

# ANNUAL MONITORING REPORT 2020-2021

December 2021



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## Executive Summary

- i. The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis, both in terms of the progress of new policy documents, and the effects of the policies that already exist. This Annual Monitoring Report covers the period from 1st April 2020 to 31st March 2021.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** The main progress in 2020-21 against Local Development Scheme milestones has been in relation to the Central and Eastern Berkshire Joint Minerals and Waste Plan, which has reached submission stage in February 2021 but which remains some way behind the published programme. Two Supplementary Planning Documents have been prepared and adopted.
- iv. **Duty to Co-operate:** Work on duty to co-operate measures have been much more limited than in the previous year, as the Local Plan was recently adopted. The Council's duty to co-operate efforts have mainly been focused on the plans of other authorities.
- v. **Contributions to Infrastructure:** The Council has collected £7.145 million in contributions towards infrastructure, with the largest majority of that being through the Community Infrastructure Levy (CIL). Spend on infrastructure in 2020-21 was £3.621 million, split fairly evenly between CIL and Section 106 contributions. The Infrastructure Funding Statement provides more information.
- vi. **Economic development:** There has generally been a net loss of floorspace for economic development, including both employment and retail and leisure uses, and this trend would be continued by new permissions. New floorspace permitted and completed has generally been in line with the Council's spatial policies.
- vii. **Housing:** The number of new homes completed in 2020-21, 408, has been significantly lower than both the adopted plan targets and the identified need. However, the extremely high number of homes under construction mean that this is unlikely to represent a long-term trend. Reading has a five year supply of housing when measured against targets in the new Local Plan. Delivery of affordable housing has reduced compared to last year, and remains a significant way below Reading's needs.

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## 1. Introduction

- 1.1 The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis. The purposes are to monitor the progress of the Local Development Scheme (LDS) including the positions of planning policy documents; to review the performance of the Local Plan in relation to key policy targets (indicators) set out in the documents; and to determine the extent to which objectives, targets and programmes are being met to inform and guide the development of future plans and policies.
- 1.2 This Annual Monitoring Report covers the period from 1st April 2020 to 31st March 2021. It provides a concise summary of key statistical information which considers the impact of the Local Plan policies.

### Context to the AMR 2020/21

- 1.3 The production of a single Annual Monitoring Report containing a range of planning monitoring information is no longer a statutory requirement. However, there remains a requirement for continuous reporting of important monitoring information, and therefore Reading Borough Council has continued to produce a monitoring report on an annual basis, as it has proven a helpful format for reporting information.

### Approach and Structure of the Report

- 1.4 This report looks first at progress on the process of plan making, and then moves on to monitor the effects of policies. By and large, the report focuses on data collected by the Council rather than third party data which is available in public elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.
- 1.5 The report is structured broadly into two key elements, which comprise monitoring policy progress and monitoring policy performance. The main sections of this report include:
  - Introductory comments;
  - A description of the current planning policy framework for Reading and, progress made with regard to the Local Development Scheme (LDS) since April 2020 including the status of the Local Plan and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate;
  - Monitoring indicators relevant to the adopted Local Plan documents.
- 1.6 Section 2 of the Reading Borough AMR for the monitoring year 2020-21 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and, the progress on the implementation of policies contained in adopted Local Plan documents. Section 3 deals with the duty to co-operate, reporting on which is a statutory requirement. Section 4 refers to key monitoring information for the new Local Plan.

- 1.7 Section 5 onwards of the AMR 2020-21 considers the status of key policies and related targets within the adopted Reading Borough Local Plan and monitors how those policies are being implemented.
- 1.8 The requirements under the Community Infrastructure Levy Regulations 2010 (as amended) to monitor measures related to CIL are now fulfilled in a separate Infrastructure Funding Statement.
- 1.9 The housing trajectory for 2020-21 and headline indicators relating to housing monitoring are included in section 8 of the AMR. Information included relates to housing delivery, development on previously developed land, affordable housing and housing mix. The recent developments in business, retail and leisure development are also outlined through appropriate indicators in sections 7 and 9.
- 1.10 The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in 2021, and information from sources such as the Office of National Statistics (ONS) and Thames Valley Environmental Records Centre.

### **Sources of background information and data on Reading**

- 1.11 Major sources of third party data and comparative information about Reading also include the Office of National Statistics' NOMIS service, which provides labour market statistics by local authority area. Data for Reading can be found on the [NOMIS website](#).

## 2. Monitoring Policy Progress

- 2.1 This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS), and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2 The most up-to-date LDS at the start of the monitoring year was the version produced in November 2016, the focus of which was the production of a comprehensive Local Plan. This is therefore the version against which progress is monitored in this section.
- 2.3 The Reading Borough Local Plan was adopted in November 2019, and was therefore in place at the start of the monitoring year. It replaced the previous development plan documents, the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document, which are no longer in place.
- 2.4 Table 2.1 sets out the documents that were already in place at the start of the monitoring year.

