carefully considered to avoid their inappropriate piecemeal development and the attendant problems that this would create.

13.5   Issues and constraints specific to South Reading

13.5.1 As detailed above, there are issues and constraints that are particular to South Reading and these are outlined in more detail below.

13.5.2 The English Indices of Deprivation (2007), as produced by the Department for Communities and Local Government (DCLG), identifies the following key deprivation indicators:

- Income
- Employment
- Health and Disability
- Education and Skills
- Housing and Services
- Crime and Disorder
- Living Environment

13.5.3 Within South Reading, there are three Super Output Areas that fall within the uppermost 5% of deprived areas in England in respect of Education and Skills; and one area falls within the uppermost 10% of deprived areas in England in respect of Income. Overall, Whitley and Church are Reading's most disadvantaged wards.

13.5.4 South Reading is reasonably well served in terms of **public transport provision**. In particular, key bus routes link major employment areas (e.g. Green Park) and new housing developments (e.g. Kennet Island) with the central area and the rest of Reading. However, these bus routes are primarily in place to serve employment transport patterns, and enhancements to services in the evenings and weekends would help the isolated nature of certain housing areas within South Reading.

13.5.5 **Community facilities** – South Reading presently suffers from shortfalls in various community facilities, in particular within the education sector. These shortfalls add to other deprivation

issues such as crime and disorder and presently hold South Reading back from achieving its full potential as a thriving and sustainable community. Other than Abbey, Whitley is likely to have the greatest number of new dwellings of all Reading's wards over the next few years. The implementation of extant permissions will inevitably heighten current issues associated with shortfalls in infrastructure provision.

13.5.6 **Air Quality Management Area -** Air quality in Reading is generally good. However, there are areas close to congested roads where levels of nitrogen dioxide (NO2) exceed the air quality objectives, and where levels of particulates (PM10s) are within the limits but are elevated. These levels are found close to busy and congested roads and are linked to traffic exhaust emissions. In the case of South Reading, the M4, A33, Basingstoke Road and Shinfield Road fall within the AQMA. Part of the Brewery Site is affected by potentially poor air quality effects as well as noise and this will affect the form of any residential development of the site.

13.5.7 **Flooding -** Flooding issues are largely contained in areas outside of existing residential development within South Reading. The floodplain extends around the A33 Relief Road and any future development of sites within these zones must carefully consider the likelihood of flooding and the potential impact any development may have on flood storage capacity within these areas. A considerable part of the Brewery site lies within Flood Zone 2.

13.5.8 **Isolated communities –** Responding to the need to make the most efficient use of previously developed land, some recent developments within South Reading (e.g. Kennet Island) have been located within close proximity of existing commercial areas or major roads. Whilst these sites have made valuable contributions in providing much needed housing within South Reading and have included some successful, innovative and energy efficient designs, they could be improved by being better physically integrated with the longer established residential areas of South Reading. Some of the development opportunities highlighted in this section (i.e. Worton Grange and Berkshire Brewery) have similar obstacles in terms of appropriately physically integrating with existing communities. New redevelopment proposals involving residential on these sites need to satisfactorily address such urban design constraints thereby avoiding creating fragmented and isolated communities.

13.5.9 **Employment Land issues -** A review of employment land within the Borough has been carried out, and has determined that, whilst many of the employment areas in South Reading are vital to the Reading economy, there is some scope to release some of this employment land for other uses. This includes large sites which are now surplus to requirements at Berkshire Brewery and Worton Grange, and some mixed employment land north of Manor Farm Road. These areas are now excluded from the Core Employment Areas set out in policy SA12.

SOUTH READING VISION:

South Reading will make a major contribution to the achievement of the Reading City 2020 Vision. South Reading is providing, and will continue to provide, major opportunities for regeneration and development, particularly along the A33 and Basingstoke Road corridors. Regeneration and development will contribute to the continuing development of sustainable communities in South Reading, providing good access for all to a range of local facilities, services, housing and employment. It will contribute to an improved quality of environment and to making South Reading a clean, safe and desirable place in which to live, work and visit. It will contribute to improved movement around the area and to Central Reading, particularly through the continuing development of public transport services. In particular new development and regeneration shall:

- enhance the environs around the A33 and the Basingstoke Road to provide an attractive entrance into Reading;

- reduce the isolation of housing areas in South Reading thereby enhancing it as an attractive and pleasant place to live;

- contribute to revitalising and regenerating the wider South Reading area; and

- retain important employment land and provide appropriate employment opportunities to meet the needs of the local population.

13.6   South Reading Development Principles

SA1: SOUTH READING DEVELOPMENT PRINCIPLES

Development will contribute to the provision of community services and facilities that properly integrate, in a physical sense and in terms of community infrastructure provision, with established residential areas, taking account of the socio-economic and environmental characteristics of South Reading.

Aim of the Policy

13.6.1   The policy aims to ensure that new development within South Reading is relevant to that area and properly integrates within existing infrastructure and enhances the built environment. Any particular shortfalls in community infrastructure provision that currently exist, and would be made worse by the development, should be properly mitigated.

13.6.2   This fits in with the Council's Sustainable Community Strategy, in particular the theme of shared prosperity. The policy also helps achieve Core Strategy objective 2, in that it will improve the quality of life for those living in the Borough by enhancing existing facilities and services.

Reason for the Policy

13.6.3   There are pockets of areas within South Reading that have significant social and economic shortfalls that are well above national averages. The relatively large size and isolated nature of some of South Reading's major potential redevelopment sites provides a unique opportunity to direct future investment in a manner that is relevant to the most deprived areas within South Reading in order to maintain community cohesion.

How will the Policy be achieved?

13.6.4 The policy will be achieved through decisions on planning applications and, where possible, through discussions on the siting and layout of developments at the pre-application stage. Developments shall make appropriate and necessary contributions towards community infrastructure where appropriate. The provision of new community facilities will normally be on the assumption that they will be managed and maintained in perpetuity by the developers. In exceptional circumstances, where the Council agrees to the adoption of the facilities, a commuted sum for future maintenance will be required as part of any legal agreement. Conditions may be applied to a permission to ensure that the aims of this policy are achieved.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

13.7 South Reading Strategic Development Sites

13.7.1 Three strategic sites have emerged as having potential to deliver significant development and improvement in South Reading. These are Worton Grange, Berkshire Brewery and land to the north of Manor Farm Road. These sites have an important strategic role to play in terms of shaping the Borough and in particular South Reading. The following policies deal with the strategic allocation of these three sites.

SA2: SOUTH READING STRATEGIC DEVELOPMENT SITES

SA2a: WORTON GRANGE

Redevelopment of the Worton Grange site will incorporate a mix of uses including housing (between 175 – 275 units[55]), 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[56]), 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). Alternatively the site would also be appropriate for a warehousing redevelopment. Redevelopment of the Little Chef site will be primarily for residential development (11-17 units).

i) *For schemes incorporating housing, proposals shall include works to the carriageway of Basingstoke Road to enable the provision of convenient and safe east-west pedestrian/cycle links and to ensure that any future residential development will allow the opportunity to properly integrate with the neighbouring Whitley Wood residential area;*

ii) *Proposals for the Worton Grange and Little Chef sites should have regard to one another to help promote a development with linkages to the neighbouring residential area of Whitley Wood;*

iii) *Proposals will locate any office buildings along the A33 frontage to provide high quality landmark buildings and enhance the appearance of the A33 corridor;*

iv) *The development will provide appropriate public transport interchange facilities for the development of the A33 public transport/MRT corridor;*

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[55] This should not be interpreted as an absolute maximum. See comments in paragraph 13.7.6.
[56] In line with Policy SA3: see paragraph 13.8.5.

v) *Proposals will incorporate substantial street-tree planting to enhance the appearance of the site, in particular the A33 corridor;*

vi) *For schemes incorporating housing, proposals will ensure that development on the Basingstoke Road frontage suitably reflects the size and scale of existing housing to the east;*

vii) *Proposals will retain and enhance current and potential green links as defined on the Proposals Map, and provide new landscaping and open space to contribute to green links where possible. Proposals will also take account of any impacts on Thames Basin Heaths Special Protection Area;*

Figure 8: Worton Grange

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KEY

Key corridor of movement (pedestrian/ cycle)

Potential Mass Rapid Transit route and stop

Transition to zone of low-density residential

Key landmark frontage

Areas of identified biodiversity significance

Potential for residential use

Potential for commercial use

Listed building
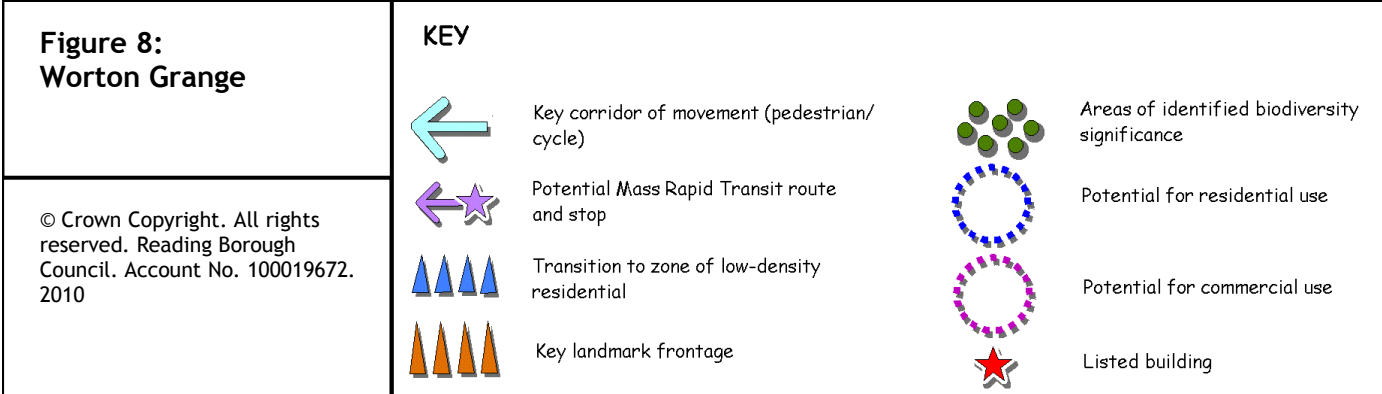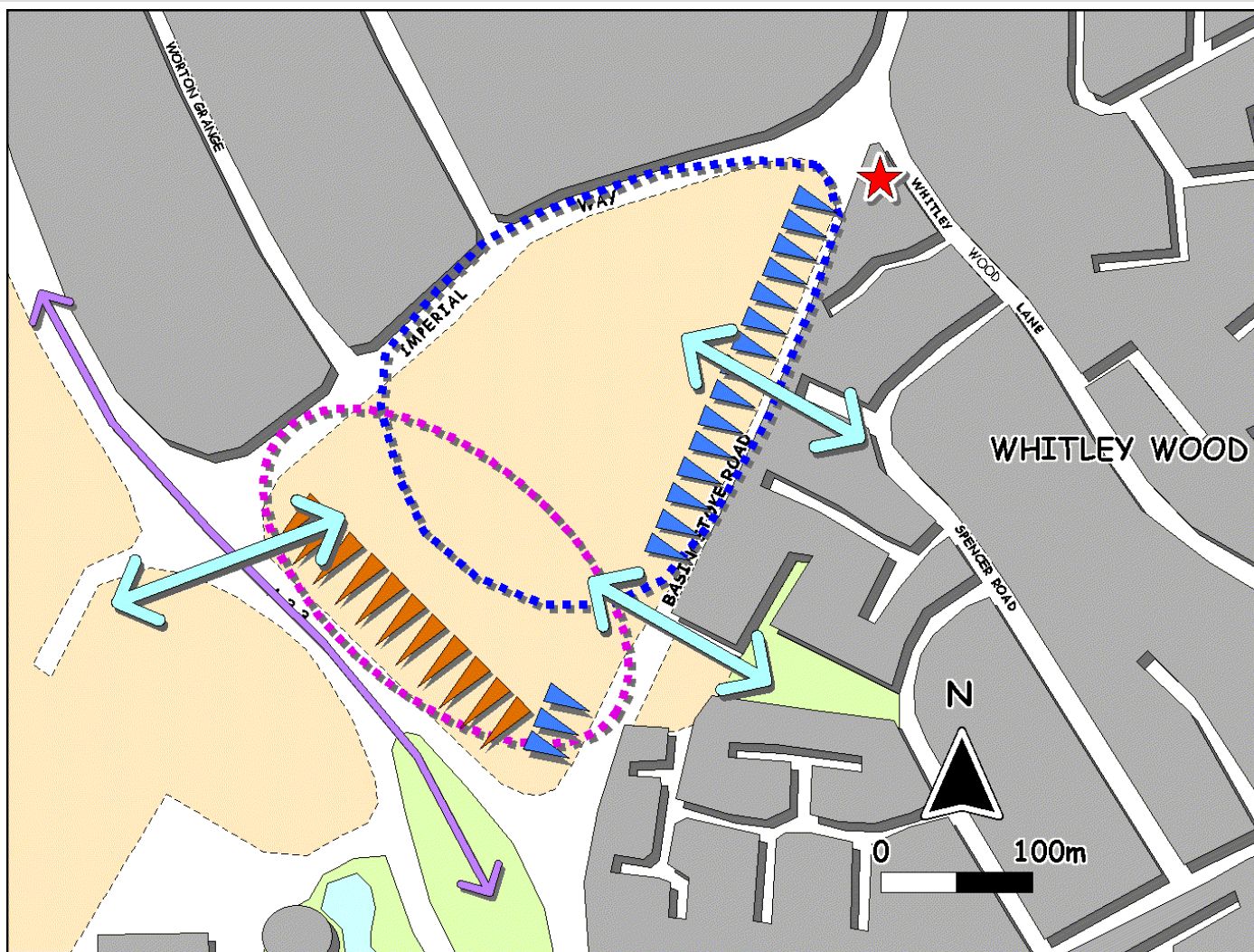
viii) Proposals will, in meeting the Council's sustainability requirements, secure energy from a decentralised energy source;

ix) Proposals will make relevant and necessary planning obligations to enhance and improve existing community facilities in the wider Whitley area; and

x) Development proposals will take account of potential surface water flooding, and potentially contaminated land.

SA2b: BERKSHIRE BREWERY

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)).

Should a wholly employment development not be achievable on the site, the whole Berkshire Brewery site will incorporate a mix of uses including housing (between 400 – 750 units[57]), employment (B2/B8/B1c) uses, a limited amount of B1 offices (as above) and retail and leisure uses at a scale commensurate to the needs of the housing proposal. Substantial areas of useable open space will also be provided. A development which would result in only parts of the site (e.g. the RI3 site) being developed for mixed use including residential will not be permitted.

Any proposals for development on the site will:

i) Ensure that development, where it is visible from the A33, contributes towards a high-quality entrance to Reading;

ii) Make an appropriate contribution towards facilitating a Mass Rapid Transit/public transport route, which may include provision of land for the route;

iii) Retain and enhance existing ecology on site; in particular, the watercourses, lake, woodland, marshy grassland adjacent to the northern boundary of the site and grassy banks;

iv) Retain and enhance current and potential green links as defined on the Proposals Map, and provide new landscaping and open space to contribute to green links where possible. Proposals will also take account of any impacts on Thames Basin Heaths Special Protection Area;

v) In meeting the Council's sustainability requirements, secure energy from a decentralised energy source;

vi) Enhance suitable tree cover along the A33; and

vii) Take account of potential flooding, including from surface water.