**Table 2.1: Local planning documents already adopted at 1<sup>st</sup> April 2020**

Document title	Adoption date
Reading Borough Local Plan	November 2019
Statement of Community Involvement	March 2014
Community Infrastructure Levy Charging Schedule	January 2015
Affordable Housing SPD	July 2013
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Dee Park Planning Brief	December 2008
Design Guide to House Extensions	May 2003
Employment, Skills and Training SPD	April 2013
Kenavon Drive Urban Design Concept Statement	July 2004
Meadway Centre Planning Brief	November 2013
Minster Quarter Area Development Framework	December 2018
Parking Standards and Design SPD	October 2011
Reading Prison Framework	March 2015
Reading Station Area Framework	December 2010
Residential Conversions SPD	November 2013
Revised Planning Obligations under Section 106 SPD	November 2013
South West Reading Planning Brief	April 2000
Station Hill South Planning and Urban Design Brief	March 2007
Sustainable Design and Construction SPD	December 2019

- 2.5 Table 2.2 sets out progress against the milestones that our 2016 Local Development Scheme expected to be reached between 1 April 2020 and 31 March 2021 (or



outstanding milestones that had not been reached at the start of the monitoring year), and indicates whether these milestones were met or were missed.

**Table 2.2: Progress against milestones in the LDS, 2020-21**

Document	Stage	Planned milestones to end 2020-21	Actual milestones	Met/not met
Other Site Development Briefs - Palmer Park Development Framework	Adoption	As required	April 2020	N/A
Minerals and Waste Local Plan	Proposed Submission Document Consultation	November 2018 - March 2019	September - October 2020	Not met
Minerals and Waste Local Plan	Submission	Winter 2019	February 2021	Not met
Minerals and Waste Local Plan	Public examination	Spring 2020	February 2021 - TBC	Not met

- 2.6 **Local Policy:** With the adoption of the Local Plan in November 2019, in the last monitoring year, the main focus in terms of local policy production has been on supplementary planning documents (SPDs). The only SPD which accords with any listed item in the LDS and on which progress has been made this year is the Palmer Park Development Framework, which was adopted in April 2020. This has led to a new planning permission for development of a new swimming pool at this site. No firm dates were given for the ‘other site development briefs’ category into which this document falls, so the progress this year accords with the LDS.
- 2.7 Progress has also been made on other SPDs not mentioned in the LDS. The Design Guide to House Extensions SPD was published as a consultation draft on 31<sup>st</sup> July 2020, and was subsequently adopted on 15<sup>th</sup> March 2021. The Affordable Housing SPD was published as a consultation draft on 2<sup>nd</sup> October 2020, and was also adopted on 15<sup>th</sup> March 2021. Both documents supplement policies in the new Reading Borough Local Plan.
- 2.8 **Minerals and Waste Local Plan:** The Council is working with Wokingham Borough Council, Bracknell Forest Borough Council and the Royal Borough of Windsor and Maidenhead on a joint minerals and waste local plan. A joint arrangement, which involved Hampshire County Council preparing the Central and Eastern Berkshire Minerals and Waste plan on behalf of the four authorities, was entered into in September 2016.
- 2.9 A Local Development Scheme for the Minerals and Waste Plan was agreed between the four authorities, and included as an appendix in the Council’s November 2016 LDS. There has been slippage in the progress against the milestones in this LDS that has been reported in previous years, and this has continued in the most recent monitoring year. The reasons for this have included the need to hold additional consultation stages as new sites were nominated and others withdrawn. The Proposed Submission consultation, originally planned to take place in the period

November 2018 to March 2019 actually took place in September and October 2020. Submission, originally timetabled for Winter 2019, actually took place over a year later in March 2021. This marks the beginning of the examination process, which is currently underway.

- 2.10 **Future policy production:** The focus for local policy in 2021-22 will continue to be the production of SPDs. At the time of writing, a Design Guide to Shopfronts SPD had been published for consultation, and this is expected to be adopted during 2021-22. Other SPDs may be produced as required.
- 2.11 With the publication of the Planning White Paper in August 2020, and a Planning Bill expected in Autumn 2021, there is considerable uncertainty around future planning policy production in the longer term. The Council will keep requirements under review, taking account of any transitional arrangements, in identifying timescales for future policy production.
- 2.12 In terms of minerals and waste planning, the examination into the Central and Eastern Berkshire Joint Minerals and Waste Local Plan is underway. Hearing sessions took place in September 2021, and the process is ongoing. It remains to be seen whether this will allow the plan to be adopted within 2021-22.
- 2.13 **Conclusion:** Progress on local policy has been focused on SPDs, with three new documents adopted during 2020-21. Meanwhile, submission of the Minerals and Waste Local Plan represents a significant milestone in production of that document, albeit later than anticipated in the LDS.

### 3. Duty to co-operate

- 3.1 The Council is required to report on measures that have been undertaken to comply with the Duty to Co-operate, which is set out in the Localism Act 2011. Reading's Local Plan was adopted in November 2019, and most of the duty to co-operate measures were undertaken earlier in the plan making process, in accordance with good practice. This means that there have been relatively few duty to co-operate measures undertaken in comparison to previous years. However, there are also ongoing joint arrangements with neighbouring authorities, as well as work that has been undertaken to inform plans of other authorities during 2020-21.
- 3.2 The Council has prepared a Duty to Co-operate Scoping Strategy (December 2015), which identifies those issues to address within the local plan that are likely to be strategic matters and which therefore fall under the duty to co-operate, and identifies the specified bodies with which co-operation may be necessary. It therefore provides context for carrying out the duty to co-operate. It is available to view on the Council's website<sup>1</sup>.