Proposals for mixed use development incorporating residential will additionally:

viii) Ensure that constituent elements of the site (e.g. the RI3 site, the main Brewery site, and the part of the site within Wokingham Borough) strongly relate to one another, thereby not comprising two or three separate inward-facing developments;

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[57] This should not be interpreted as an absolute maximum. See comments in paragraph 13.7.6.

ix) *Locate residential development on the inner part of the site away from frontages onto the M4 and A33 to help minimise potential road noise issues in addition to providing noise mitigation measures;*

x) *Provide suitable mitigation for any potential noise nuisance and shadow flicker from the adjacent wind turbine;*

**Figure 9:
Berkshire Brewery**

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KEY

Key corridor of movement (pedestrian/ cycle)

Potential Mass Rapid Transit route and stop

Key frontage

Areas of identified biodiversity significance

Potential for residential use as part of mixed use development

Listed building

Employment use is not shown on the map, as, unlike for residential, it is not necessary to restrict employment use to certain parts of the site.

xi) *Take account of potentially contaminated land; and*

xii) *Make relevant and necessary contributions to enhance and improve the existing community facilities in the wider Whitley area.*

SA2c: LAND TO THE NORTH OF MANOR FARM ROAD

Redevelopment of the Manor Farm Road site[58] will primarily be for housing (between 350 – 550 units[59]), 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.

i) *Proposals will not be piecemeal in nature but will only be in appropriately sized/arranged sites that will promote the integration of Kennet Island with the established areas of Whitley to the east[60]. Proposals should be designed in the context of a wider development of the area;*

ii) *Proposals will incorporate measures to facilitate improved pedestrian and cycle permeability, in particular east/west links across Basingstoke Road and through to Kennet Island;*

iii) *Proposals will enhance the Basingstoke Road frontage to reflect the scale and character of existing residential development to the east;*

iv) *Proposals will, in meeting the Council's sustainability requirements, secure energy from a decentralised energy source;*

v) *Proposals will include transitional non-residential uses along the frontage of Manor Farm Road to reflect the commercial nature of land to the south and to avoid introducing new homes into an area where existing commercial activities could detract from the amenities of future residential occupants;*

vi) *Proposals will maintain and enhance the vitality and viability of the Whitley District Centre through the provision of additional complementary community facilities and smaller retail units, but not retail warehousing, to serve the local community;*

vii) *Proposals will make relevant and necessary contributions to enhance and improve the existing community facilities in the wider Whitley area;*

viii) *Development proposals will take account of potential surface water flooding, and potentially contaminated land; and*

ix) *Development proposals will take account of potential archaeological significance.*

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[58] Includes: DHL Warehouse, Beacontree Plaza, 1 Gillette Way, 350 Basingstoke Road, Thames Water Offices (Spencer House, Blake House and Gainsborough House), BJ's Bingo, ATS Tyre/Exhaust Centre and The Micro Centre.
[59] This should not be interpreted as an absolute maximum. See comments in paragraph 13.7.6.
[60] This will ultimately be a judgement to make at planning application stage. It is not expected that all sites within SA2c will come forward at once, but the decision on whether particular schemes are acceptable will be based on whether a site can be developed without significantly compromising the living environment of residents of the site, and without resulting in an inward-looking scheme that prevents the development from relating well to future development of adjoining sites. This will need to take into account matters such as the size of the site, the relationship with and use of adjoining sites and whether an appropriate buffer exists or can be created.
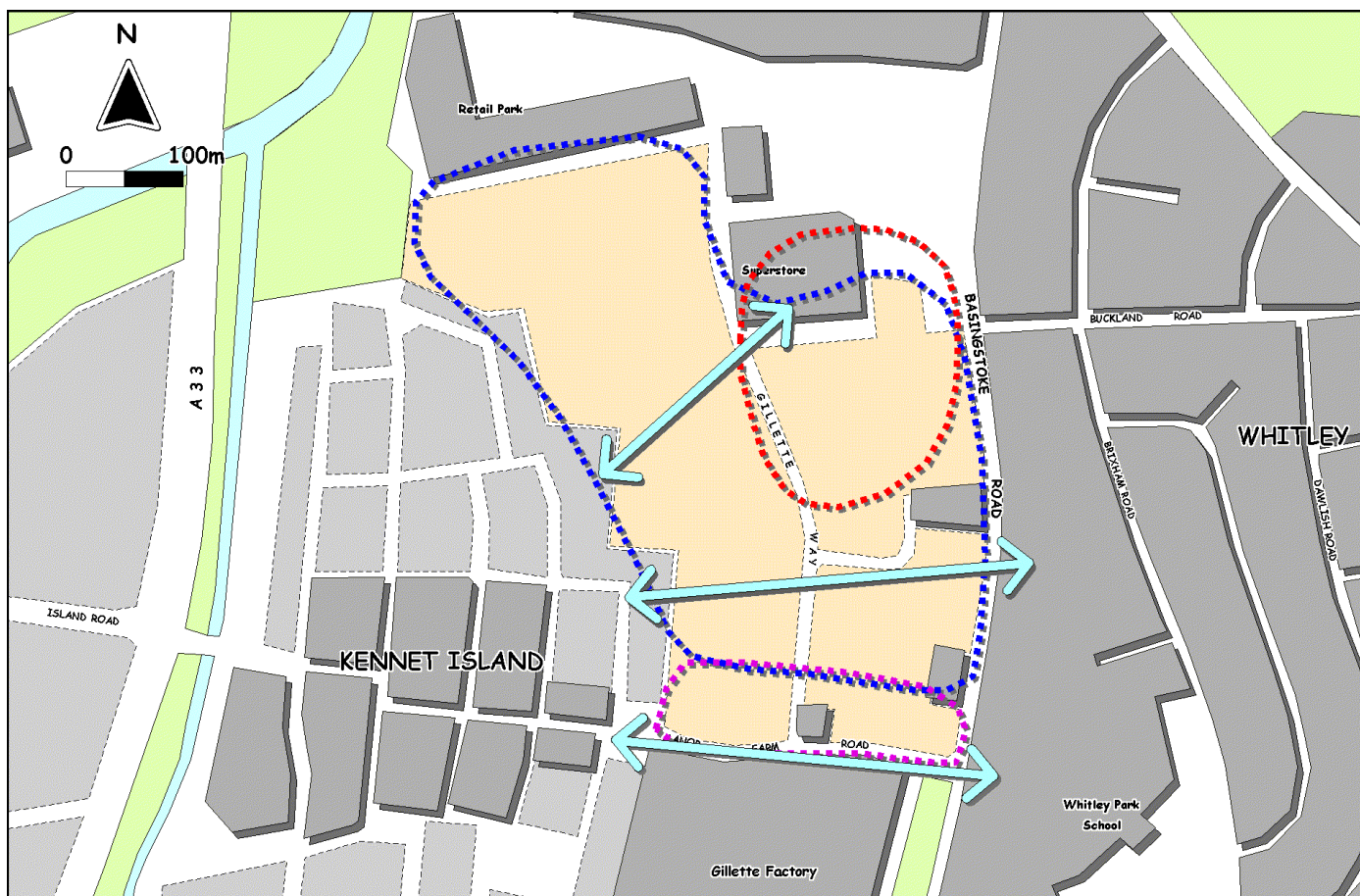
**Figure 10:
Land North of Manor
Farm Road**

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KEY

Key corridor of movement (pedestrian/
cycle)

Potential for commercial use

Potential for residential use

Potential for district centre expansion

Aim of the Policy

13.7.2 The policy aims to ensure the most appropriate reallocation of surplus employment land and the allocation of forthcoming development sites, with a view to providing additional important housing land that will integrate with, and relate to, established residential areas within South Reading.

13.7.3 This fits in with the Council's Sustainable Community Strategy, in particular the areas of 'Place' and 'Prosperity'. The policy also helps achieve Core Strategy objective 1, in that it strengthens the role of Reading within the Thames Valley, objective 2, in that it will improve the quality of life for those living in the Borough by providing new quality housing and objective 3, by ensuring new development is accessible and sustainable.

Reason for the Policy

13.7.4 The Core Strategy ensures that substantial levels of development will take place in Reading up to 2026. Recent assessment of the Borough's employment land indicates that these are the most appropriate sites for reallocation in order to, amongst other things, meet the Borough's housing targets.

How will the Policy be achieved?

13.7.5 The policy will be achieved through decisions on planning applications and, where possible, through discussions on the siting and layout of developments at the pre-application stage. Conditions may be applied to a permission to ensure that the aims of this policy are achieved.

13.7.6 However, particular caution needs to be expressed in terms of the dwelling numbers, as these will be strongly dependent on the proportion of each site that will be in residential use, and this proportion is not necessarily fixed at this stage. Dwelling numbers expressed in the policy are therefore a guide only.

13.7.7 Figures 8, 9 and 10 show, in an illustrative format, some of the key elements of the development of each site. The Berkshire Brewery site also includes a substantial area in Wokingham Borough, which has come forward as part of the same development. The Council worked with Wokingham in assessing detailed proposals for the site, and will continue to work with neighbouring authorities on major cross-boundary sites such as this. The Brewery site was previously in employment use, and the Council wished to see a major industrial or warehouse use continue. However, should such redevelopment have been incapable of delivery, a mixed use development may have been acceptable subject to the policy and other LDF provisions.

13.7.8 Planning permission was granted in October 2011 for a development for a large distribution warehouse covering the main part of the Brewery site (excluding the RI3 site), by both Reading and Wokingham Borough Councils (reference 11/01096/FUL and F/2011/1570 respectively). Development began in 2012. The allocation, and comments above, relating to the main part of the Brewery site have therefore been somewhat overtaken by events.

13.7.9 Parts of sites SA2a and SA2b fall within 7 kilometres of the Thames Basin Heaths Special Protection Area (SPA). The Thames Basin Heaths Delivery Framework (February 2009) states that residential development of over 50 homes between 5 and 7 km of the SPA should be assessed for their impact on the SPA, and may need to provide mitigation. Policy NRM6 of the South East Plan may be relevant whilst the RSS is in place. This issue will be considered on a case-by-case basis, in consultation with Natural England.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

13.8   Retail, Leisure and Culture Uses in South Reading

13.8.1 The scale of development proposed in South Reading will undoubtedly require services and facilities to support it, many of which will take the form of 'main town centre uses' as defined by the National Planning Policy Framework, such as retail and leisure uses. It is vital to ensure that such development complements, rather than undermines, the network of identified centres both within and outside South Reading.

SA3: RETAIL, LEISURE AND CULTURE USES IN SOUTH READING

Development proposals within South Reading will maintain and enhance the identified network of District and Local Centres. Proposals will not detract from the vitality and viability of these centres.

The main focus for additional retail, leisure and culture uses in South Reading will be in or as an extension to the Whitley District Centre.

There is no identified need for additional District or Local centres in South Reading. On strategic sites which cannot be effectively served by existing or extended identified centres, retail, leisure and culture uses of a scale to serve the residential development and identified underserved residential areas will be appropriate.

Aim of the Policy

13.8.2 The policy aims to ensure that provision and enhancement of retail, leisure and culture uses within South Reading is appropriate and relevant to that area by promoting the enhancement of existing local and district centres wherever possible. This policy supports the network and hierarchy of centres in policy CS26 of the Core Strategy.   It helps to achieve core objective 2 of the Core Strategy by creating inclusive, sustainable communities with good access to services and facilities.

Reason for the Policy

13.8.3 The establishment of a strong network of District and Local Centres in South Reading is of particular importance due to the role that smaller centres can play in areas of deprivation, in terms of ensuring access to a range of facilities. South Reading has previously suffered from a fragmentation of services and facilities in different locations, and the Core Strategy designated a number of centres which had not previously been identified in order to resolve this issue, in particular Whitley District Centre. There should not, therefore, be a need for additional District and Local Centres.

13.8.4 In recent years, however, a number of large developments have been proposed which would provide their own retail or leisure facilities. For example, Kennet Island and Green Park village were proposals including 1,150 and 737 dwellings respectively which were relatively inaccessible to existing centres. In these cases, it is clearly more sustainable to provide new facilities to reduce the need for residents to travel by car. However, even in these cases, the facilities permitted are not of a sufficient scale and range to classify as a genuine Local Centre.

13.8.5 Therefore, on large developments including residential which are outside existing residential areas, provision of small-scale retail, leisure and culture uses of a scale to serve the residential elements of the development may be appropriate, as long as it would not be possible for the development to be served by an existing centre, or an extended existing centre. There is substantial scope to extend Whitley District Centre, for example. The policy therefore refers to

'strategic sites', which are sites that cannot be effectively served by identified centres, and which fulfil the following criteria:

- Sites of over 1,000 dwellings;
- Sites of less than 1,000 dwellings which would also serve identified underserved areas. Only one existing residential area is considered to currently be underserved, and that is the western part of Whitley Wood, west of Whitley Wood Lane; or
- Sites of less than 1,000 dwellings which are completely isolated from existing residential areas.

How will the Policy be achieved?

13.8.6 The policy will be mainly achieved through the development management process, including early and effective pre-application discussions on key sites. The policy on the three main identified sites in South Reading (SA2) already deals with the extent of retail, leisure and culture uses on each site. However, there is a history of large windfall housing sites coming forward in South Reading, and this policy is therefore mainly aimed at currently unidentified sites.

13.8.7 Conditions may be applied to any permission to ensure that the aims of this policy are achieved.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

14. OTHER SITES FOR DEVELOPMENT AND CHANGE

14.1 Dee Park

14.1.1 Dee Park is a mainly 1960's housing estate in West Reading, primarily within Norcot ward. As well as a number of socio-economic issues, including significant levels of deprivation, the estate has a range of physical difficulties that mean that regeneration of the area is essential. This need for regeneration and renewal was identified in the Council's Core Strategy.

SA4: DEE PARK

The Dee Park area, as identified on the Proposals Map, will be regenerated to provide a sustainable community including the following:

- *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.*

Development will be more integrated with surrounding areas than at present, provide a safe and secure environment, and enhance transport links to and from the estate. Development will take account of potential surface water flooding.

Development will maintain and enhance the role of Ranikhet Primary School in serving the local and wider community.

Aim of the Policy

14.1.2 The policy aims to provide a sustainable community for people to live and work in and of which they can feel proud. This helps achieve a number of objectives of the Core Strategy, particularly core objective 2 in creating an inclusive, sustainable community with good access to decent and affordable housing, open space, transport, services and facilities. It also helps to achieve the suburban renewal element of the Spatial Strategy, and is identified on the Key Diagram. The regeneration will also contribute to themes of the Sustainable Community Strategy such as 'active neighbourhoods'.

Reason for the Policy

14.1.3 The regeneration of the Dee Park estate is a key objective for the Council. The following physical issues have been identified with the estate:

- A poor quality physical environment that contributes to issues of crime and anti-social behaviour and a lack of integration with its surroundings;
- Poor quality, energy efficiency and condition of some of the buildings and parts of the public realm;
- Lack of facilities, and low levels of use of existing facilities, which results in vacancy and lack of viability of the local centre;
- Lack of a mix of housing, with a high proportion of small units, and a transient population.

14.1.4 This policy is therefore required to support ongoing regeneration plans for Dee Park, which are made up of a range of different elements, not all related to physical development. Since Dee Park is a key spatial element of the Sustainable Community Strategy, this document needs to ensure that the physical elements help fulfil the overall objectives.

14.1.5 This policy does not necessarily refer to a comprehensive redevelopment of the entire area, as there are existing buildings and areas which can be incorporated into any scheme.

14.1.6 This policy also does not include a target for how many additional dwellings will result from the development. This reflects the fact that the key issue is achieving physical regeneration, and it is not therefore appropriate to be prescriptive in terms of how many dwellings will result.

14.1.7 The Dee Park Planning Brief, adopted as an SPD in 2008, highlights the issues and proposed solutions in much greater depth. This document continues to be relevant for planning decisions.

How will the Policy be achieved?

14.1.8 Much of the Dee Park estate is Council-owned, and the Council is therefore working with its development partner, the Dee Park Partnership, on progressing the regeneration. The fire station site, owned by Royal Berkshire Fire and Rescue Service, has planning permission for residential use, although this is dependent on the viability of relocation of the fire service facility. The Council adopted a Planning Brief for the site in 2008, and this includes much greater detail on how the strategy for the area will be achieved. This Brief will continue to apply.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17)

14.2   Park Lane Primary School, The Laurels and Downing Road

14.2.1 Park Lane Primary School in Tilehurst, Reading is a 2 Form Entry (2FE) Primary School. The school currently operates from a split campus across four separate sites. This arrangement is unsatisfactory from an education point of view and it is proposed to consolidate a new school, library and health centre on a single site at The Laurels, funded in part by the potential sale of surplus sites at Park Lane and Downing Road.

SA5: PARK LANE PRIMARY SCHOOL, THE LAURELS AND DOWNING ROAD

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.

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.

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.

The Park Lane School Annex will be reused/ redeveloped for community or residential purposes, subject to safeguarding the amenity of occupiers of adjacent properties.

Aim of the Policy

14.2.2 The policy aims to facilitate the rationalisation of the primary school provision (as described below) and guide the future development of the surplus sites. It helps to achieve core objective 2 of the Core Strategy by creating good access to education and housing.

Reason for the Policy

14.2.3 As part of a major rationalisation project, it is proposed to build a replacement 2FE Primary School (to include a separate Early Years Nursery provision) on the existing Infant School Laurels site. The existing site will be enlarged by taking in additional publicly owned areas of land as part of the site assembly for this project. The scheme will provide new, bespoke designed school buildings, in conjunction with the required external playing field areas sufficient to meet the minimum requirements for a school of this size along with a new 2-court MUGA hard court provision.

14.2.4 The total site area of the 4 parcels of land that comprise the existing school extends to 2.67ha (26,695 sq m). The Proposals Map shows the relative location and the extent of each of these sites.

14.2.5 The existing Park Lane School exists on 4 widely separated sites, which is far from ideal in terms of providing a satisfactory primary education environment. In addition, the suitability and condition of its buildings and outdoor play areas is far from ideal in relation to modern education practice. The proposal involves the development of a single site school on the site of The Laurels incorporating the existing Blagrave Nursery, Tilehurst Library and Tilehurst Health Clinic and utilising, and reconfiguring, part of the existing recreation ground for school playing fields and outdoor play. The existing Blagrave Nursery school site would be returned to public open space and incorporated into Blagrave Recreation Ground.

14.2.6 The Junior part of the school comprises two built sites along with a playing field located at the end of Downing Road. The main school site which fronts onto Park Lane, with entrances from Chapel Hill and Downing Road, contains an extended Victorian brick building with a grassed

frontage to Park Lane and hard play areas to the rear. The site contains a number of trees. National Policy gives further weight to the conservation of local heritage assets even where they are undesignated, and requires that applications affecting heritage assets, including local heritage assets such as Park Lane School, should be accompanied by information on the significance of the asset using appropriate expertise, and that there is a presumption in favour of conservation of the asset. Any development of the site should address the practicality of retaining and converting parts of the existing school building. The site is proposed for residential development although the provision of specialist accommodation e.g. care home, elderly units etc., would be appropriate in this very accessible location.