#### Development Plans Group

- 3.3 The Council has long standing formal arrangements with the other five former Berkshire unitary authorities that deal with strategic planning issues. The Berkshire Heads of Planning has a strategic overview and the Development Plans Group (DPG) provides a co-ordinating role in respect of cross boundary issues. DPG comprises policy officers from the six Berkshire unitary authorities, and discusses planning policy matters of mutual interest. Whilst not therefore representing a duty to co-operate measure in itself, it nonetheless forms part of the overall duty to co-operate picture, and has a role in co-ordinating a number of actions under the duty, such as the joint preparation of evidence. With the pandemic covering the whole monitoring year, meetings were much more limited than in previous years. The following meetings of DPG were held during 2020-21:
- 17<sup>th</sup> September 2020
  - 16<sup>th</sup> February 2021

#### Western Berkshire Statement of Common Ground

- 3.4 The four authorities in the Western Berkshire Housing Market Area - Bracknell Forest Council, Reading Borough Council, West Berkshire District Council and Wokingham Borough Council - have been working throughout the monitoring year on preparation of a Statement of Common Ground (SOCG), in line with the National Planning Policy Framework, to cover strategic planning matters across the area. This SOCG covers a variety of strategic planning matters including housing need and supply and employment need and supply, and sets the basis for joint working on these matters.

<sup>1</sup> [RBC\\_Duty\\_to\\_Cooperate\\_Scoping\\_Strategy\\_1215.pdf \(reading.gov.uk\)](#)

- 3.5 A draft of the SOCG was considered at a meeting of the West of Berkshire Strategic Planning Group in March 2021, but was not finalised within the monitoring year. The document has continued to be developed after the end of 2020-21, and was fully signed by all four authorities in August 2021.

### Memorandum of Understanding on Reading's Needs

- 3.6 A Memorandum of Understanding (MOU) was signed in October 2017 regarding Reading's unmet needs for housing, and fed into the process of preparing the Reading Borough Local Plan. It was considered that, with the adoption of the Local Plan and other changes to the context, a replacement for this MOU was required. Discussion on these changes took place at the meeting of the West of Berkshire Strategic Planning Group in March 2021, and it was decided that the MOU needed to be considered alongside the Statement of Common Ground referred to above.
- 3.7 The MOU has continued to be developed after the end of the monitoring year, and was fully signed by all four authorities in August 2021.

### Joint Minerals and Waste Local Plan

- 3.8 The previous section has already outlined the progress made on the Minerals and Waste Local Plan, which is being prepared jointly by Bracknell Forest Borough Council, Royal Borough of Windsor and Maidenhead, Wokingham Borough Council, as well as Reading Borough Council. This involves significant amounts of co-operation and coordination between the four authorities. As part of this process, there have continued to be duty to co-operate discussions held with neighbouring minerals and waste planning authorities, but these have been reported separately in supporting the plan submission.

### Other authorities' plan making

- 3.9 The Council has continued to co-operate with neighbouring authorities on its own plan making. As well as taking part in formal stages, such as submitting representations to Wokingham's Local Plan Update in April 2020 and participating in the examination of the South Oxfordshire Local Plan in June and July 2020, this includes more informal co-operation including meetings to discuss options for growth in other areas. The process of preparing the Statement of Common Ground and Memorandum of Understanding referred to above was also commenced in particular to assist in the plan making of other authorities.

### Other measures

- 3.10 The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2020 and 31 March 2021.

**Table 3.1: Summary of duty to co-operate measures 2020-21**

Date	Description
08/04/2020	RBC submits response to Wokingham Local Plan Update
15/04/2020	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting (Virtual)

Date	Description
22/04/2020	Joint Central and Eastern Berkshire Minerals and Waste Local Plan Members Steering Group (Virtual)
June 2020	RBC submits responses to Matters 5 and 7 for South Oxfordshire Local Plan Examination and subsequently
24/06/2020	Joint Central and Eastern Berkshire Minerals and Waste Local Plan Members Steering Group (Virtual)
23/07/2020	RBC participates in the virtual hearing for Matter 7 (infrastructure) for South Oxfordshire Local Plan Examination
03/09/2020	Consultation on the Proposed Submission Joint Central and Eastern Berkshire Minerals and Waste Local Plan begins
17/09/2020	DPG, Virtual
26/11/2020	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting (Virtual)
02/12/2020	Joint Central and Eastern Berkshire Minerals and Waste Local Plan Members Steering Group (Virtual)
16/02/2021	DPG (Virtual)
16/03/2021	West of Berkshire Strategic Planning Group meeting (Virtual)
24/03/2021	Joint Central and Eastern Berkshire Minerals and Waste Local Plan Members Steering Group (Virtual)

## 4. Local Plan Monitoring

- 4.1 The Reading Borough Local Plan was adopted on 4<sup>th</sup> November 2019. Section 11 of the Local Plan is the monitoring section of the plan, and this includes a number of indicators with associated targets which should be used to assess the success of the policies.
- 4.2 The baseline figures for each indicator before the adoption of the plan were set out in 2018-19, with 2019-20 representing the first year for which these indicators have been reported, and this AMR reports on the second monitoring year in which the policies are being applied (albeit only for part of the year). Appendix IV includes the table of the Local Plan monitoring indicators, and sets out the most recent information, which usually covers the 2020-21 year. Where relevant, it also includes any cumulative figures for the Local Plan period so far, as the base date for the plan is 1<sup>st</sup> April 2013. Appendix IV shows whether Local Plan monitoring targets have been met in 2020-21. There may be particular reasons why targets are met or not met in a given year. In particular, any targets that are measured in terms of completed development will take some years to reflect changes made in the Local Plan due to the length of the development process. Therefore, not meeting plan targets does not automatically amount to a plan failure, but it represents a useful measure at this point, particularly for comparison with future years.
- 4.3 Future versions of the AMR will continue to include this table and update it with the most recent information so that there is an ongoing, easy-to-use guide to the success of the policies.

## 5. Sustainable development

- 5.1 The key policies relating to sustainable development are as follows:
- CC2: Sustainable Design and Construction
  - CC3: Adaptation to Climate Change
  - CC4: Decentralised Energy
  - H5: Housing Standards
- 5.2 The Local Plan places sustainable development at the heart of its agenda, in particular sustainable design and construction measures in policies CC2 and H5, with the latter seeking very ambitious standards in new housing. It is important that sustainable design and construction techniques are incorporated within development schemes in order to minimise their impact upon the environment. Policy CC3 focusses on the incorporation of appropriate measures to adapt to climate change, and Policy CC4 on securing energy for a development from a decentralised energy source.
- 5.3 Reading Borough Council declared a climate emergency in February 2019, and a Reading Climate Emergency Strategy was published during 2020. There is therefore a strong emphasis on sustainability across all of the Council's functions.

### Indicator 1: Sustainability requirements attached to major planning permissions

*Table 5.1: Number of major planning permissions with sustainability requirements attached as a planning condition, 2020-21*

Status	Number of permissions
Major planning applications permitted	14
Number with condition requiring sustainability standard	12
Number without condition requiring sustainability standard	2

- 5.4 Of the 14 major planning applications that were permitted during the monitoring year, 12 had conditions relating to sustainability.
- 5.5 Of the other two permissions, one related to replacement of external cladding and balcony decking across a number of blocks, and did not therefore require a sustainability condition. The other permission was for an industrial and warehouse unit to replace an existing unit. Whilst sustainability information was submitted and considered to be acceptable, it was not subject to planning condition.
- 5.6 Although policy CC2 does apply to all development including refurbishments, changes of use and conversions, each case would need to be considered on its merits and the level of alteration to the fabric of the building taken into account.

## Indicator 2: Major new-build residential developments permitted at zero carbon homes standards

*Table 5.2: Major new-build residential developments permitted at zero carbon homes standards in 2020-21*

Status	Number of permissions	Number of homes
Major new-build residential permitted	5	165
Number at zero carbon homes standard	5	165
Percentage at zero carbon homes standard	100%	100%

- 5.7 Only five major residential new-build applications were approved in 2020-21, and all were at zero carbon standards as defined in the Local Plan and Sustainable Design and Construction SPD. These therefore represent the first permissions issued in line with the policy in the Reading Borough Local Plan.

## Indicator 3: Major new-build non-residential developments permitted at BREEAM Excellent standards

*Table 5.3: Major new-build non-residential developments permitted at BREEAM Excellent standards in 2020-21*

Status	Number of permissions	Amount of floorspace (sq m, gross)
Major new-build non-residential permitted	3	4,476
Number at BREEAM Excellent standard	1	1,667
Percentage at BREEAM Excellent standard	33%	37%

- 5.8 Only three major non-residential new-build applications were approved in 2020-21. Of these, only one was accompanied by a condition requiring BREEAM Excellent standard be met. One further application, an extension to an existing school, was requirement to demonstrate BREEAM Very Good standard, whilst another for a replacement industrial unit did not have any associated requirements secured by condition. Paragraph 4.1.4 of the Local Plan does recognise some potential difficulties in meeting Excellent standards, in particular for warehouses and schools.



## 6. Infrastructure contributions

- 6.1 The key policies relating to infrastructure contributions are as follows:
- CC9: Securing Infrastructure
- 6.2 The main strategic purpose of policies is as follows:
- Provide infrastructure to support development in the area
- 6.3 The Council has long been successful in securing developer contributions through S106 planning obligations. On 1 April 2015, the Council introduced the Community Infrastructure Levy, which replaces Section 106 for tariff-style contributions to strategic infrastructure. Section 106 continues to apply for affordable housing, employment and skills measures, and more site-specific infrastructure. Policy CC9 of the Local Plan sets the infrastructure priorities for new development.
- 6.4 The Council is required to produce an Infrastructure Funding Statement (IFS) annually by 31st December, in line with amended CIL Regulations that came into force in September 2019. The IFS reports on collection, allocation and spend of money during the financial year from both CIL and Section 106 agreements. It also sets out priorities for future spend. The Council's second IFS was published in December 2021, and there is therefore no longer a need for the AMR to report on these matters in detail. However, for ease of reference, the summary information from the IFS is set out below.
- 6.5 In terms of the Community Infrastructure Levy:
- The total CIL collected by Reading Borough Council in 2020-2021 was £5.857 million;
  - The total CIL allocated in 2020-2021 was £1.342 million;
  - The total CIL spent in 2020-2021 was £1.648 million; and
  - CIL liability notices were issued in 2020-2021 for £15.032 million.
- 6.6 In terms of Section 106:
- The total of financial contributions under Section 106 collected by Reading Borough Council in 2020-2021 was £1.288 million;
  - The total of financial contributions under Section 106 allocated in 2020-2021 was £7.211 million;
  - The total of financial contributions under Section 106 spent in 2020-2021 was £1.973 million; and
  - Financial contributions were agreed in Section 106 agreements signed in 2020-2021 for a total of £2.184 million.