14.2.7   The Annex site contains a single storey prefabricated building with frontage to the eastern side of Downing Road. The depth of the site is only 13 metres which is very shallow and it backs on to houses and gardens that front Park Lane/ School Road. The site and existing building is provisionally reserved for a police office and a facility for the Tilehurst Horticultural Society. Residential would be an appropriate alternative use of the land, subject to regard being paid to the amenity of occupiers of adjacent properties.

14.2.8   The Downing Road Playing Field is a fenced area of private, recreational space. The release of open space will need to be clearly justified in terms of both national and local planning policy. Policy CS28 of the Core Strategy states that development of open spaces would only be permitted if replacement open space, to a similar standard, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining space outweighs the loss. In relation to current national guidance, the Downing Road Playing Field would only be released for residential development if it has been demonstrated through a robust and up-to-date assessment, carried out by the Council or an applicant and involving consultation with the local community, that the open space is surplus to the requirements of the local area, and that there is an excess of playing field provision in the catchment or replacement playing field provision could be made. The disposal of the Downing Road Playing Field has been approved by the Secretary of State for Education (under Section 77 of the School Standards and Framework Act 1998).

14.2.9   If loss of the playing field is adequately justified, some public open space provision, including a play area, should be provided as part of any development and provide an appropriate setting for the public footpath adjoining the western boundary of the site.

14.2.10 Developers should examine the possibility of serving some of the development via a separate access from Beverley Road. If the loss of the playing field is justified, the site is proposed for residential development although the provision of specialist accommodation, e.g. care home, elderly units, would be appropriate in this very accessible location.

How will the Policy be achieved?

14.2.11 The sites in this policy are in Council ownership, and this policy will therefore be implemented primarily by the Council. The policy will also be achieved through the development management process, including on the surplus sites.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

14.3   Whiteknights Campus, University of Reading

14.3.1 Reading contains two universities, the largest and oldest of which is the University of Reading. This occupies a number of sites within and around the Reading urban area, many of which are outside the Borough boundaries, but its main location is the Whiteknights campus, shown on the Proposals Map, split between Reading and Wokingham Boroughs. This campus will be the main focus of future development associated with the University of Reading, although there will continue to be development at the University's secondary, but original, campus on London Road.

SA6: WHITEKNIGHTS CAMPUS, UNIVERSITY OF READING

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.

Development will accord with the following criteria:

- *Areas of wildlife significance and current or potential green links will be retained or enhanced;*

- *The safety of those using the campus will be maintained or enhanced;*

- *There will be no significant detrimental impact on neighbouring residential properties; and*

- *The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.*

Aim of the Policy

14.3.2 The policy aims to ensure that the Whiteknights Campus continues to develop as the focus for the University of Reading and contribute to Reading as a whole and the wider national interest. This policy helps to achieve core objective 2 of the Core Strategy in that it improves the quality of life for those studying in Reading, and maintains good access to education. It also helps to strengthen the role of Reading within the Thames Valley and South East, which is part of core objective 1.

Reason for the Policy

14.3.3 The Whiteknights Campus has a number of issues which distinguish it from other parts of the Borough, and therefore necessitate a distinct approach. The University has around 17,500 students[61], which is roughly equivalent in size to a town such as Thatcham or Marlow, and Whiteknights is the hub of university activity. Students, staff and visitors need to be supported by services, facilities and infrastructure. A separate policy is therefore required for the part of the Whiteknights campus that lies within the Borough.

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[61] www.reading.ac.uk

14.3.4 There are a number of constraints and complexities affecting the site. Parts of the site have significant wildlife importance, and the area is a prominent part of the local landscape, adjoining part of the East Reading wooded ridgeline Major Landscape Feature, with large tracts of open space. A number of listed buildings are on site, and university uses have a potential effect on surrounding residential areas. In addition, approximately two thirds of the Campus is within Wokingham Borough, meaning that a consistent approach is required.

14.3.5 In 2008, the University drew up a Whiteknights Campus Development Plan, which set out the University's principles for future development of the site, including providing 1,297 additional bedspaces, waste and catering facilities and changes to the accesses and internal circulation. The Development Plan does not form part of the Council's strategy, but it outlines the changes that are proposed to occur on the site in the coming years, and has informed this policy. Much of the physical development proposed has already received planning permission, and it is therefore important that the policy looks beyond the current Development Plan and is flexible to take account of other proposals as they come forward.

14.3.6 Proposals within the Whiteknights Development Plan include rationalising the substantial number of vehicle access points around the campus. Given that growth is likely to occur on the campus, it is vital that access points are appropriately located. The Council is therefore supportive of this principle in the Whiteknights Development Plan.

14.3.7 Many of the main planning issues on the site are dealt with elsewhere within the LDF. Although it is not appropriate to repeat policy here, developments will need to consider matters such as parking (CS24 and Parking and Design Standards SPD), biodiversity (CS36), the historic environment (CS33), residential amenity (DM4) and landscape (SA17).

How will the Policy be achieved?

14.3.8 The policy will be achieved through its use in development management decisions. Early and effective pre-application discussions with the University will be of great assistance, as will continued joint working with Wokingham Borough. Much of the physical development planned in the Whiteknights Campus Development Plan, including many of the additional bedspaces, is already underway. In addition to physical development, the Council currently works with the University in a number of areas to benefit Reading, and this will continue.

How will the Policy be monitored?

Continued education use of the Whiteknights site (Target: ongoing education use)

14.4   Crescent Road Campus

14.4.1 There are ongoing discussions regarding the future of the Crescent Road campus. This policy provides a framework for the future use of the site.

SA7: CRESCENT ROAD CAMPUS

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:
- *Other education uses; or*
- *If not needed for any form of education, development for residential (59-93 dwellings).*

If the site were to be developed for residential use, this would be dependent on fulfilling the following criteria:

- *Vehicular traffic along Crescent Road should be no greater than that generated by the current FHE use. If the development is to generate greater levels of traffic, the remainder should be accessed via an upgraded Bulmershe Road to the south;*
- *At the northeastern corner, development should incorporate a pick-up/drop-off area for Alfred Sutton School;*
- *Development should seek to retain trees covered by Tree Preservation Orders;*
- *Development should retain and enhance a green link across the site as shown on the Proposals Map, and mitigate its effects on biodiversity, including bats;*
- *Development should have regard to the adjacent Conservation Area; and*
- *Development should take account of the Air Quality Management Area, where it covers part of the development site.*

Aim of the Policy

14.4.2 This policy aims to ensure that the educational offer of Reading is maintained, and that, where this aim can be achieved without the Crescent Road site needing to be in FHE use, the site is used appropriately. This helps ensure a sustainable community with good access to education, in line with core objective 2 of the Core Strategy, and contributes to the Sustainable Community Strategy in terms of access to education, and the prosperity of Reading.

Reason for the Policy

14.4.3 The Crescent Road site has been suggested as a potential development site for uses including residential. However, it is not currently certain that the Further and Higher Education (FHE) use of the site is likely to become surplus to requirements in the plan period. The Council wishes to ensure that this site would not be lost to development if it would have a negative effect on the provision of education in Reading.

14.4.4 Were the site to become surplus to requirements, and if its loss would not have a detrimental effect on FHE provision, the site would potentially be appropriate for another education use, or for residential. Determining the requirement of the site for ongoing education use would be in liaison with RBC's Education Department. Development for residential would not include the adjacent playing fields. The main constraint on development is vehicle access, with Crescent Road posing particular difficulties. Development would therefore need to avoid increasing traffic volumes on Crescent Road.

14.4.5 In the case of a residential development, the comments in paragraphs 14.5.5, 14.5.6 and 14.5.8 will also apply.

How will the Policy be achieved?

14.4.6 The Policy will be achieved through the development management process, including pre-application discussions.

How will the Policy be monitored?

Continued education use of the Crescent Road site (Target: ongoing education use).

14.5   Other Sites for Housing Development

14.5.1 The need for continued development of housing in Reading is strong, and likely to remain so over the plan period, and this is not solely related to the housing allocations set down through the South East Plan or Core Strategy. It has been calculated that the annual need for affordable housing alone outstrips the annual South East Plan or Core Strategy allocation for Reading for all types of housing[62]. There is therefore clearly a need for further housing sites to be identified to continue to meet the needs of the Borough.

SA8: OTHER SITES FOR HOUSING DEVELOPMENT

The following sites will be developed for residential use according with the principles set out in this policy:

SA8a	*784-794 OXFORD ROAD*	*10-17 dwellings*
	Development for residential.	
	Development should:	
	• *Only take place as a comprehensive development rather than parts of the site;*	
	• *Take account of the potential for contamination;*	
	• *Take account of the potential for flooding, and generally direct dwellings to the areas of lowest flood risk;*	
	• *Take account of the location within the Air Quality Management Area; and*	
	• *Take account of potential archaeological significance.*	
SA8b	*ALICE BURROWS HOME, DWYER ROAD*	*17-27 dwellings (or bedspaces to house an equivalent number of people)*
	Development for residential and/or residential care.	
	Development should:	
	• *Be accessed from Appleford Road only; and*	
	• *Seek to retain trees covered by TPO, and provide landscaping on the Burghfield Road frontage.*	
SA8c	*REAR OF 303-315 OXFORD ROAD*	*10-12 dwellings*
	Comprehensive development for residential.	
	Development should:	
	• *Retain rear access for properties on Oxford Road;*	
	• *Only take place as a comprehensive development rather than parts of the site; and*	
	• *Take account of the location within the Air Quality Management Area.*	
SA8d	*DELLWOOD HOSPITAL, LIEBENROOD ROAD*	*11-17 dwellings*
	Development or conversion for residential.	
	Development should:	
	• *Allow continuation of health use to the rear of the site.*	

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[62] Berkshire Strategic Housing Market Assessment (DTZ, 2007)

| SA8e | BATH ROAD RESERVOIR, BATH ROAD | Up to 80 dwellings |

Development for residential and community use with public open space. The special architectural and historic interest of the listed water tower and its setting should be conserved, and the tower should be retained in an appropriate use, which might include a community use, visitor centre or office as part of a comprehensive redevelopment of the site. The pumping house should also be retained.

Development should:

- *Respect the site's distinctiveness and sense of place;*
- *Respect the important character and appearance of the site and the surrounding area in terms of its design, height, massing and materials. Building heights of greater than 3 storeys are unlikely to be appropriate in the light of levels differences and the character of adjoining housing;*
- *Provide high quality public realm including an area of on-site open space;*
- *Retain a green link across the site from north to south, incorporating the areas of greatest wildlife significance;*
- *Mitigate significant impacts on important biodiversity assets;*
- *Seek to retain important trees;*
- *Take account of heritage assets and potential archaeological significance;*
- *Take account of the location partially within the Air Quality Management Area; and*
- *Avoid and mitigate other environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.*

| SA8f | PART OF FORMER BATTLE HOSPITAL, PORTMAN ROAD | 45-95 dwellings (net gain) |

Development for residential use, potentially including live/work units.

Development should:

- *Be accessed from the south rather than directly from Portman Road;*
- *Enhance pedestrian and cycle permeability through the site, including provision of a footpath/cycleway along the northern frontage of the site;*
- *Mitigate any impacts on Cow Lane Bridges and the Norcot Road/ Oxford Road/Portman Road roundabout;*
- *Take account of the potential for contamination and noise effects;*
- *Take account of the potential for flooding, including from surface water, and incorporate Sustainable Drainage Systems (SUDS); and*
- *Take account of potential archaeological significance.*

SA8g	LAND ADJACENT TO 40 REDLANDS ROAD	11-18 dwellings

Development for residential.

Development should
- *Seek to retain important trees including one covered by a TPO;*
- *Take account of the adjacent Conservation Area; and*
- *Take account of the potential for biodiversity interest, including bats.*

SA8h	LAND AT LOWFIELD ROAD	21-34 dwellings

Development for residential.

Development should:
- *Take account of the potential for contamination; and*
- *Not have a detrimental impact on the important landscape nearby.*

SA8i	NAPIER COURT, NAPIER ROAD	200-250 dwellings

Development for residential.

Development should:
- *Be of a scale compatible with the adjacent Thames Valley Major Landscape Feature;*
- *Take account of the future provision of Mass Rapid Transit routes;*
- *Take account of the potential for flooding, and not significantly increase the building footprint, unless it can be demonstrated that doing so will not increase flood risk elsewhere;*
- *Take account of potential archaeological significance; and*
- *Take account of the location within the Air Quality Management Area and the potential for contamination and noise effects.*

Aim of the Policy

14.5.2 The aim of this policy is to identify sites which can provide residential development in the rest of the Borough, outside the central area and South Reading. This helps achieve core objective 2 of the Core Strategy in that it helps create inclusive, sustainable communities with good access to decent and affordable housing. It also helps to achieve policy CS14 of the Core Strategy, as well as, for the time being, H1 and WCBV3 of the South East Plan. Finally, it assists in achieving the Sustainable Community Strategy, in ensuring an appropriate housing supply, including the sufficient provision of affordable housing.

Reason for the Policy

14.5.3 The policy highlights those sites outside the South Reading area where development for housing will be appropriate. As well as contributing to meeting the housing need of the Borough, allocation can help provide physical regeneration of sites which are in some cases vacant or underused. In addition, it allows the Council to highlight the issues which need to be addressed in developing sites, set out site-specific requirements and, if necessary, plan for the provision of infrastructure.

14.5.4 In the Core Strategy, it is noted that the remainder of the Borough (not including the Central Area and South Reading) is anticipated to accommodate 35% of the planned provision. However, this is an indicative figure based on past trends, not a policy statement and will not necessarily exactly reflect the spatial distribution in the LDF.

14.5.5 Where dwelling figures are included alongside the allocations, these are intended as a guide, and usually reflect an indicative maximum capacity. They are based on the densities set out in Core Strategy policy CS15, albeit taking into account the characteristics of each site. However, the number of dwellings will ultimately depend on various factors that need to be addressed at application stage, including detailed design and layout. In line with policy within the Core Strategy and SDPD, residential development on these allocated sites will be required to contribute to affordable housing. The fact that a site is allocated in SA8 (or in other policies in the document) does not preclude the need to comply with all other policies in the LDF.

14.5.6 Where there are significant issues that will need to be addressed in any planning applications on the specific sites listed above, these are usually highlighted in the policy. However, it is not a guarantee that there are no other potential issues, and it does not remove the need to address the usual matters that should be dealt with on all sites.

How will the Policy be achieved?

14.5.7 The policy will be achieved through the development management process, including pre-application discussions. The developments outlined will mainly be delivered by the private sector. However, some sites, such as SA8b and SA8h are on Council-owned land, and the Council will therefore play a role in delivering the development.

14.5.8 On some sites, there may be potential for community uses, such as meeting spaces, healthcare or education to be provided which have not been anticipated by this document. There may also be potential for specialist housing provision for groups such as vulnerable people and students, outside the C3 use class. This could potentially reduce the amount of housing which could be provided on specific sites. Depending on other policies in the LDF, such as Core Strategy policy CS31 and SDPD policy DM7, this can be appropriate, provided that it does not harm the chances of delivering sufficient housing to meet the targets set out in regional and/or local policy – this decision will be informed by the most up-to-date housing trajectory.

14.5.9 The adopted Battle Hospital Planning Brief, which covers site SA8f, complies with the allocation in this policy, and will continue to be applied.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

14.6 Other Sites for Mixed Use Development including Housing

14.6.1 Although the majority of identified development sites are for housing, where there is the greatest need, in some locations it is more appropriate to identify a mix of uses. In particular, sites which are in or adjacent to defined District or Local Centres should, in accordance with policy DM13, expand the scale and range of facilities on offer.

SA9: OTHER SITES FOR MIXED USE DEVELOPMENT INCLUDING HOUSING

The following sites will be developed for a mix of uses including residential use according with the principles set out in this policy:

SA9a	*211-221 OXFORD ROAD, 10 & REAR OF 8 PROSPECT STREET* *Residential development with District Centre uses on the ground floor Oxford Road frontage, continuing the existing Oxford Road building line.* *Development should:* • *Have regard to the nearby Conservation Area and listed building;* • *Take account of the location within the Air Quality Management Area; and* • *Take account of the potential for contamination*	*Around 15 dwellings*
SA9b	*ELVIAN SCHOOL, BATH ROAD* *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.* *Development should:* • *Be appropriately accessed preferably utilising existing accesses;* • *Retain the trees covered by the Area Tree Preservation Order, other important trees, and landscaped frontages;* • *Retain and enhance green links across the site, as shown on the Proposals Map;* • *Take account of the potential for biodiversity interest;* • *Take account of the potential for archaeological significance; and* • *Take account of the location partially within the Air Quality Management Area.*	*70-110 dwellings*
SA9c	*261-275 LONDON ROAD* *Residential development with District Centre uses on the ground floor London Road frontage.* *Development should:* • *Be accessed from Cholmeley Road;* • *Mitigate any impacts on the Cholmeley Road/London Road junction;* • *Take account of potential archaeological significance;* • *Take account of surface water flooding;* • *Take account of the location within the Air Quality Management Area; and* • *Take account of the potential for contamination.*	*10-15 dwellings*

Aim of the Policy

14.6.2 The aim of this policy is to identify sites which can provide a mix of uses including housing. This helps achieve core objective 2 of the Core Strategy in that it achieves good access to decent and affordable housing and a range of services and facilities.