## 7. Economic development and employment

7.1 The key policies relating to economic development and employment are as follows:

- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- EM4: Maintaining a Variety of Premises

7.2 The main strategic purpose of policies is as follows:

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

### Indicator 4: Employment floorspace permitted by use class during 2020-21 (net)

*Table 7.1: Employment floorspace (net) newly permitted during 2020-21 by use class*

Location	B1	B2	B8	Total
Central Reading	-2,168	0	0	-2,168
A33 Corridor	111	5	0	116
Core Employment Areas (outside A33 Corridor)	413	823	-1,428	-192
Other locations	-824	0	0	-824
<b>Total in Reading</b>	<b>-2,468</b>	<b>828</b>	<b>-1,428</b>	<b>-3,068</b>

7.3 This indicator monitors new employment permissions during 2020-21. It shows that new permissions have been very limited this year, with the largest figures relating to new permissions for loss of office in the town centre, mainly due to permitted development rights.

7.4 This indicator currently reports on developments within use classes as they stood at the start of the monitoring year. During 2020, significant changes were made to the use classes, which included a new use class E which replaced B1, and also included a variety of non-employment uses. For the purposes of this year, the AMR uses the old use classes, and in some cases this has meant assigning new permissions that refer to the new use classes to the old use classes. This ensures continuity of data, although in future years this may change.

7.5 Note that Indicator 4 is not directly comparable with 6 and 7. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 6 and 7, whereas net figures were used for 4.

## Indicator 5: Employment floorspace completed by use class during 2020-21 (net)

*Table 7.2: Employment floorspace (net) completed during 2020-21 by use class*

Location	B1	B2	B8	Total
Central Reading	-3,036	0	0	-3,036
A33 Corridor	-180	5,469	-5,993	-704
Core Employment Areas (outside A33 Corridor)	0	0	-1,728	-1,728
Other locations	-726	-9,494	-2,516	-12,736
<b>Total in Reading</b>	<b>-3,942</b>	<b>-4,025</b>	<b>-10,237</b>	<b>-18,204</b>

- 7.6 This indicator monitors completions involving employment floorspace during 2020-21. In overall terms, it shows a considerable loss of employment. Two significant demolitions have taken place in the Cardiff Road area (in both cases outside the designated Core Employment Area), with one to facilitate a residential development and the other without any permission for the future use of the site. There has also been a change of use of a large warehouse from B8 to B2. In addition, there has been ongoing loss of office to residential in the centre of Reading.
- 7.7 The long-term trend has been for a reduction in B1/B2 floorspace, so that 2016/17 saw the lowest level in over 25 years, followed by a slight increase. The decrease this year still means that current stock is higher than in 2016/17. The level of B8 space has increased over recent years, and the 2018-19 figure was the highest level in our records (which go back three decades), but the two subsequent years have seen a decrease.
- 7.8 The comments in paragraph 7.4 about use classes also apply here, although completions this year will almost inevitably have been permitted under the old use classes in any case.
- 7.9 Note that Indicator 5 is not directly comparable with 6 and 7. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 6 and 7, whereas net figures were used for 5.

## Indicator 6: Proportion of office floorspace which is within the centre or A33 corridor

*Table 7.3: Proportion of office floorspace newly permitted or completed in 2020-21 which is within Central Reading or the A33 Corridor*

Location	Office f/s (gross) permitted 2020-21	% of gross office f/s permitted 2020-21	Office f/s (gross) completed 2020-21	% of gross office f/s completed 2020-21
Central Reading	0	0%	486	100%
A33 Corridor	398	100%	0	0%

Location	Office f/s (gross) permitted 2020-21	% of gross office f/s permitted 2020-21	Office f/s (gross) completed 2020-21	% of gross office f/s completed 2020-21
Total in Central Reading and A33 Corridor	398	100%	486	100%
<b>Reading Total</b>	<b>398</b>	<b>N/A</b>	<b>486</b>	<b>N/A</b>

- 7.10 Policy EM1 of the Local Plan directs major office development to central Reading and the A33 corridor. Although none of the office development completed or permitted this year has been major, it has all nonetheless taken place in these prioritised locations.