Reason for the Policy

14.6.3 Several sites have been identified as having potential for development, which are suitable for other uses in addition to residential. These tend to be sites which are in or adjacent to identified centres or are in highly accessible locations, which, aside from Central Reading and parts of South Reading, are the locations most suited to mixing uses.

14.6.4 Two sites adjoin District Centres identified under policy SA15 and represent an opportunity for continuation of the frontage of those centres: 211-221 Oxford Road (Oxford Road West District Centre) and 261-275 London Road (Cemetery Junction District Centre). As set out in policy DM13, such sites provide rare opportunities to extend these centres and enhance the range of facilities available, and should therefore provide some 'centre uses' at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate. 'Centre uses' are defined in section 7.1.

14.6.5 Comments relating to identified sites for residential development, in the previous section, apply equally to sites identified under policy SA9. Particular caution needs to be expressed in terms of the dwelling numbers, as these will be strongly dependent on the proportion of each site that will be in residential use, and this proportion is not necessarily fixed at this stage. Dwelling numbers expressed in the policy are therefore a guide only.

14.6.6 With regard to the Elvian School site there are two existing buildings on site of potential historic significance. These buildings may meet the criteria set out in the Heritage Assets text for locally listed buildings (section 9.1). Any proposal for this site will be assessed in accordance with policy CS33, national policy and the criteria for locally listed buildings and structures.

How will the Policy be achieved?

14.6.7 The policy will be achieved through the development management process, including pre-application discussions. The developments outlined will mainly be delivered by the development industry.

14.6.8 For the Elvian School site a Planning and Development Brief was adopted in February 2011. This will be a material consideration when determining development proposals for the site.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

14.7 Sites for Leisure Development

14.7.1 Little need has been identified for development for uses other than residential outside the Central Area and South Reading. However, an opportunity has been identified to enhance the leisure offer of the Borough, and at the same time enhance access to open spaces and waterways.

SA10: SITES FOR LEISURE DEVELOPMENT

Development for leisure which accords with the principles set out in this policy, will be permitted on the following site:

SA10a   FOBNEY MEAD

> *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.*
>
> *Development should:*
> * *Where traffic generation would be higher than the established use, be accessed from Island Road;*
> * *Take account of the potential for biodiversity interest;*
> * *Enhance the setting of the Kennet and Avon Canal and the Kennet Meadows Major Landscape Feature; and*
> * *Take account of potential archaeological significance.*

Aim of the Policy

14.7.2 The aim of this policy is to identify those sites which are most appropriately used for leisure provision. It helps achieve core objective 2 of the Core Strategy, as it helps create good access to services and facilities. Leisure uses also contribute to achieving the aim of access to leisure in the Sustainable Community Strategy.

Reason for the Policy

14.7.3 It is important to encourage people to take part in physical exercise and improve the quality of and access to leisure facilities. In doing so, Reading can draw on some substantial assets, such as the two rivers and the large areas of open space that penetrate deep into the urban area. The site at Fobney Mead, given its position on the Kennet, is well-placed to take advantage of both of those assets. It is therefore most appropriately used as a leisure use which complements the waterside and open space environment. Its location partially in the functional floodplain severely constrains uses, and any development occurring in the functional floodplain should be water-compatible, in line with national policy. Possible uses could include marinas and moorings, visitor facilities and reverting to open space on parts of the site.

How will the Policy be achieved?

14.7.4 Through its leisure function, the Council is likely to play a role in the delivery of a scheme at Fobney Mead, which is likely to become available for development in the short-term. The policy will also be achieved through the development management process, including pre-application discussions.

How will the Policy be monitored?

See overall monitoring of development for different uses (section 17).

14.8   Sites for Gypsies, Travellers and Travelling Showpeople

14.8.1   There is a requirement for all local authorities in England and Wales, set out within national policy[63], to set pitch targets for gypsies and travellers and plot targets for travelling showpeople which addresses the likely permanent and transit site accommodation needs of travellers in their area.

14.8.2   As part of the preparation of a Partial Review of the South East Plan (from June 2009) concerning accommodation provision for Gypsies, Travellers and Travelling Showpeople, a Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken during 2006. This found a need for 7 permanent residential pitches (to 2016) for Reading Borough, for Gypsies and Travellers, as part of an overall Berkshire wide requirement of 77 additional pitches. For Travelling Showpeople the requirement for Reading Borough was for 2 pitches. Due to Reading's tightly drawn administrative boundary within the wider Reading urban area, and lack of suitable sites, the six Berkshire authorities collectively agreed that Reading's pitch requirement (to 2016) should be provided within one or more of Reading's neighbouring Councils within Berkshire, through some form of partnership arrangement.   As part of the preparation of the Partial Review the six Berkshire authorities have responded to the consultation and confirmed their agreement to meeting this identified need.

14.8.3   In July 2010, advice was issued to all local authorities, which stated that *"…local authorities will be responsible for determining the right level of site provision [for Gypsies and Travellers] reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course."* Further to this the Government published the 'Planning Policy for Traveller Sites' (March 2012) replacing the circulars on Travellers[64].

14.8.4   The Council will continue to proceed on the basis of the identified need set out in the GTAA. The adopted Core Strategy policy CS19: Provision for Gypsies and Travellers identifies that in the event that the Council needs to make provision for permanent sites within the Borough then these will be identified in the Site Allocations Document. As no pitches are proposed to be located within Reading Borough's administrative boundary there is no specific site allocation policy included within this Document. The Council will continue to work with the neighbouring Councils within Berkshire to identify suitable sites to meet Reading's identified need for pitch provision.

14.8.5   There is ongoing work to determine local need for pitch provision. This will be dealt with through a separate Gypsy and Traveller DPD if required.

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[63] Within the framework of Sections 225 and 226 of the Housing Act 2004; Planning Policy for Traveller Sites (CLG, March 2012)
[64] Circular 1/2006: Planning for Gypsy and Traveller Caravan Sites and Circular 04/2007: Planning for Travelling Showpeople.

15. SITES FOR OTHER DESIGNATIONS

15.1 Settlement Boundary

15.1.1 The adopted Core Strategy includes a policy (CS6) that deals with development outside the Settlement Boundary. However, since the Proposals Map was not amended alongside the Core Strategy, the SDPD needs to define the Settlement Boundary.

SA11: SETTLEMENT BOUNDARY

The Settlement Boundary of Reading is defined on the Proposals Map.

Aim of the Policy

15.1.2 The aim of this policy is to define the Settlement Boundary of Reading to allow policy CS6 of the Core Strategy to be applied. This helps to achieve core objective 4 of the Core Strategy in that it maintains the natural environment of the Borough.

Reason for the Policy

15.1.3 Without this policy, CS6 of the Core Strategy could not be applied. Through the application of both policies, it is clear which areas will not be acceptable for development due to being located outside the defined settlement.

15.1.4 The Settlement Boundary on the Proposals Map is broadly similar to the boundary that was identified in the Local Plan 1991-2006. However, it has been amended to take account of development which has taken place or which has planning permission.

How will the Policy be achieved?

15.1.5 The policy will be achieved through decisions on planning applications.

How will the Policy be monitored?

Net additional floorspace in all uses permitted outside the settlement boundary (target: 0 sq m)

15.2 Core Employment Areas

15.2.1 The adopted Core Strategy includes a number of policies that refer to Core Employment Areas (CEAs). It is stated that the Site Allocations Document will define the boundaries of the CEAs, and the Core Strategy includes some transitional designations until the adoption of the SAD. This policy will replace those transitional designations.

SA12: CORE EMPLOYMENT AREAS

The following areas, as shown on the Proposals Map, are defined as Core Employment Areas:
- *SA12a: Green Park*
- *SA12b: Reading International Business Park*
- *SA12c: South of Basingstoke Road*
- *SA12d: Bennet Road*
- *SA12e: North of Basingstoke Road*
- *SA12f: Elgar Road*
- *SA12g: Richfield Avenue*
- *SA12h: Portman Road*
- *SA12i: Wigmore Lane*
- *SA12j: Bridgewater Close*
- *SA12k: Sterling Way*
- *SA12l: Marcus Close*
- *SA12m: Paddock Road*

Aim of the Policy

15.2.2 The aim of this policy is to define the boundaries of Core Employment Areas to allow policies CS10, CS11 and CS12 of the Core Strategy to be applied.

15.2.3 This contributes to core objective 2 of the Core Strategy, in that it maintains good access to employment opportunities. It also contributes to the objectives of the Sustainable Community Strategy, in that it supports prosperity.

Reason for the Policy

15.2.4 These designations are necessary to allow the employment policies in the Core Strategy to be applied, and to ensure that Reading has a flexible and responsive supply of employment land. In order to identify the sites that should be designated as Core Employment Areas, a thorough assessment of all employment areas in Reading was carried out, using a methodology set out in national guidance[65]. The sites identified above were those that will make the greatest contribution to a sustainable economy and society over the coming years. This assessment is available separately[66].

15.2.5 These areas will be the main location for industrial and warehouse uses (CS10), and there is a general presumption against loss of employment land in these areas (CS11). In addition, SA12c (South of Basingstoke Road) is the area referred to in CS12, where the overall level of storage and distribution uses will be maintained.

15.2.6 Where policies in this document and the Core Strategy refer to the need to maintain the overall supply of employment land (e.g. CS11), in addition to offices, industry and storage and distribution (use classes B1, B2 and B8), it includes any use that can only reasonably be accommodated on industrial land, which may include some 'sui generis' uses. This would, however, exclude vehicle dealerships, which are more flexible in their location requirements.

How will the Policy be achieved?

15.2.7 The policy will be achieved through the development management process.

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[65] Employment Land Reviews: Guidance Note (ODPM, 2004)
[66] Employment Land Review Stage 2 (RBC, 2010) – available on the Council's website: www.reading.gov.uk/readingldf

How will the Policy be monitored?

The new CEA boundaries will inform the continued monitoring of the indicators for CS10, CS11 and CS12 of the Core Strategy.

15.3	Transport Improvements

15.3.1 The Council's Local Transport Plan sets out a variety of transport schemes for the Reading area, some of which are at more advanced stages than others. The Core Strategy outlines the major schemes and ensures that land will be safeguarded from future development for the schemes. However, where a scheme is sufficiently advanced, it is important to identify the land to be safeguarded on a Proposals Map.

SA13: TRANSPORT IMPROVEMENTS

The following area as identified on the Proposals Map will be safeguarded for transport improvements as identified below:

SA13a   COW LANE BRIDGES

*   Improvements to bridges associated with the development at Reading Station.*

Aim of the Policy

15.3.2 The policy aims to ensure that development in the Borough does not prejudice transport schemes which are at an advanced stage of preparation. The Core Strategy states that, where projects are sufficiently advanced, land or lines will be identified on the Proposals Map and in Site Allocations, and this policy fulfils that statement. This helps to achieve core objective 5 of the Core Strategy, to improve and develop excellent transport systems. It also helps to achieve the aims of the Sustainable Community Strategy in improving local transport connections.

Reason for the Policy

15.3.3 Cow Lane Bridges have long been identified as a major constraint on the local transport network, and also affect the main railway line. The Reading Station improvements represent a major opportunity to alleviate these problems, and the improvements to Cow Lane Bridges are a key part of that scheme, with a planned completion in 2015/16.

How will the Policy be achieved?

15.3.4 The safeguarding will be achieved through development management decisions.

15.3.5 The Council is working with Network Rail on the Reading Station improvements, of which Cow Lane Bridges are part. Work started during 2010.

How will the Policy be monitored?

Number of non-transport related applications permitted on safeguarded land (target: 0)

Crossrail

15.3.6 The Secretary of State for Transport issued a Safeguarding Direction on 29 April 2009, identifying land which should be safeguarded for a potential extension of the Crossrail scheme from Maidenhead to Reading. This land is identified on the Proposals Map, although there is no need to repeat this safeguarding through policy in this document. The Council will consult with Crossrail Limited on planning applications that fall within the identified land.

15.4   Cycle Routes

15.4.1 Cycling is one of the most sustainable forms of transport, and forms an important part of Reading's transport strategy. Opportunities to continue to promote cycling, and enhance important routes, should be seized.

SA14: CYCLE ROUTES

The cycle routes identified in the most up-to-date Cycling Strategy will be maintained and enhanced.

Development will not detrimentally affect an identified cycle route. Where opportunities exist, improvements to that route and/or cycling facilities will be sought within developments.

Aim of the Policy

15.4.2 The policy aims to ensure that cycle routes in the Borough are preserved and enhanced, and gaps are filled to improve the network. This helps to achieve core objective 5 of the Core Strategy, to improve and develop excellent transport systems to improve accessibility for sustainable modes of transport. It also helps to achieve the priority of the Sustainable Community Strategy to embed the use of cycling and walking.

Reason for the Policy

15.4.3 The Local Transport Plan 2006-2011 included a broad cycling strategy, with the key objectives of improving the cycling environment, providing better facilities, influencing travel behaviour and developing skills and capacity. This has been expanded upon in a full Cycling Strategy, published in 2008.

15.4.4 One of the actions of the Cycling Strategy was to produce a map showing routes for cycling which currently exist and/or which require enhancement. The cycle routes from that map are shown on the Proposals Map, and the Policy therefore applies to these routes. If an updated Cycling Strategy shows a different network of cycle routes, these will become the routes to which this policy applies.

15.4.5 The measures which the strategy identifies in different areas include minor improvements, new links, maintenance, branding and signing. The Cycling Strategy will be useful to help identify which improvements are required.

How will the Policy be achieved?

15.4.6 The policy will be achieved through the development management process, including early and effective pre-application discussions.

15.4.7 In more general terms, the Cycling Strategy 2008 sets out the individual actions required and how they will be achieved. Funding through Section 106 agreements or on-site provision by developers is one strand of the implementation programme.

How will the Policy be monitored?

The Cycling Strategy includes the following target: "Increase the mode share of cyclists entering the town centre from 3.4% (2007 cordon count) to 5% by 2011, although it is preferred if this gain is not at the expense of public transport". The Annual Monitoring Report will refer to monitoring of this Strategy.

15.5 District and Local Centres

15.5.1 Reading has a good network of District and Local Centres which, although overshadowed by the strength of central Reading, have a vital role in providing easy access to shops, services and facilities, particularly in areas of deprivation. The Core Strategy emphasises the importance of these centres, and identifies the network and hierarchy.

SA15: DISTRICT AND LOCAL CENTRES

The following District, Major Local and Local Centres, as identified in the Core Strategy, are defined on the Proposals Map:

District Centres:	*Caversham, Cemetery Junction, Emmer Green, Meadway, Oxford Road West, Shinfield Road, Tilehurst Triangle, Whitley*
Major Local Centres:	*Whitley Street, Wokingham Road*
Local Centres:	*Basingstoke Road North, Christchurch Road, Coronation Square, Erleigh Road, Dee Park, Northumberland Avenue North, Wensley Road, Whitley Wood*

Although some intensification of town centre uses within all centres will be acceptable, the centres which will be the main focus for intensification, change and additional community facilities will be The Meadway and Whitley District Centres, and Dee Park Local Centre.

The following improvements will be acceptable in all centres:
- *Accessibility and transport improvements;*
- *Broadening range of facilities; and*
- *Environmental enhancements.*

Aim of the Policy

15.5.2 The policy aims to define the boundaries of District, Major Local and Local Centres to allow the application of policies in the LDF. It also aims to identify, in broad terms, the improvements to these centres that will be appropriate. It helps fulfil Core Strategy objective 2, in providing good access to services and facilities, and objective 7 in enhancing social inclusion. It is also necessary in order to implement policies CS26 and CS27 of the Core Strategy as well as national guidance in the National Planning Policy Framework.

Reason for the Policy

15.5.3 It is necessary to define boundaries for the identified District, Major Local and Local Centres in order to implement policies on retail, leisure and culture in the Core Strategy, and to apply the sequential approach for site selection set out in the NPPF.

15.5.4 The centres have been deliberately drawn to include a wider area than simply the shopping parades, incorporating facilities such as schools and community centres where possible. Such an approach ties in with the definitions of centres in previous national guidance, which emphasise the importance of a diverse range of facilities. The boundaries also incorporate known development opportunities where they exist. This will ensure that, where the sequential approach is being applied, smaller centres include sites which could actually be developed.

15.5.5 In terms of more specific proposals for improvements, for the most part the needs will change within the time period of this document, and it is not therefore appropriate to identify them all here. However, the centres which have the greatest physical capacity for development are The Meadway, Whitley and Dee Park. These are also some of the areas of greatest deprivation. Furthermore, Whitley and Dee Park are within areas where there will be substantial development in coming years: Whitley will be the closest District Centre for very substantial areas of development in South Reading (see section 13), and the Dee Park regeneration scheme is the subject of policy SA4 and an adopted Planning Brief. The Meadway is an ageing shopping precinct which would benefit from substantial physical improvement (or, potentially, complete redevelopment) to allow it to continue its District Centre role. There should not be a net loss of 'centre uses' or residential on this site.

How will the Policy be delivered?

15.5.6 In addition to development management decisions, this policy will be delivered through South Reading policies in this document, as well as the Dee Park Planning Brief and regeneration proposals. The Council will also continue to identify improvements needed to local centres in terms of environmental enhancements, accessibility and community needs. The Accessibility Strategy will be important in this regard.

15.5.7 This policy will need to be applied alongside other LDF policies, and does not override policies on the appropriate scale of development in types of centre, and the proportion of uses that will be appropriate.

How will the Policy be monitored?