### Indicator 7: Proportion of industrial and warehouse floorspace which is within the A33 corridor or Core Employment Areas

*Table 7.4: Proportion of industrial and warehouse floorspace newly permitted or completed in 2020-21 which is within the A33 Corridor or Core Employment Areas*

Location	Industrial/warehouse f/s (gross) permitted 2020-21	% of gross industrial/warehouse f/s permitted 2020-21	Industrial/warehouse (gross) completed 2020-21	% of gross industrial/warehouse f/s completed 2020-21
A33 Corridor	719	18%	6,373	100%
Core Employment Areas (outside A33 Corridor)	3,297	82%	0	0%
Total in A33 Corridor and CEAs	4,016	100%	6,373	100%
<b>Reading Total</b>	<b>4,016</b>	<b>N/A</b>	<b>6,373</b>	<b>N/A</b>

- 7.11 Policy EM1 of the Local Plan directs major industrial and warehouse development to the A33 corridor and Core Employment Areas. All development completed or permitted for these uses in 2020-21 was in these prioritised locations.

### Indicator 8: Net change in small business units (industrial and warehouse units of less than 150 sq m) completed and permitted

*Table 7.5: Net change in small business units as a result of new permissions and completions*

Status	Net change in number of units	Net change in floorspace (sq m)
Newly permitted 2020-21	-3	-325
Completed 2020-21	0	0

- 7.12 There have been no changes as a result of completions that have affected the number of small business units. However, there has been one new permission that would result in the loss of three small business units in the Portman Road Core Employment Area. These units are currently in a dilapidated condition, and the proposal was to replace this with a modern industrial or warehouse unit that was likely to better meet the needs of businesses.

### Indicator 9: Net change in storage and distribution floorspace in the South of Basingstoke Road

*Table 7.6: Net change in B8 storage and distribution floorspace in the South of Basingstoke Road 2020-21*

Status	Net change (sq m)
Newly permitted 2020-21	0
Completed 2020-21	-5,993

- 7.13 Policy EM4 of the Local Plan states that proposals should maintain the overall level of B8 storage and distribution floorspace in the South of Basingstoke Road Core Employment Area. No changes have been newly permitted in storage and distribution floorspace in the south of Basingstoke Road. A significant net loss has occurred, due entirely to the change of use of one large unit from B8 storage and distribution to B2 general industrial.

### Conclusion: Are policies fulfilling their purpose?

- 7.14 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.
- Direct major office development to central Reading and the A33 corridor***

All office development newly permitted or completed has been in central Reading and the A33 corridor.
  - Direct major employment development other than offices to the A33 corridor and Core Employment Areas***

All industrial and warehouse development newly permitted or completed has been in the A33 corridor or Core Employment Areas.
  - Protect employment land within Core Employment Areas***

There has been a small net loss of employment floorspace within the Core Employment Areas, although this is due to a building being demolished due to fire damage, ahead of its redevelopment for employment use.
  - Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road***

There has been a net loss of B8 floorspace in the South of Basingstoke Road due to a change of use to an alternative employment use. New permissions would also see the loss of a small number of small business units. This issue should continue to be monitored.

## 8. Housing

8.1 The key policies relating to housing are as follows:

- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- H4: Build to Rent Schemes
- H5: Standards for New Housing
- H6: Accommodation for Vulnerable People
- H7: Protecting the Existing Housing Stock
- H8: Residential Conversions
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- H11: Development of Private Residential Gardens
- H12: Student Accommodation
- H13: Provision for Gypsies and Travellers
- H14: Suburban Renewal and Regeneration

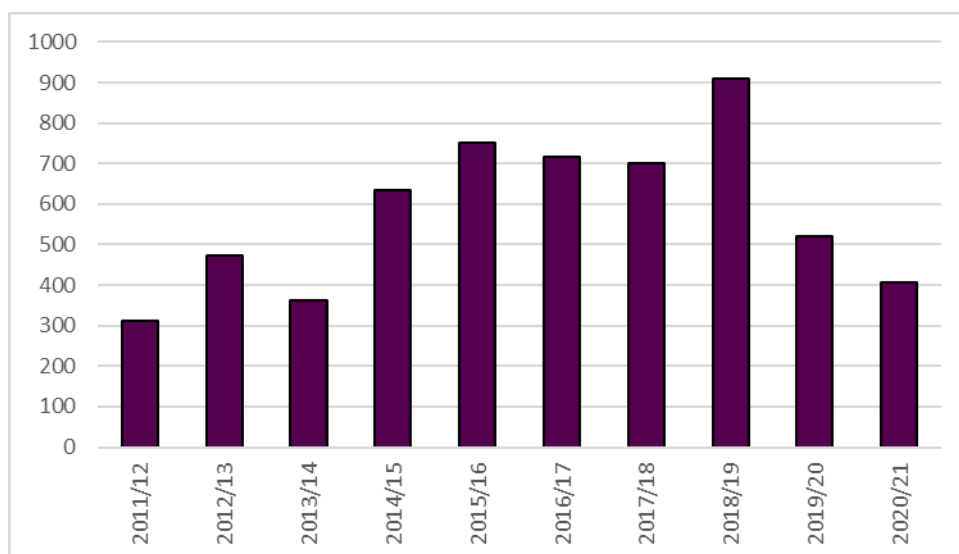
8.2 The main strategic purpose of policies is as follows:

- Ensure a good supply of housing of 689 dwellings per annum 2013-2036;
- Ensure a good supply of affordable housing;
- Ensure a mix of housing in Reading including provision of family housing;
- Ensure high standards for new homes; and
- Set out policy for sites for student accommodation and for gypsies and travellers.