There will be continued monitoring of the indicators for Core Strategy policy CS26.

15.6 Public and Strategic Open Space

15.6.1 The adopted Core Strategy includes a number of policies that refer to Public Open Space (POS). It is stated that the Site Allocations Document will identify areas of public open space, to include areas of strategic open space shown on the Core Strategy Key Diagram.

SA16: PUBLIC AND STRATEGIC OPEN SPACE

Important areas of Public and Strategic Open Space, as shown on the Proposals Map, will be protected from development. Proposals that would result in the loss of any of these areas of open space, or jeopardise their use or enjoyment by the public, will not be permitted.

Aim of the Policy

15.6.2 The aim of this policy is to define the boundaries of designated Public and Strategic Open Space, as required in policy CS28 of the Core Strategy. It ensures that important areas of public recreational open space are protected from development. This contributes to core objective 2 of

the Core Strategy, in that it maintains good access to open space, and core objective 4 in that it maintains the natural environment of the Borough. Furthermore, it will be a major contributor to the 'Place' theme of the Sustainable Community Strategy.

Reason for the Policy

15.6.3 These designations are necessary to allow the open space policy in the Core Strategy to be applied, and to ensure that areas of Public Open Space are clearly defined to ensure their protection.

15.6.4 The policy has been informed by the Council's Open Spaces Strategy (2007), where the protection of publicly accessible recreational open space was considered to be of great importance. This is useable space which provides a resource for sport, leisure and informal recreation. This policy therefore deals with those areas which can be accessed by the public, although it includes allotment sites, which also provide a valuable leisure and recreational role to the Reading public. Areas with restricted access, such as school playing fields, are not included, although it is important to note that higher-level policy in the Core Strategy, as well as national policy, protects such areas.

15.6.5 The Reading Central Area Action Plan contains an equivalent policy, RC14, which allocates important areas of public open space in the Central Area. These are therefore not allocated through the SDPD, as they already enjoy the same level of protection.

15.6.6 The Core Strategy Key Diagram also identified Strategic Open Spaces around the Thames and Kennet Valleys, which are two major areas of green space that penetrate the urban area and provide a tangible and enduring asset to the community. These are therefore included within the open space designation, reflecting the areas shown on the Key Diagram. The areas of open space considered 'strategic' therefore also include Christchurch Meadows, Hills Meadow, View Island and Kings Meadow/ the Coal Woodland, all of which are already allocated as open space in the Reading Central Area Action Plan policy RC14.

How will the Policy be achieved?

15.6.7 The policy will be achieved through the development management process. The Open Spaces Strategy provides more detail on improvements to existing accessible public open space.

15.6.8 There are a number of identified areas of Public Open Space in South Reading. The Core Strategy Key Diagram identifies South Reading as being a focus of regeneration and suburban renewal, which may be along the lines of the current development at Dee Park. Such renewal may require reconfiguration of a wider area or more targeted neighbourhood, which may affect specific designated open spaces. This may be appropriate where it would be of significant benefit to the South Reading community, and where open space would be provided elsewhere in South Reading.

How will the Policy be monitored?

Net loss of open space within areas defined in SA16 (target: 0 m^2)

The Core Strategy already includes a target and indicator for overall change in open space (CS28), which will continue to be monitored.

15.7   Major Landscape Features

15.7.1 The adopted Core Strategy includes policy CS37, which refers to landscape features and Strategic Open Space and designates major landscape features. It is stated that the Site Allocations Document will identify these sites. This policy will therefore complement policy CS37 of the Core Strategy.

SA17: MAJOR LANDSCAPE FEATURES

The following areas, as shown on the Proposals Map, are defined as Major Landscape Features:

- *The Thames Valley;*
- *The Kennet and Holy Brook Meadows;*
- *The West Reading wooded ridgeline;*
- *The East Reading wooded ridgeline; and*
- *The North Reading dry valleys.*

Where the urban area meets the Chilterns Area of Outstanding Natural Beauty (AONB), as shown on the Proposals Map, there should be no development which would have a detrimental impact on the AONB in terms of scale, design, layout or location.

Aim of the Policy

15.7.2 The aim of this policy is to define the boundaries of Major Landscape Features to allow policy CS37 of the Core Strategy to be applied. This contributes to core objective 4 of the Core Strategy, in that it maintains the natural environment of the Borough.

Reason for the Policy

15.7.3 These designations are necessary to allow the Major Landscape Features policy in the Core Strategy to be applied, and to ensure that the boundaries of these areas are up-to-date and are clearly defined.

15.7.4 The Chilterns Area of Outstanding Natural Beauty is an extremely significant landscape feature which, although it runs along the boundary between Reading and South Oxfordshire, does not cross it. Nevertheless, it is vital that the rural-urban fringe at this point is managed to ensure that development does not jeopardise the characteristics of the AONB.

How will the Policy be achieved?

15.7.5 The policy will be achieved through the development management process.

How will the Policy be monitored?

The Major Landscape Features boundaries will inform the continued monitoring of the indicators for CS37 of the Core Strategy.

16. IMPLEMENTATION

16.1 The purpose of the SDPD is to implement the Core Strategy, and therefore it is important to state how policies and proposals will be achieved. Information on 'How will the Policy be achieved?' is set out in relation to each individual policy, but this section provides a useful summary on some of the key methods:

16.2 **Development management decisions**: The key delivery method, particularly for the development management policies in the first part of the SDPD is through the development management process. Decisions on applications will be made in line with the SDPD once adopted, along with other Development Plan Documents and national policy. This will include the information contained on the Proposals Map. Conditions and section 106 agreements will be used where relevant (see individual policies), and certain information will be required to accompany applications.

16.3 **Early and effective pre-application discussions**: Since the development management process is intended to be a proactive approach to managing the whole development process, there is an emphasis on pre-application discussions. The Council already has measures in place for securing pre-application discussions, including a procedure for those seeking pre-application advice, and a charging regime. The adopted Statement of Community Involvement strongly advises that pre-application consultation is carried out on major schemes.

16.4 **Topic-related Supplementary Planning Documents (SPD):** Some of the policy topics in the development management sections will need to be covered by Supplementary Planning Documents (SPDs). For instance, a revised Sustainable Design and Construction SPD provides more guidance on climate change issues, and a Section 106 SPD will build on policy DM3 on Infrastructure. The SDPD generally states where an existing SPD or SPG will continue to be applied.

16.5 **Site-related Supplementary Planning Documents:** The Council will continue to produce planning briefs for key sites. In addition, many of the existing planning briefs that relate to development allocations in this document will remain in place, for instance the Dee Park and Battle Hospital planning briefs.

16.6 **Other Council and partner strategies:** The main strategy for the Borough, developed through the Local Strategic Partnership (LSP), is the Sustainable Community Strategy. Reference is made throughout this document to how the SDPD helps to deliver the Sustainable Community Strategy. However, other documents are also vital. Some of the policies in the SDPD need to be applied in conjunction with other Council strategies, or strategies of other LSP partners, for instance:
- Local Transport Plan (SA13: Transport Improvements);
- Cycling Strategy (SA14: Cycle Routes);
- Housing Strategy (DM5: Housing Mix and DM7: Accommodation for Vulnerable People);
- Air Quality Action Plan (DM19: Air Quality);
- Open Spaces Strategy (DM16: Provision of Public Open Space and SA16: Public and Strategic Open Space); and
- Tree Strategy (DM18: Tree Planting)

16.7 **Continued partnership working**: Continuing close consultation with key partners will assist in delivery of the proposals in this Plan.

16.8   **Council-owned land**: Some of the land referenced in this document is currently in Council ownership. The Council is always open to approaches from developers and adjoining land owners to explore comprehensive regeneration and development proposals which incorporates its land, and is actively bringing forward proposals for a major site in the Central Area.

Delivery Timescales

16.9   Figure 11 sets out indicative timescales for the developments and site proposals that are anticipated to be delivered. It is not considered that any deliberate phasing of development proposals is required, although, on some sites, developments will need to be coordinated to create a comprehensive development. Broadly, short-term means within five years (2010-2015), medium-term is five to ten years (2015-2020) and long-term is after ten years (2020-2026).

Figure 11: Indicative Timing of Specific Proposals

Policy	Proposal	Timescale
SA2	Worton Grange	Short to medium
SA2	Berkshire Brewery	Short to medium
SA2	Land north of Manor Farm Road	Long
SA4	Dee Park	Short to medium
SA5	Park Lane Primary School, The Laurels and Downing Rd	Medium
SA6	Whiteknights Campus	Whole plan period
SA8	784-794 Oxford Road	Medium to long
SA8	Alice Burrows Home, Dwyer Road	Short
SA8	Rear of 303-315 Oxford Road	Short
SA8	Dellwood Hospital, Liebenrood Road	Medium
SA8	Bath Road Reservoir, Bath Road	Short to medium
SA8	Part of Former Battle Hospital, Portman Road	Short to medium
SA8	Land adjacent to 40 Redlands Road	Short
SA8	Land at Lowfield Road	Short to medium
SA8	Napier Court, Napier Road	Medium
SA9	211-221 Oxford Road, 10 and rear of 8 Prospect Street	Short to medium
SA9	Elvian School, Bath Road	Short to medium
SA9	261-275 London Road	Medium
SA10	Fobney Mead	Short
SA13	Cow Lane Bridges	See Infrastructure Delivery Plan

Infrastructure Delivery Plan

16.10 Infrastructure is required to support new development within the Borough through the Plan period to ensure that communities are sustainable. The requirement for local authorities to assess quality and capacity of infrastructure, as part of the LDF process, is identified in the National Planning Policy Framework. The suggested broad categories are physical, green and social infrastructure.

16.11 Through the development of previous LDF documents, the Core Strategy and RCAAP, there have been discussions with a range of providers. The Core Strategy and RCAAP were adopted on the basis that the level of growth was achievable with projects planned, including transport and other provision.

16.12 In association with proposed allocations through this SDPD, the Council has been in further liaison with a range of infrastructure providers to determine long term strategic infrastructure needs which would result from the level and distribution of planned growth within the Borough. The accompanying Infrastructure Delivery Schedule (Figure 12) is a summary of the key infrastructure projects which will be required to support the level of proposed growth. These have been identified through this process of consultation and liaison with internal departments and external organisations. This schedule sets out the project, the need for it, requirements, costs, funding, timescales and who has responsibility for delivery.

16.13 There are a number of key areas which need to be addressed in terms of required infrastructure, which are summarised below. Full detail is included in the Strategic Infrastructure Delivery Plan Background Paper. This Plan and Schedule will be a 'living' document; a snapshot in time, based on the best available information at this time. This will need to be updated as and when further information becomes available. It is proposed that this will be undertaken through the Annual Monitoring Report process.

16.14 Berkshire West Primary Care Trust (PCT) has identified a current lack of capacity in their GP practices across the Borough and this will be exacerbated by future development. This leads to the need to plan for additional capacity either through extended practices of additional new facilities, which could be in the form of co-located services, i.e. with other associated services such as community facilities, pharmacies, dentists etc. The PCT has identified specific short term needs within the south of the Borough. There are other areas within the Borough which are nearing capacity. The PCT is undertaking a Berkshire wide study and once completed this will provide further detail regarding specific infrastructure requirements and associated costs and will be fed into the Infrastructure Delivery Plan and Schedule.

16.15 Reading Borough Council's (RBC) Education Department has identified a shortfall of primary school places in future years, based on population data alone. This, combined with projected growth from proposed developments will exacerbate the capacity issues, in the short term, in the South, Central, East and Oxford Road areas of the Borough. To meet this need there are short term projects identified to increase capacity at three primary schools. Longer term projects include additional secondary school places and there are a range of options currently being considered by the Council including both extensions and a new school focussed in the East and South of the Borough. These will be dependent on finding suitable land and funding. However a new secondary school would only be considered as and when spaces in the existing 14 schools, currently used by Reading's secondary aged pupils, have been exhausted (seven within Reading boundary and seven in adjoining neighbouring authorities). RBC's Education Department are working with and will continue to work with neighbouring authorities to meet future needs.

16.16   There are a number of key transport infrastructure projects, some of which have secured funding and are underway. Funding for key future projects is being sought and all of these key projects will ensure that there is a sustainable transport system to support existing and future needs. This will ensure that Reading has the capacity to sustain additional growth in movements in the Borough, without compromising the ability of the transport networks to deal with it. The Junction 11 improvement is one of these key projects, and will support continued growth in the South of the Borough.

16.17   With regard to housing, one of the key strategy objectives for the Council is to increase the availability of specialist accommodation especially for older people and disabled adults, with an emphasis on independence. Extra-care housing therefore forms a priority within the Council's housing programme, as this offers a new way of supporting older people to live independently for as long as possible. It is a Council priority to provide 240 extra-care units over the next few years and there are a number of other schemes currently being developed and progressed.

16.18   Consultation has also highlighted the requirement for some additional open space and significant enhancements to existing areas of open space.

16.19   There are a number of key social and community infrastructure projects which will be important to creating sustainable communities and indeed in meeting policy requirements set out within the Core Strategy and other Council strategies. Proposals to meet current and future need will continue to be progressed and as further information becomes available then this will be fed into updating the Infrastructure Delivery Plan and Schedule. Particular requirements have been highlighted for community provision in the central and southern areas of the Borough.

16.20   With regard to the emergency services there have been further discussions with Thames Valley Police (TVP) and the Royal Berkshire Fire and Rescue Services (RBFRS) regarding their long term needs. For RBFRS the current provision of stations can be improved to the communities of Berkshire with the provision of a new wholetime fire station. They are continuing to review the future of their site at Dee Road and optimum locations for fire stations and a headquarters building. Work is ongoing with TVP to identify their infrastructure needs and associated costs.

16.21   For the utilities, evidence has been gathered as to the need, but in the main, long term provision will be wholly met through the private sector. The purpose has been to highlight issues, which may need to be considered through the planning process, and to ensure that the necessary work is undertaken by developers to meet such requirements. For water and electricity there are some existing capacity issues, which will need to be addressed by developers with the relevant utility provider when schemes come forward. There may be some network enhancements required for which a lead in time will apply (of up to three years). Relevant key requirements are included within the Background Paper and identified within the Schedule at Figure 12.

16.22   Planning obligations and/or CIL will be negotiated to secure measures to meet infrastructure needs in line with Core Strategy Policy CS9 and Policy DM3 of this document. It may also be a requirement that developers directly provide infrastructure prior to development.

Figure 12: Infrastructure Delivery Schedule

Location	Scheme	Need for Scheme	Scheme Requirements	Capital Cost & Funding	Timescales (Phasing where known)	Lead Delivery Agency
			PHYSICAL			
	Walking Strategy	Providing alternative modes to car and encouraging active travel	Local measures to encourage walking. New area of housing growth connected to existing pedestrian networks	Annual programme (TBC) ca £200,000 pa, Local Sustainable Transport Fund (LSTF), S106	Ongoing	Reading Borough Council (RBC)
	Cycling Strategy	Providing alternative modes to car and encouraging active travel	Range of projects to improve the cycle environment	Annual programme (TBC) ca £100,000 - Section 106, LTP block grant, LSTF	Ongoing	RBC
	Fasttrack 2020 (Mass Rapid Transit)	Sustainable transport provision, which would enable the carbon impact of travel to and from Reading to be minimised reducing congestion and improving accessibility.	Dedicated express, limited stop bus based rapid transit connected to Park & Ride locations and areas of growth	£100,000,000 - Local Transport Plan (LTP), Public Transport Operator, S106, Challenge Funding	2014-2021	RBC
	Park & Ride Sites	To reduce the mode share of trips by car to central Reading, thereby reducing congestion and improving accessibility.	A series of new Park & Ride sites and local transport interchanges will be provided on the main approaches to Reading as part of an integrated network management plan.	£19,000,000 - S106, LTP, Challenge Funding	2011-2015	RBC
BOROUGH WIDE	Measures to improve Cross Thames Travel[67]	To provide alternatives for north-south movement across the River Thames	Additional crossing of the Thames, which may include a bridge.	Tbc - costs to be developed	2015-2020	Wokingham, Oxfordshire, South Oxfordshire Councils (& RBC)
	Public Transport Infrastructure and Enhancements	To support modal shift	Improvements to existing public transport infrastructure and enhanced provision	Annual programme – ca £1,000,000 pa - LTP, S106, LSTF	Ongoing	RBC
	Decentralised Renewable Energy Site	To reduce the carbon footprint of the Borough, and reduce and stabilise energy costs, through the development of a low carbon, localised energy infrastructure, to reduce the dependency on fossil fuels and assist in meeting local and national targets for reducing CO2 emissions, in line with global action to avert severe climate change.	1) A new decentralised energy and/or district heating scheme, which will provide heating and cooling networks, using the waste heat from generating electricity locally and therefore improve efficiency. 15MW by 2020. 2) Introduction of a range of renewable electricity generation technologies across the Borough including solar wind and biomass CHP. 12MW by 2020.	Costs depend on individual site selection, but estimated to be £10-30m - Private finance with some public sector finance requirement. (In 2010 an electricity feed in tariff came into force. In 2011 a similar incentive will be put in place for renewable heat. The tariffs are payable for 25 years and enable a return on investment of 5-15%.)	RBC Climate Change Strategy identifies that feasibility and planning for schemes to be completed by 2012.	Potentially an Energy Service Company (ESCO) who would work in partnership with RBC and other bodies.