### Indicator 10: New housing delivered

*Table 8.1: Number of homes completed*

Monitoring year	Net additional dwellings completed
2011/12	312
2012/13	474
2013/14	361
2014/15	635
2015/16	751
2016/17	717
2017/18	700
2018/19	910
2019/20	521
2020/21	408

**Figure 8.1: Net additional dwellings completed 2011-2021**

- 8.3 The number of completed dwellings this year was 408. This is considerably lower than the Local Plan housing provision target of 689 per year, and lower still than the identified need of 699 per year. It is the lowest level seen since 2014, when the effects of the recession on housebuilding were still being felt. It follows 2019-20 which was also below targets.
- 8.4 There may well have been an impact from the lockdown in response to Covid-19 that began in March 2020, when some of the biggest sites stopped working for a limited period. However, in part, this is also related to the types of construction that are currently taking place in Reading, where many of the largest developments consist of large blocks of flats that tend to deliver large numbers in one go, rather than maintaining a steady supply of completions over several years. This is borne out to some extent by the number of dwellings under construction, which at 1,975 is by far the highest level the Council has ever recorded in monitoring. This indicates that the current low levels of delivery are unlikely to continue.
- 8.5 The proportion of new dwellings that are conversions or changes of use has been somewhat lower than recent years, at 22%, compared to 35% in 2019-20, and this trend is also reflected in the dwellings under construction, of which only 10% are conversions or changes of use.

## Indicator 11: Five year housing land supply including C3 dwellings only

**Table 8.2: Five year housing land supply including C3 dwellings only**

Element of supply calculation	Dwellings
Total requirement based on Local Plan 2013-2036 (policy H1)	15,847
Net Completions 2013-2020	4,595
Net Completions 2020-2021	408
Residual requirement 2021-2036	10,844
Annual requirement for remaining 15 years, i.e. 10,844/15	723
Annual requirement for remaining 15 years with 5% buffer (NPPF para 74)	759
<b>Total requirement for 5 years 2021/22-2025/26, i.e. 759 x 5</b>	<b>3,795</b>
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2021-2025	4,008
Soft commitments (strategic sites) subject to S106 to be delivered 2021-2025	598
Local Plan allocations to be delivered 2021-2025	0
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2021/22-2025/26</b>	<b>5,241</b>

- 8.6 The total housing land supply accounting for C3 dwellings only is **6.90 years**, i.e. 5,241 (the total supply) divided by 759 (the annual remaining requirement incorporating buffer).
- 8.7 This version of the 5-year housing land supply deals only with dwellings within the C3 use class (although it also includes C4 houses in multiple occupation), so excludes consideration of other forms of housing such as student accommodation or residential care. These are included within the equivalent calculation under Indicator 12, which is considered the official housing land supply position.
- 8.8 Non-implementation rates are applied to sites which have not yet started in both the Five Year Supply and the Housing Trajectory. For sites with planning permission, this is usually 10% unless there is reason to believe otherwise. However, a 20% rate is applied to sites with prior approval for office to residential conversion. Because this is such a quick and cheap application route, some prior approvals are submitted fairly speculatively and will never be implemented. Our records show that, of prior approvals granted up to 31st March 2017, 82.4% were implemented (or replaced by an alternative residential conversion that was then implemented), whilst 17.6% expired and remained in office use. A 20% non-implementation rate is therefore applied to office prior approvals. For local plan allocations, either 10 or 20% is assumed depending on whether the owner confirmed availability in the most recent Housing and Economic Land Availability Assessment. The full version of the Housing Trajectory in Appendix III sets out the non-implementation rate that has been applied.