[67] Reading Transport Strategy does not rely solely on the delivery of the Core Transport Projects to deliver desired outcomes. Therefore, future development is not dependent on this proposal.

Location	Scheme	Need for Scheme	Scheme Requirements	Capital Cost & Funding	Timescales (Phasing where known)	Lead Delivery Agency
BOROUGH WIDE	Water and Wastewater	To ensure sufficient capacity to accommodate future growth	There are a number of areas within the Borough including some parts of west and south Reading where Thames Water has identified potential capacity issues with water and wastewater. For these areas, detailed investigation and modelling will be required to determine if a local infrastructure upgrade is required.	Costs to be determined by Thames Water with developer	To be confirmed as and when a development comes forward and where issues have been highlighted by Thames Water. Thames Water has indicated that upgrades to assets can take up to 3 years lead in time.	Thames Water and relevant developer
SOUTH	Green Park Station Multi-Modal interchange	Reducing congestion and improving sustainable travel options to major employment sites and future housing and employment sites.	A new train station and multi-modal interchange	£7,500,000 - Prudential Property Investments	To be confirmed subject to development market	PRUPIM
	Reading Station Concourse and Interchange	Developing Reading's role as regional hub and gateway and accommodating future growth	New northern interchange, upgraded SW and SE interchanges (all multi-modal) and a new overbridge and concourse	£52,075,000 - Section 106, LTP, DfT	To 2012-13	Network Rail/ RBC
	Reading Station Upgrade/ Cow Lane Improvements	Track and platform capacity will be increased to reduce this significant bottleneck on the national rail network. For Cow Lane the improvements will deal with a major road bottleneck and height and width restricted access to Reading central area. This will also involve use of this strategic route for public transport and freight, provide safe pedestrian and cycle links and the potential for a segregated MRT corridor	Renewing and upgrading infrastructure and signalling. A major bottleneck to the west of the town centre will be removed to allow use of this strategic route for public transport and freight, provide safe pedestrian and cycle links, and a segregated MRT corridor.	All funding secured £425,000,000 HLOS, £9,600,000 DFT, CIF £6,400,000	To 2015/16	Network Rail/ RBC
CENTRAL/ EAST	Access Strategy for Central Reading	Reducing the impact of congestion on the transport network, higher quality public realm, environmental benefits, healthier lifestyles and improved access to central Reading.	Junction improvements, accident remediation schemes and public realm improvements	£920,000 - S106, LTP	Ongoing - to be taken forward into LTP3	RBC
	Additional Pedestrian & Cycle Crossing of River Thames	Improved access to leisure facilities and direct access to Reading Station through an area of future regeneration and development	Pedestrian and cycle link between the north of the River Thames and the centre of Reading	£5,000,000 - S106, LTP, LSTF, Challenge Funding	To be completed by 2011/12	RBC
	Junction Improvements	To improve vehicle access to and movement within the central area.	Junction improvements in the centre.	Annual programme ca £150,000 pa, S106, LTP, LSTF, Challenge Funding	Ongoing	RBC
	Air Quality Monitoring	To assess the levels of pollutants at hotspot locations	NOx analyser, enclosure and associated infrastructure	£70,000 - Section 106, DEFRA Air Quality Grant	Ongoing	RBC
	Low Emission Zone	Improve air pollution by reducing emissions	Transport infrastructure	£55,000,000 - LSTF, DEFRA, S106	2010-2015	RBC

Location	Scheme	Need for Scheme	Scheme Requirements	Capital Cost & Funding	Timescales (Phasing where known)	Lead Delivery Agency
CENTRAL/ EAST	Electricity	To ensure sufficient capacity to accommodate future growth	In order to accommodate development as proposed in the central area major reinforcement works to the 13200 and 33000 volt infrastructure would need to be carried out. Large amount of cables and plant which, may require diverting and relocating as a result of development designs and layouts.	Costs to be determined by Scottish and Southern Energy Power Distribution - chargeable to developments on an apportionment basis and major extension to the 11000 volt and low voltage networks, which is fully rechargeable to the developments.	For guidance 3-4 years would be required for reinforcement of 13200 volt network, and 2-3 for 33000 volt network. For 11000 volt and low voltage works anything from 1-12 months dependant on complexity.	Scottish and Southern Energy Power Distribution
GREEN INFRASTRUCTURE						
BOROUGH WIDE	Thames Parks Plan	To increase the capacity of these regionally important parks to accommodate the outdoor / leisure recreation needs of the expanding population.	Physically link the eight Thames Parks creating a chain of quality green space with high amenity and landscape value.	£5,000,000 (est) - S106, other funding sources being sought	From 2007 onwards	RBC
	Open Spaces Strategy	Providing access to open space is one component of a sustainable community	Improvement to strategically important open spaces.	£2,000,000 (first phase) - 2009-2011 New Growth Points; Playbuilder; S.106; Further phases dependent on receipt of additional grant funding and/ or S. 106 contributions	2009-2011 (first phase)	RBC
	Green Infrastructure/ Access to Open Space	To develop green infrastructure network and links.	Linking existing green links, and formalising off-road routes between parks, with signage and surfacing.	Phase 1 work is part of Open Spaces Strategy £250,000 from New Growth Point funding and S106. Developer funding, physical provision on development sites.	Phase 1 2010-2011	RBC
	Play Strategy	Review of play areas has revealed (i) there are insufficient play areas to the North and West of the Borough and (ii) some play equipment is in poor condition or is inaccessible to disabled children and needs replacement	Upgrading of 19 play areas (completed) and the creation of at least two new play areas (Phase 1: one in the North and one in the West); creation of opportunities for natural play; installation of new equipment, dependant on resources becoming available	Further phases dependent on receipt of additional grant funding or S.106 contributions	2011 onwards	RBC
	New Borough Park	To provide public open space close to the town centre where analysis has shown there is insufficient space for outdoor recreation	Purchase of land; landscaping	£6,000,000	Currently unknown - Dependent on funds becoming available or on a development opportunity making land available	RBC

Location	Scheme	Need for Scheme	Scheme Requirements	Capital Cost & Funding	Timescales (Phasing where known)	Lead Delivery Agency
BOROUGH WIDE	**Tree Planting**	To increase the tree canopy coverage across the Borough.	The Plan identifies areas and locations where tree planting should be prioritised.	£100,000 total for 2 years for 2010/11-2011/12, from RBC Capital funding. Future years - funding sources include Trees for Cities Charity and S106	Ongoing	RBC
	Allotment Creation & Enhancement	Ongoing development pressure on existing private allotments. Very long waiting lists for allotments, which will be exacerbated by additional growth.	To increase allotment provision within the Borough (especially in the North and West)	£535,000 (conversion of some Leisure land to allotments); £28,000,000 for new land to meet current demand - Dependent on funds becoming available or on a development opportunity making land available	Ongoing requirement	RBC
SOUTH	**John Rabson Recreation Ground and the Cowsey**	A deprived area. This is the only park in South Reading which has been identified as being a sufficient size to develop as a Neighbourhood Park with varied facilities and providing a range of experiences.	Play area extension and upgrade (complete), landscaping, and additional facilities as resources become available.	Further phases dependent on receipt of additional grant funding or S.106 contributions	2011 onwards	RBC
	Kenavon Drive - Urban Renaissance	To create and improve links with the town centre and environmental improvements	Enhance recreational / open space and to create and improve pedestrian and cycle links	£440,000	To 2016	RBC
CENTRAL/ EAST	**Improvements/ Enhancements to Christchurch Meadows**	Identified for improvement in the Thames Parks Plan	Enhance recreational/ open space	£330,000 - intention to fund from Playbuilder, NGP, and Aiming High grant funding, augmented by S106	2010-2011	RBC
	Central Area Public Realm	The town centre infrastructure requires significant improvement to accommodate increasing numbers of people.	Pedestrian links need to be rationalised and linked up and paving, furniture, and signage require improvements and enhancements.	£2,000,000; developer funding.	2011+	RBC
SOCIAL AND COMMUNITY INFRASTRUCTURE						
BOROUGH WIDE	**Swimming Pool and Extension of Facilities at Palmer Park**	Create high quality leisure venue within this part of the Borough in line with RBC Sports Facilities Strategy	Reprovide Arthur Hill Swimming Pool at Palmer Park Stadium and refurbish and extend facilities.	£9,000,000 - Potential- Sport England, New Opportunities Fund, RBC, Capital funds from sale of land	Medium term - 2 years total estimated scheme duration	RBC

Location	Scheme	Need for Scheme	Scheme Requirements	Capital Cost & Funding	Timescales (Phasing where known)	Lead Delivery Agency
BOROUGH WIDE	Extra Care Housing	Dated existing provision and providing more options for an ageing population to reduce the demands on other care services	Delivery of extra care housing provision	£6million+ - NGP £2,000,000, Homes and Communities Agency	To 2011	RBC, Housing Association partners -
	Library/ Archive Facilities	Lack of capacity for archiving, an important component of the cultural infrastructure, which contributes to sustainable communities by being used as tools to develop community identity, engagement and cohesion.	Expansion of storage capacity at the Record Office building in Reading, to provide 10-15 years worth of growth capacity	£600,000	Tbc	Berkshire Record Office / RBC
	Additional Youth Provision	Provision for youth provision in the future	To provide additional youth provision	Suitable funding sources will be sought. 2011 consultation on youth provision being undertaken.		RBC
WEST	Neighbourhood Police Facility/ ies	To meet community policing needs of growing population	Identifying and securing premises	Tbc	Medium term 3-5 years	Thames Valley Police
	Integrated Employment and Skills Centre	Providing upskilling for a deprived community in order that there is a sustainable approach to growth that provides a better match between resident population and the skills needs of the growing economy.	The centre will house a range of locally targeted services, including adult education, skills, job search and employment advice services	£500,000 - NGP - £305,000, SEEDA and RBC	To 2011	New Directions, RBC
	Additional Secondary School Places	Capacity issue for secondary school places, likely to be exacerbated by future growth, especially in the east and south of the Borough.	Provide additional ca 600-750 places, i.e. 4-5 forms of entry across 5 year groups	Options being considered and to be costed - capital funding, developer contributions	From 2012 onwards	RBC
SOUTH	Community 'Hub'	Lack of suitable premises for community services.	A comprehensive range of services in a central location based around tackling worklessness.	Seeking funding	Tbc	RBC
	Neighbourhood Police Facility	To meet community policing needs of growing population	Identifying and securing premises	Tbc	Short-Medium term-2-5 years	Thames Valley Police
	South Reading Primary Healthcare	Critical mass of population in this area will necessitate new/ replacement health facilities	Increased capacity for GP services	Amount of funding to be confirmed dependent on new facility, PCT mainstream resources, S106[68]	2010/11-2013	Berkshire West PCT
	Additional Form Entry for Three Primary Schools	Deficit in school places in this part of the Borough	To expand three primary schools by 1 form entry (across 7 year groups), i.e. 210 extra places per school	indicative costs £24 million - capital funding	To 2012/13	RBC
CENTRAL/ EAST	Additional Secondary School Places	Capacity issue for secondary school places, likely to be exacerbated by future growth especially in the east and south of the Borough.	Provide additional ca 600-750 places, i.e. 4-5 forms of entry across 5 year groups (same scheme as for South, above)	Options being considered and to be costed - capital funding, developer contributions	From 2012 onwards	RBC

[68] Use of PCT's proposed formula will be considered as part of reviewing and adopting a revised SPD on S106 Planning Obligations and work on CIL

17. MONITORING

17.1 Monitoring of policy and its results is given great weight under the Local Development Framework system. Policies should be worded such that they are capable of being monitored, to show the effects of their implementation. The Council's main monitoring tool is the Annual Monitoring Report (AMR), produced in December every year. This has two purposes. Firstly, it reviews progress in producing all local development documents against the milestones in the Council's Local Development Scheme (LDS), which sets out the programme for all of these documents. If documents are falling behind, it will review whether there is a need to update the LDS. Secondly, the AMR monitors the effectiveness of local development documents. For example, the report will show whether the policies are impacting on development management decisions, and whether they are helping to achieve the Council's targets.

17.2 The schedule in Figure 13 sets out how the policies in the SDPD will be monitored. Each policy has an indicator or a set of indicators, with a corresponding target, with the exception of the policies allocating sites for development, where there will be overall monitoring of development figures. The schedule also sets out the source of the data, the regularity with which it will be collected and the location in which it will be presented. Generally, data will be presented in the AMR.

17.3 Monitoring of these indicators will reveal whether the policies and proposals in the SDPD are being successfully implemented and therefore whether the overall strategy of the Core Strategy is being achieved. The AMR will therefore demonstrate whether, on balance, the SDPD needs to be reviewed. The fact that one or two targets are being marginally missed is unlikely to form a reason to review the DPD. A review is more likely to be needed if there is consistent failure to meet targets by a significant margin, in one area or across the board.

Figure 13: Policy Monitoring Framework

Policy	Indicator	Target		Source	Date	Where presented
		Target	**Date**	**Source**	**Date**	**Where presented**
Overall Development Quantum (monitoring of policies SA1-5 and SA8-10)	Amount of net additional dwellings on identified sites in South Reading	200 / 700 (total)	2016 / 2026	RBC	Annual	AMR
	Amount of additional dwellings on identified sites in the rest of Reading	200 / 500 (total)	2016 / 2026	RBC	Annual	AMR
	Amount of net 'centre uses' on identified sites in or adjacent to smaller centres	700 sq m / 3,200 sq m (total)	2016 / 2026	RBC	Annual	AMR
	Amount of net additional community space on identified sites	1,500 sq m / 3,000 sq m (total)	2016 / 2026	RBC	Annual	AMR
DM1 Adaptation to Climate Change	The Core Strategy already includes a target and indicator for inclusion of sustainable drainage systems on 50% of schemes (CS1), which will continue to be monitored.					
DM2 Decentralised Energy	Proportion of permitted developments of over 20 dwellings or 1,000 sq m in Central and South Reading providing or linking into existing decentralised energy provision.	At least 50%	Annual	RBC	Annual	AMR
DM3 Infrastructure Planning	The Core Strategy already includes an indicator for monitoring Section 106 contributions (CS9), which will continue to be monitored.					
DM4 Safeguarding Amenity	Percentage of appeals where policy DM4 was a reason for refusal, where the Inspector does not uphold that reason for refusal	Less than 33%	Annual	RBC	Annual	AMR
DM5 Housing Mix	Proportion of new dwellings completed outside centres with three bedrooms or more	Over 50%	Annual	RBC	Annual	AMR
DM6 Affordable Housing	Provision of affordable housing on permitted sites of 10-14 dwellings	30%	Annual	RBC	Annual	AMR
	Provision of affordable housing on permitted sites of 5-9 dwellings	20%	Annual	RBC	Annual	AMR
	Provision of affordable housing on permitted sites of 1-4 dwellings	10%	Annual	RBC	Annual	AMR
DM7 Accommodation for Vulnerable People	Amount of additional extra-care housing developed	120 / 240 (total)	2012 / 2014	RBC (Housing) / RBC (Housing)	2012 / 2014	AMR
DM8 Residential Conversions	Percentage of appeals where policy DM8 was a reason for refusal, where the Inspector does not uphold that reason for refusal	Less than 33%	Annual	RBC	Annual	AMR
DM9 House Extensions and Ancillary Accommodation	Continued monitoring of policy CS7: Design will be applied specifically to schemes for house extensions.					

	Policy	Indicator	Target			Data		
			Target	*Date*	*Source*	*Target*	*Date*	*Where presented*
DM10	**Private and Communal Outdoor Space**	Proportion of a sample of new dwellings permitted which comply with the standards in the policy	100%	Annual	RBC	Annual	AMR
DM11	**Development of Private Residential Gardens**	Percentage of appeals where this policy was a reason for refusal, where the inspector does not uphold that reason for refusal.	Less than 33%	Annual	RBC	Annual	AMR
DM12	**Access, Traffic and Highway-Related Matters**	Annual traffic casualties on the Classified Highway Network	Reduction	5-yearly	RBC (Transport)	Annual	AMR
DM13	**Vitality and Viability of Smaller Centres**	Percentage of key frontage in A1 use in each centre	Exceed % in DM13	Annual	RBC	Annual	AMR
DM14	**Impact of Main Town Centre Uses**	Proportion of applications for main town centre uses over 1,000 sq m accompanied by an impact assessment	100%	Annual	RBC	Annual	AMR
DM15	**Protection of Leisure Facilities and Public Houses**	Percentage change in A3, A4 and D2 floorspace	No net loss	Annual	RBC	Annual	AMR
DM16	**Provision of Public Open Space**	There will be continued monitoring of the indicators for Core Strategy policy CS29					
DM17	**Green Network**	There will be continued monitoring of the indicators for Core Strategy policy CS36					
DM18	**Tree Planting**	Tree coverage associated with a sample of development schemes	Net increase	Annual	RBC	Annual	AMR
DM19	**Air Quality**	Continued monitoring of policy CS34: Pollution and Water Resources will be applied specifically to air quality.					
DM20	**Hazardous Installations**	Number of planning permissions determined contrary to the advice of the Health and Safety Executive	0	Annual	RBC	Annual	AMR
DM21	**Telecommunications Development**	Proportion of planning applications for telecommunications development that are lamp column and street furniture swap-outs, incorporate camouflage and concealment techniques, or utilise site/mast sharing or appropriate rooftop locations	100%	Annual	RBC	Annual	AMR
DM22	**Advertisements**	Percentage of appeals where policy DM22 was a reason for refusal, where the Inspector does not uphold that reason for refusal	Less than 33%	Annual	RBC	Annual	AMR
DM23	**Shopfronts and Cash Machines**	Percentage of appeals where policy DM23 was a reason for refusal, where the Inspector does not uphold that reason for refusal	Less than 33%	Annual	RBC	Annual	AMR

Policy	Indicator	Target			Data	
		Target	Date	Source	Date	Where presented
SA6 **Whiteknights Campus, University of Reading**	Continued education use of the Whiteknights site	Ongoing	Annual	RBC	Annual	AMR
SA7 **Crescent Road Campus**	Continued education use of the Crescent Road site	Ongoing	Annual	RBC	Annual	AMR
SA11 **Settlement Boundary**	Net additional floorspace in all uses permitted outside the settlement boundary	0 m^2	Annual	RBC	Annual	AMR
SA12 **Core Employment Areas**	The new CEA boundaries will inform the continued monitoring of the indicators for CS10, CS11 and CS12 of the Core Strategy.					
SA13 **Transport Improvements**	Number of non-transport related applications permitted on safeguarded land	0	Annual	RBC	Annual	AMR
SA14 **Cycle Routes**	Mode share of cyclists entering the town centre from 3.4% (2007 cordon count) although it is preferred if this gain is not at the expense of public transport	Increase to 5%	2011	Monitoring of Cycling Strategy	2011	Presented in AMR
SA15 **District and Local Centres**	The new centre boundaries will inform the continued monitoring of the indicators for CS26 of the Core Strategy.					
SA16 **Public and Strategic Open Space**	Net loss of open space within areas defined in SA16	0	Annual	RBC	Annual	AMR
	The Core Strategy already includes a target and indicator for overall change in open space (CS28), which will continue to be monitored.					
SA17 **Major Landscape Features**	The Major Landscape Features boundaries will inform the continued monitoring of the indicators for CS37 of the Core Strategy.					

18. GLOSSARY

AAP	Area Action Plan. A plan for an area of significant change or conservation.
Accessibility	The ability to access places and services, to be able to get about Reading or get to specific facilities.
Adoption	Adoption is the point at which a planning document becomes official policy.
Affordable housing	Housing provided at below market price to meet the identified needs of an area.
Air Quality Action Plan	An action plan for addressing air quality issues in an Air Quality Management Area.
Air Quality Management Area (AQMA)	An area where air quality objectives are not being met. There is a requirement to draw up an action plan for each AQMA.
Air Quality Objective Levels	Local authorities are required under the Environment Act 1995 to review and assess air quality against a series of Air Quality Objectives set at national level.
AMR	Annual Monitoring Report. A yearly report showing how the Council are keeping to their timetable and what the effects of their plans are.
Apart-hotel	A use falling halfway between hotels and housing, providing basic facilities for self-sufficient living but also the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.
Area of Outstanding Natural Beauty (AONB)	A landscape protected at national level due to its character and natural beauty.
Article 4 Direction	A direction which can be made by the Council to remove normal permitted development rights.
Base Station	A base station is a macrocell, microcell or picocell site and consists of radio transmitters and receivers in a cabin or cabinet connected to antennae by feeder cable.
BREEAM	A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail etc).
Brownfield	Land which has been previously developed. Also known as previously developed land.
Brown roof	A roof surfaced with a broken substrate, e.g. broken bricks.
Building line	The general line of buildings along a street, beyond which few or no buildings project.
Bulky goods	Goods which are large and often require shopping trips to be made by car: e.g. furniture, DIY products etc.
Central Area	Unless otherwise stated, the area covered by the Reading Central Area

CIL	Community Infrastructure Levy. A new charge which local authorities in England and Wales will be able to charge on most types of new development in their area, to be spent on local and sub-regional infrastructure to support the development of the area.
Classified Highway Network	The network of identified main roads, consisting of A, B and C roads.
Code for Sustainable Homes	The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a home against design categories, rating the 'whole home' as a complete package.
Combined Heat and Power	Combined Heat and Power (CHP) units generate electricity through an engine and capture the by-product, combustion heat, for use in heating and hot water systems.
Community facilities	Facilities and services which are of benefit to the wider community. See the Core Strategy for a definition of community facilities as it applies to the LDF.
Community involvement	Involvement of various individuals, groups and organisations and the general public in preparing planning documents.
Conservation area	Defined areas of special architectural or historic interest which are worth conserving.
Control of Major Accident Hazards (COMAH) Competent Authority	The **Control of Major Accident Hazards Regulations 1999** (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom of the Seveso II Directive devised in Brussels following the Seveso disaster. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.
Core Strategy	The document setting out the main principles and spatial strategy of the LDF. See LDF below.
CPO	Compulsory Purchase Order. This is a means for local authorities to acquire land needed to help deliver economic and social change, under the Acquisition of Land Act 1981.
Development briefs	Documents setting out planning principles for a specific site. Also known as planning briefs.
Development Management Document	A document that the Council intended to produce setting out detailed policies to deal with planning applications. It is now part of the Sites and Detailed Policies Document.
Dormer Window	Located in the roof of a building, it projects or extends out through the roof, often providing space internally.
Downlighters	A type of lighting where the light is projected downwards – in the case of advertisements often illuminating a sign below.

DPD	Development Plan Document. A document which is the main consideration in deciding planning applications.
Dwelling	A single housing unit – a house, flat, maisonette etc.
Ecohomes	Ecohomes is a version of BREEAM for homes. In April 2007 the Code for Sustainable Homes replaced Ecohomes for the assessment of new housing. Ecohomes 2006 then continued to be used for refurbished housing. Due to the launch of the new Domestic Refurbishment scheme that contains criteria which supersedes Ecohomes, Ecohomes for Refurbishment registrations ended on the 1st July 2012 and for transitional purposes, officially expires on the 1st July 2014.
Energy Service Company (ESCO)	Companies concerned with maximising efficient and cost-effective supply and end-use of energy for their customers. This can encompass a mixture of the following as appropriate; competitive purchasing of various fuels; CHP; end-use efficiency measures; consumption monitoring and management and others. Found on http://www.encyclo.co.uk/define/Energy%20services%20company%20(ESCO)
Evening Economy	A term for the business activities, particularly those used by the public, which take place in the evening. This includes pubs, clubs, restaurants and arts/cultural uses.
Examination	DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.
Flood Risk Assessment	A requirement at planning application stage to demonstrate how flood risk will be managed.
Flood Zones	The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain. See the NPPF.
Granny annexe	A self-contained area within a dwelling house/ the curtilage of a dwelling house, that does not have all the facilities to be a self contained unit of accommodation and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.
Green roof	A roof with vegetation on top of an impermeable membrane.
Gross floor area	Total floor area of the house, including all floors and garage, measured externally.
Hazardous Substances Consent	Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity. Determining body is the Local Planning Authority.
Historic Environment Record	A source of information on all aspects of the historic environment in a given area.
Historic Parks and Gardens	Parks and gardens of special historic interest, designated by English Heritage.

Housing Association	An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.
Housing trajectory	A tool for managing housing supply by comparing how much housing the authority will provide against its requirement.
Illumination	The act of lighting something – in the case of this document, usually an advertisement or sign.
International Commission for Non-Ionising Radiation Protection (ICNIRP) Electromagnetic Field	International Commission for Non-Ionising Radiation Protection (ICNIRP) Electromagnetic Field: The International Commission on Non-Ionizing Radiation Protection is a body of independent scientific experts consisting of a main Commission of 14 members, 4 Scientific Standing Committees covering Epidemiology, Biology, Dosimetry and Optical Radiation and a number of consulting experts. This expertise is brought to bear on addressing the important issues of possible adverse effects on human health of exposure to non-ionising radiation.
ICNIRP declaration	A declaration from telecommunications code systems Operators (i.e. Vodafone, 3, Orange, T-Mobile and O2) which confirms that any specific telecommunications proposal will adhere to ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields.
Issues and Options	The first consultation stage in producing development plan documents.
Implementation	The means by which aims and strategies are carried out.
Infrastructure	The basic services and facilities needed for the smooth running of a community.
Key Diagram	A map in the Core Strategy setting out the overall spatial strategy.
Lattice grilles	A type of protection for shopfronts and windows that is in a lattice-pattern and allows views through the window.
LDD	Local Development Document. A document making up part of the planning strategy.
LDF	Local Development Framework. A set of documents which together makes up the planning strategy for an authority.
LDS	Local Development Scheme. The programme for producing planning documents.
Lifetime Home	A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability. 16 simple criteria are used to define a lifetime home: 1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width. 2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. 3. The approach to all entrances should be level or gently sloping 4. All entrances should: 4a) be illuminated 4b) have level access over the threshold and 4c) main entrances should be covered.

5   a) Communal stairs should provide easy access and
b) Where homes are reached by a lift, it should be fully accessible.

6. The width of the doorways and hallways should conform to defined specifications

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

8. The living room should be at entrance level.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

10. There should be:
a) A wheelchair accessible entrance level WC, with
b) Drainage provision enabling a shower to be fitted in the future.

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

12. The design should incorporate:
a) provision of a stair lift
b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

13. The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).
Source: www.lifetimehomes.org.uk

The Lifetime Homes Standards may be amended over the plan period.

Listed building	Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.
Local Plan	The main planning document for a District or Borough. These were replaced by the new system of LDFs, but have been reintroduced through the NPPF.
LTP	Local Transport Plan. A five year plan setting out the strategy and priority for transport.
Luminance	A measure of the luminous intensity of light, usually measured in candelas per square metre.
Macrocell	A macrocell provides the largest area of coverage within a mobile network. The antennae for macrocells can be mounted on ground-based masts, rooftops or other existing structures. They must be positioned at a height that is not obstructed by terrain or buildings. Macrocells provide radio coverage over varying distances depending on the frequency used, the number of calls made and the physical terrain. Macrocell base stations have a typical power output in tens of watts.
Main town centre uses	Uses defined by the NPPF (or subsequent national policy) as being main town centre uses - in the NPPF, this covers: retail; leisure, entertainment and more intensive sport and recreation; offices; and arts, culture and tourism.

Major Landscape Feature	Landscape features defined in the Core Strategy and Sites and Detailed Policies Document as being of local significance and worthy of preservation.
Microcell	Microcells provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells. The antennae for microcells are mounted at street level, typically on the external walls of existing structures, lamp-posts and other street furniture. Microcell antennas are usually smaller than macrocell antennas and when mounted on existing structures can often by blended into building features. Microcells provide radio coverage over distances, typically between 100m and 1000m and operate at power levels substantially below those of macrocells.
MRT	Mass Rapid Transit. A proposal in Reading for a completely new or hybrid public transport system to complement the existing provision.
MUGA	Multi-Use Games Area. A fenced, non-turf surfaced area, marked out, and an adequate size for, at least two of the following sports: tennis, netball, basketball and five-a-side football. *(Source of definition: Sport England)*
Multi-modal interchange	A transport interchange which is served by a number of modes of transport.
National Air Quality Objective	See 'Air Quality Objective Level'
National Planning Policy Framework	NPPF. A document setting out national planning policy for England. This was finalised in 2012, and replaces all Planning Policy Guidance Notes and Planning Policy Statements, as well as various other national guidance.
Permeability	'The degree to which an area has a variety of pleasant, convenient and safe routes through it' *(source of definition: By Design, 2000).*
Picocell	A picocell provides more localised coverage than a microcell. These are normally found inside buildings where coverage is poor or there are a high number of users such as airport terminals, train stations or shopping centres.
Planning briefs	Documents setting out planning principles for a specific site. Also known as development briefs.
Planning Inspector	A Planning Inspector is appointed by the Secretary of State to examine planning proposals and documents, and issue a report.
PM$_{10}$	"Particulate Matter of less than 10 millionths of a metre in diameter. These particles have the greatest potential of reaching the furthest parts of the lungs." (source: Health Protection Agency)
PPG/PPS	Planning Policy Guidance/Statements. Documents containing national planning policy guidance on different topics. PPGs and PPSs have been replaced by the National Planning Policy Framework.
Previously developed land	Land which has been previously developed. Also known as brownfield.
Projecting box type signs	A box-shaped sign projecting from a building or structure, often illuminated internally.

Proposals Map	A map on an Ordnance Survey base which shows the sites and locations to which policies apply. A Proposals Map accompanies this document.
Public realm	'The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks' *(source of definition: By Design, 2000).*
RCAAP	Reading Central Area Action Plan. An AAP for central Reading. See AAP above.
Regional hub	A regional hub is a location identified at regional level as a focus for transport services and economic activity. 21 are identified in the South East.
Retail warehouse	A large, often single-level store, often specialising in the sale of bulky goods such as furniture or DIY, catering for mainly car-borne customers.
RSS	Regional Spatial Strategy. A development plan which covers the whole region. In this area, the RSS is called the South East Plan. The RSS tier has been removed in the Localism Act, and the existing RSSs are expected to be revoked soon.
Scheduled Ancient Monument	Specified nationally important archaeological sites.
SEA	Strategic Environmental Assessment. A European directive means that an SEA must be completed for all local development documents. This has been made part of the sustainability appraisal process.
Section 106 agreement	A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.
Serviced Land	The roads and necessary infrastructure including drainage are provided by the developer. Plots are then available to build a house and connect it to relevant services.
Sequential approach	A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.
Sites and Detailed Policies Document	A document forming part of the LDF. The Sites and Detailed Policies Document provides the detailed planning policies and identifies the specific development sites and designations necessary to deliver the Core Strategy.
Site Specific Allocations Document	A document identifying sites for different types of development or for policies which are specific to certain areas. It is now part of the Sites and Detailed Policies Document.
Soundness	When holding an Examination into planning documents, the role of the Inspector is to decide whether the documents are 'sound'. Soundness is defined in the NPPF, and a document is sound if it is positively prepared, justified, effective and consistent with national policy.
South East Plan	The Regional Spatial Strategy for the South East. The Regional Spatial Strategy tier has been removed in the Localism Act, and the existing RSSs are expected to be revoked soon.

SPG/SPD	Supplementary Planning Guidance/Documents. Planning documents which provide more detailed information than DPDs, but do not have the same weight. The new planning system in 2004 replaced SPG with SPD, but they play similar roles.
Strategic Flood Risk Assessment	A Borough-wide assessment of flood risk from all sources. Reading's SFRA was finalised in 2009.
Submission	The stage at which a draft DPD is submitted to the Secretary of State for Examination.
Sui Generis	A use not specifically defined in the use classes order (2004), which has its own category.
Surface Water Management Plan	'Surface water flooding describes flooding from sewers, drains, small water courses and ditches occurring during heavy rainfall in urban areas. A SWMP is a framework through which key local partners with responsibility for surface water and drainage in their area work together to understand the causes of surface water flooding and agree the most cost effective way of managing surface water flood risk. The purpose is to make sustainable urban surface water management decisions that are evidence based, risk based, future proofed and inclusive of stakeholder views and preferences'[69].
Sustainability Appraisal	A sustainability appraisal should be completed for all local development documents at all stages. It highlights the main environmental, economic and social effects of the document.
Sustainability objectives	The eighteen objectives against which policies and documents are appraised in the sustainability appraisal.
Sustainable Community Strategy	A document that is required to be produced for each authority area, drawn up by the Local Strategic Partnership as an overall vision for the area to tackle local needs.
Sustainable development	Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.
Sustainable Drainage Systems (SUDS)	For the purposes of this document, this term is taken to cover the whole range of sustainable approaches to surface water drainage management.
Third Generation Mobile Phone Technology	The generic term used for the next generation of mobile communications systems. The new systems will enhance the services available today and will offer multimedia and internet access and the ability to view video footage. The third generation technology used in the UK is called UMTS.
Tree Preservation Order (TPO)	An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.
Undercroft parking	Car parking located beneath a development.

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[69] http://www.defra.gov.uk/environment/flooding/documents/manage/surfacewater/swmp-guide.pdf

Uplighters	A type of lighting where the light is projected upwards – in the case of advertisements often illuminating a sign above.
Urban design	'Urban design involves the design of buildings, groups of buildings, spaces and landscapes, … and the establishment of frameworks and processes which facilitate successful development' *(source of definition: By Design, 2000).*
Urban renaissance	Making towns and cities places where people want to spend time and live.
Use class	There is a list of 14 use classes introduced through the Use Classes Order legislation. Planning permission is not needed for a change of use within a single use class.
Waterspace	The areas alongside and close to main river and canal corridors.
2FE	2-Form Entry. A school which admits two forms of new pupils per year.

APPENDICES

APPENDIX 1: HOUSING DELIVERY AND TRAJECTORY

A1.1   This appendix demonstrates how the sites identified in the SDPD would assist in delivering the housing required in the South East Plan and policy CS14 of the Core Strategy. According to the National Planning Policy Framework, Local Planning Authorities should produce a Housing Trajectory. In general terms, this shows the anticipated delivery of new housing against requirements. In accordance with the NPPF, delivery will be monitored against the trajectory. This trajectory takes into account the trajectories already produced in the Core Strategy (2008) and Reading Central Area Action Plan (2009).

A1.2   At the point of drafting the SDPD, the South East Plan figures remain in place. However, the Localism Bill received Royal Assent on 15 November 2011, and this removes the structure of regional planning, and gives the Government the mechanisms to revoke Regional Spatial Strategies, including the South East Plan. This will require some additional work, but is likely to occur in the near future. When this occurs, the housing numbers in the Core Strategy will revert to being the key targets. Therefore, progress against both is shown in the trajectory.

A1.3   Figure 14 sets out the sites allocated in the SDPD that will provide additional residential.

Figure 14: Summary of Sites Allocated for Additional Residential

Policy	Proposal	Number of dwellings
SA2	Worton Grange	186-292 (including Little Chef site)
SA2	Berkshire Brewery	First preference is employment. If developed for mixed use, it could accommodate 400-750 dwellings, but this figure is excluded from total below.
SA2	Land north of Manor Farm Road	350-550
SA4	Dee Park	Not specified in policy. 2009 permissions would provide 387 additional dwellings. However, this has been taken account of in existing supply calculations, and is excluded from total below.
SA5	Park Lane Primary School and Downing Rd	Residential development dependent on justification of loss of playing field. If loss justified, allocation is for 60-75 dwellings, but this figure is excluded from the total below.
SA8	784-794 Oxford Road	10-17
SA8	Alice Burrows Home, Dwyer Road	17-27
SA8	Rear of 303-315 Oxford Road	10-12
SA8	Dellwood Hospital, Liebenrood Road	11-17
SA8	Bath Road Reservoir, Bath Road	Up to 80
SA8	Part of Former Battle Hospital	45-95
SA8	Land adjacent to 40 Redlands Road	11-18
SA8	Land at Lowfield Road	21-34
SA8	Napier Court, Napier Road	200-250
SA9	211-221 Oxford Road, 10 and rear of 8 Prospect Street	Around 15
SA9	Elvian School, Bath Road	70-110
SA9	261-275 London Road	10-15
TOTAL		**1,036 – 1,532**

A1.4   Figure 14 has also fed into the trajectory. Where a range has been set out in Figure 14, the trajectory generally assumes the middle of this range.

A1.5   Detailed information on the inputs and assumptions for the housing trajectory are set out in the Development Sites Background Paper. However, the trajectory demonstrates that sufficient sites have been allocated in the SDPD to meet the remainder of the Borough's housing allocation in both the South East Plan and the Core Strategy.

Figure 15: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (table)

	TOTAL	2025/26	2024/25	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13	2011/12	2010/11	2009/10	2008/9	2007/8	2006/7
Small Scale unidentified windfalls	3039	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	134	193	203	177	157
Large Scale unidentified windfalls	698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	222	269	207
SDPD sites (lapse rate 10%)	1157	68	68	68	68	68	68	105	107	110	110	111	63	86	56	0	0	0	0	0	0
Planning permissions (strategic) (lapse rate 10 or 20%)	3174	0	0	0	0	0	33	90	90	158	288	340	507	688	420	375	0	0	0	0	0
RCAAP sites (lapse Rate 20%)	3013	344	348	349	350	342	238	238	241	278	74	83	84	45	0	0	0	0	0	0	0
Dev Brief sites (lapse Rate 20%)	626	0	0	0	0	66	80	80	80	80	80	80	80	0	0	0	0	0	0	0	0
Total Past Completions	3270																321	693	782	837	637
Total Projected Completions	9960	557	561	562	563	621	565	659	663	770	696	758	879	963	621	520	0				
Cumulative Completions		13230	12673	12111	11549	10986	10365	9800	9142	8479	7708	7012	6253	5374	4411	3790	3270	2949	2256	1474	637
MONITORING AGAINST SOUTH EAST PLAN REQUIREMENTS																					
PLAN - Strategic Allocation (annualised)	12220	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611
MONITOR - No dwellings above or below cumulative allocation		1010	1064	1113	1162	1210	1200	1246	1199	1147	987	902	754	486	134	124	215	505	423	252	26
MANAGE - Annual requirement taking account of past / projected completions		-453	54	224	309	371	403	440	468	501	521	542	570	601	602	597	579	586	597	610	611
MONITORING AGAINST CORE STRATEGY REQUIREMENTS																					
PLAN - Strategic Allocation (annualised)	10930	521	521	521	521	521	521	521	521	521	521	572	572	572	572	572	572	572	572	52	572
MONITOR - No dwellings above or below cumulative allocation		2300	2264	2223	2182	2140	2040	1996	1859	1717	1467	1292	1105	798	407	358	410	661	540	330	65
MANAGE - Annual requirement taking account of past / projected completions		-1743	-591	-206	-14	113	188	256	306	358	392	425	463	501	510	511	499	510	525	542	547

Figure 16a: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (South East Plan figures) (graph)

Legend:
- Total Past Completions
- Total Projected Completions
- PLAN - Strategic Allocation (annualised)
- MANAGE - Annual requirement taking account of past / projected completions
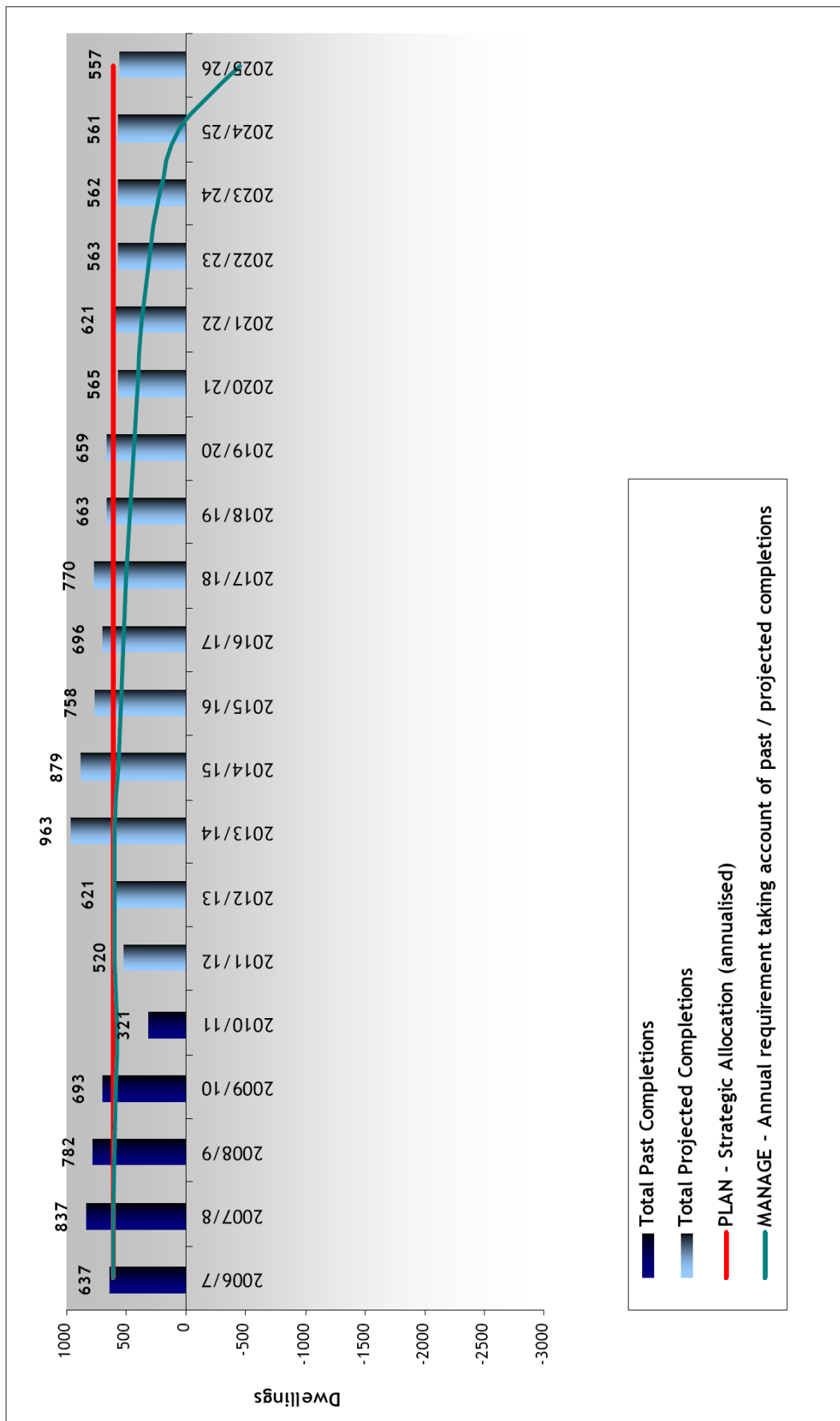
Figure 16b: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (Core Strategy figures) (graph)

Legend:
- Total Past Completions
- Total Projected Completions
- PLAN - Strategic Allocation (annualised)
- MANAGE - Annual requirement taking account of past / projected completions

Year	Value
2006/7	637
2007/8	837
2008/9	782
2009/10	693
2010/11	321
2011/12	520
2012/13	621
2013/14	963
2014/15	879
2015/16	758
2016/17	696
2017/18	770
2018/19	663
2019/20	659
2020/21	565
2021/22	621
2022/23	563
2023/24	562
2024/25	561
2025/26	557

APPENDIX 2: LIST OF SAVED LOCAL PLAN POLICIES REPLACED

A2.1   On commencement of the Planning and Compulsory Purchase Act 2004, policies in the Reading Borough Local Plan were saved for a period of three years to cover the transition. This period ran out on 27 September 2007. Reading Borough's full Council in February 2007 approved a request to the Secretary of State to save some of the policies of the Local Plan for an additional period after September until such time as they could be replaced. The Secretary of State approved this request.

A2.2   Upon adoption of the Core Strategy in 2008 and the Reading Central Area Action Plan in 2009, a number of the saved policies were replaced. The adoption of the Sites and Detailed Policies Document replaced all remaining saved Local Plan policies, and the Local Plan will ceases to be relevant for development management purposes. The schedule below lists all policies that were remaining and sets out which policies in the SDPD, if any, have replaced them.

Figure 17: Replacement of Saved Local Plan Policies

Local Plan Policy replaced		Where replaced in the Sites and Detailed Policies Document (or other LDF document)
Ref	**Name**	
KEY4	Areas of Development	SA11: Settlement Boundary
EMP3	Acceptability of Employment Development	DM3: Infrastructure DM4: Safeguarding Amenity DM12: Access, Traffic and Highway-Related Matters Other matters dealt with by Core Strategy (CS7, CS17, CS24)
EMP7	Major Industrial Areas	SA12: Core Employment Areas
EMP9	Implementation of Mixed-Use Development	No direct replacement required
HSG1	Housing Provision and Identified Sites	SA2: South Reading Strategic Development Sites SA4: Dee Park SA5: Park Lane Primary School, The Laurels and Downing Road SA8: Other Sites for Housing Development SA9: Other Sites for Mixed-Use Development including Housing Other sites identified in Reading Central Area Action Plan.
HSG5	Residential Design Standards	DM4: Safeguarding Amenity DM16: Provision of Open Space Other matters dealt with by Core Strategy (CS1, CS7, CS24)
HSG6	Residential Conversions	DM8: Residential Conversions
HSG7	Residential Use of Vacant Upper Floors	DM13: Vitality and Viability of Smaller Centres
HSG8	House Extensions	DM4: Safeguarding Amenity DM9: House Extensions and Ancillary Accommodation DM10: Private and Communal Outdoor Space
HSG9	Location of Residential Development	DM4: Safeguarding Amenity Other matters dealt with by Core Strategy (CS4, CS24, CS38)
TRN6	Pedestrians	No direct replacement required. Some matters dealt with by Core Strategy (CS7).
TRN8	Major Highways Schemes and Associated Works	SA13: Transport Improvements

Local Plan Policy replaced		Where replaced in the Sites and Detailed Policies Document (or other LDF document)
Ref	**Name**	
TRN9	Local Highway Improvements	SA13: Transport Improvements
TRN10	Provision of Public Car Parking	No direct replacement required.
TRN11B	Development and Traffic	DM4: Safeguarding Amenity DM12: Access, Traffic and Highway-Related Matters Other matters dealt with by Core Strategy (CS22)
TRN13	Off-Street Servicing	DM12: Access, Traffic and Highway-Related Matters
TRN14	Car Parking In District Centres	No direct replacement required.
TRN15	Parking for People With Disabilities	No direct replacement required. Some matters dealt with by Core Strategy (CS24).
TRN17	On-Street Parking for Residential Conversions	No direct replacement required. Some matters dealt with by Core Strategy (CS24).
RET3A	District and Major Local Shopping Centres	DM13: Vitality and Viability of Smaller Centres Other matters dealt with by Core Strategy (CS26)
RET3B	Other Local Shopping Centres	DM13: Vitality and Viability of Smaller Centres Other matters dealt with by Core Strategy (CS26)
RET5	Retail and Catering Uses in Residential Areas	DM4: Safeguarding Amenity
RET7	Petrol Filling Stations and Other Vehicle Related Uses	DM4: Safeguarding Amenity DM22: Advertisements
CUD1	Works Affecting Listed Buildings	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD2	Change of Use of Listed Buildings	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD3	Maintenance of Listed Buildings	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD4	Setting of Listed Buildings	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD6	Demolition of Unlisted Buildings in Conservation Areas	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD7	New Development in Conservation Areas	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD10	Historic Parks and Gardens	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD11	Ancient Monuments and Other Important Archaeological Remains	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD12	Development Impact on Archaeological Remains	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD13	Preservation of Archaeological Sites	No direct replacement required. Dealt with in Core Strategy (CS33) and in NPPF.
CUD14	Standards of Design in Development	No direct replacement required. Most matters dealt with in Core Strategy (CS1, CS5, CS7)
CUD15	Advertisements	DM22: Advertisements

Local Plan Policy replaced		Where replaced in the Sites and Detailed Policies Document (or other LDF document)
Ref	Name	
CUD16	Shopfronts	DM23: Shopfronts and Cash Machines
CUD17	Telecommunications	DM21: Telecommunications Development
LEI2	Major Areas of Open Space	SA16: Public and Strategic Open Space
LEI4	Neighbourhood Recreation Areas	SA16: Public and Strategic Open Space
LEI6	New Leisure Facilities	DM4: Safeguarding Amenity DM12: Access, Traffic and Highway-Related Matters Other matters dealt with in Core Strategy (CS4, CS17, CS24)
LEI7	Protection of Existing Facilities	DM15: Protection of Leisure Facilities and Public Houses
COM2	Health Care Facilities	DM12: Access, Traffic and Highway-Related Matters DM22: Advertisements. Other matters dealt with in Core Strategy (CS24)
COM6	Reading University	SA6: Whiteknights Campus, University of Reading
COM7	Community Meeting Places - Priority Areas	No direct replacement required.
COM8	Day Care for Children	DM4: Safeguarding Amenity Other matters dealt with in Core Strategy (CS17, CS24)
NE6	Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites	No direct replacement required. Generally dealt with in Core Strategy (CS36)
NE7	Creative Nature Conservation	DM1: Adaptation to Climate Change Other matters dealt with in Core Strategy (CS36)
NE10	Surface Water Run-Off and Development	DM1: Adaptation to Climate Change Other matters dealt with in Core Strategy (CS1)
WAT4	Long Distance Waterways Routes	No direct replacement required. Most matters dealt with in Core Strategy (CS8)
WAT5	Facilities for People with Disabilities	No direct replacement required. Most matters dealt with in Core Strategy (CS8)
WAT6	Waterways Cycling Policy	No direct replacement required. Most matters dealt with in Core Strategy (CS8)
WAT8	Water Based Leisure and Recreational Facilities	No direct replacement required. Most matters dealt with in Core Strategy (CS8)
WAT10	Waterways - Site Specific Proposals	No direct replacement required.

planning

If you need help to fill in or understand this planning document or planning application form, please call 0118 955 3717 or visit Customer Services on the Ground Floor of the Civic Centre.

Osoby, które nie rozumieją treści dokumentu lub potrzebują pomocy w wypełnieniu formularza wniosku o pozwolenie na budowę (planning application) proszone są o kontakt telefoniczny pod numerem 0118 955 3717 lub zgłoszenie się do recepcji (Customer Services) na parterze budynku administracji rady miejskiej (Civic Centre).

Polish

Se você precisar de ajuda para preencher ou entender este documento de planejamento ou formulário de alvará de construção, por favor telefone para 0118 955 3717 ou visite o Serviço de Atendimento ao Cliente no andar térreo do Centro Cívico *(Civic Centre)*.

Portuguese

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਯੋਜਨਾਪੱਤਰ ਨੂੰ ਸਮੱਝਣ ਜਾਂ ਯੋਜਨਾਬੰਦੀ ਦੀ ਅਰਜ਼ੀ ਭਰਣ ਲਈ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 0118 955 3717 ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਸਿਵਿਕ ਸੈਂਟਰ ਵਿਚ ਹੇਠਲੀ ਮੰਜ਼ਿਲ ਤੇ ਗ੍ਰਾਹਕ ਸੇਵਾ ਨੂੰ ਮਿਲੋ।

Punjabi

اگر آپ کو پلاننگ کی اس دستاویز یا پلاننگ کیلئے درخواست کے فارم پُر کرنے یا سمجھنے کیلئے مدد درکار ہو تو براہ مہربانی 0118 955 3717 پر ٹیلیفون کریں یا سوک سنٹر کے گراؤنڈ فلور پر واقع کسٹمر سروسز پر تشریف لائیں۔

Urdu

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For general information about planning call us on 0800 626540.

Reading
BOROUGH COUNCIL

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