## Indicator 12: Five year housing land supply including other forms of accommodation

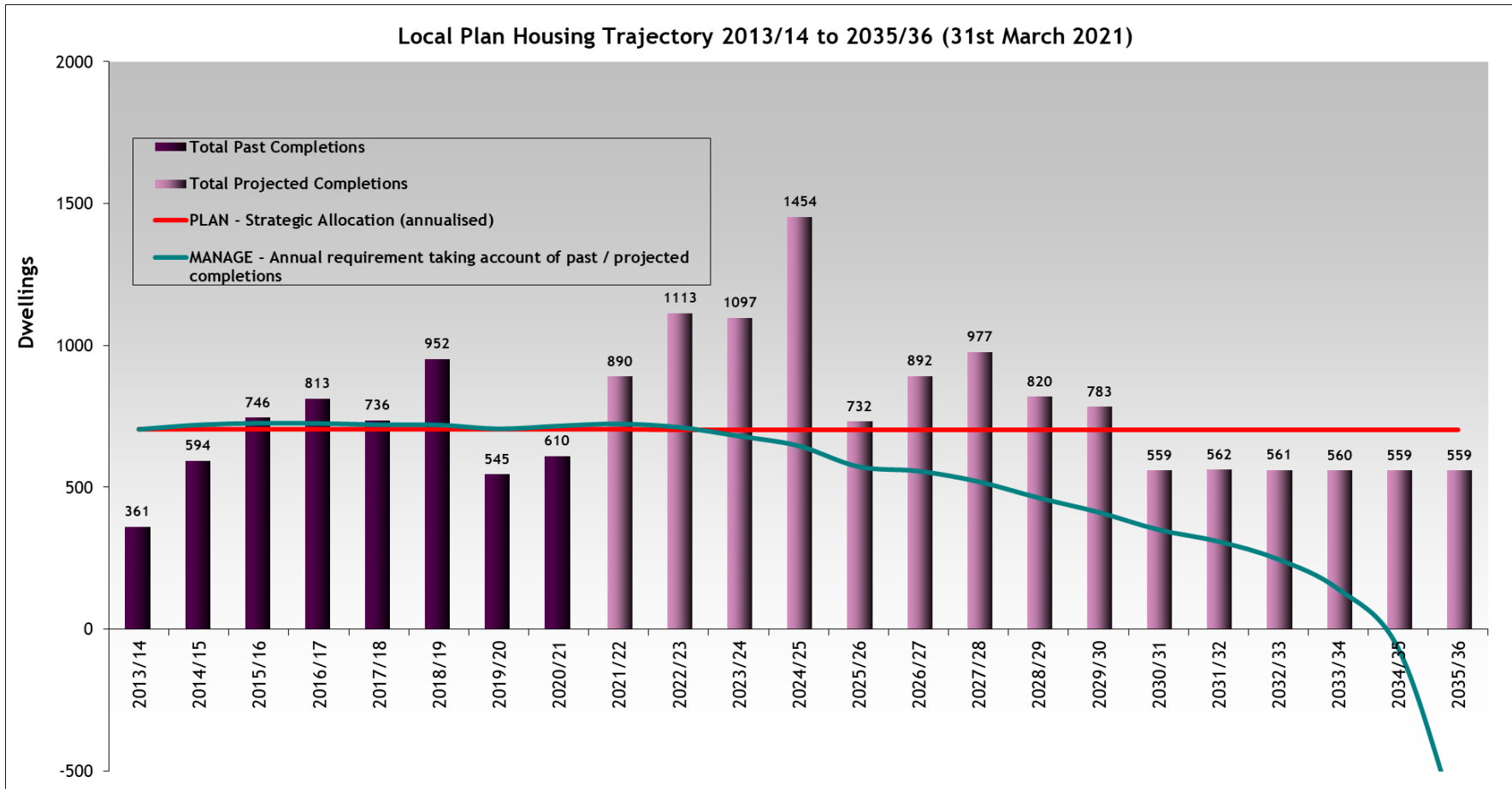
**Table 8.3: Five year housing land supply including other forms of accommodation**

Element of supply calculation	Dwellings
Total requirement based on Local Plan 2013-2036 (policy H1, H6, H12)	16,224
Net Completions 2013-2020	4,747
Net Completions 2020-2021	610
Residual requirement 2021-2036	10,867
Annual requirement for remaining 15 years, i.e. 10,860/15	724
Annual requirement for remaining 15 years with 5% buffer (NPPF para 74)	761
<b>Total requirement for 5 years 2021/22-2025/26, i.e. 761 x 5</b>	<b>3,803</b>
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2021-2025	4,053
Soft commitments (strategic sites) subject to S106 to be delivered 2021-2025	598
Local Plan allocations to be delivered 2021-2025	0
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2021/22-2025/26</b>	<b>5,286</b>

- 8.9 The total housing land supply is **6.95 years**, i.e. 5,286 (the total supply) divided by 761 (the annual remaining requirement incorporating buffer).
- 8.10 This version of the 5-year housing land supply assessment factors in forms of residential accommodation that are not dwellings within the C3 use class. Planning Practice Guidance clarifies that housing provision should take account of housing for older people, which may be within the C2 residential institution use class. It also states that student accommodation can count towards the housing requirement on the basis that it frees up other housing. Our approach also takes account of houses in multiple occupation (which forms an important source of accommodation in Reading) and other residential institutions. The key is that these should only be included as part of the supply if they have also been factored into need, to ensure consistency.
- 8.11 The methodology used to convert delivery of these other forms of residential accommodation to dwellings is explained in paragraph 8.37 in relation to Indicator 21.
- 8.12 The Council's view is that, because this is the most comprehensive assessment of residential accommodation supply, it is Indicator 12 which is Reading's official figure for 5-year housing land supply.

## Indicator 13: Housing trajectory

Figure 8.2: Local Plan housing trajectory 2013/14 to 2035/36 as at 31<sup>st</sup> March 2021



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

- 8.13 As can be seen from the trajectory as measured against Local Plan targets, total supply is expected to slightly exceed the overall Local Plan housing targets by 2036, with that exceedance having grown significantly since the 2019-20 trajectory. Over the Local Plan period, there will be some fluctuation in comparison to the Local Plan targets, as more information becomes known on sites, and as they start to come forward and deliver, or are used for other purposes.
- 8.14 For the avoidance of doubt, the housing trajectory includes forms of accommodation other than C3 dwellings, and so it is based on the same figures as in the 5-year housing land supply in Indicator 12.

### Indicator 14: Affordable housing completions

*Table 8.4: Affordable housing completed 2020-21*

Change in affordable homes	Rent (social/affordable)	Shared ownership	First homes	Other	Total
Gains	23	31	0	0	54
Losses	0	0	0	0	0
<b>Net change</b>	<b>23</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>54</b>

- 8.15 The amount of affordable housing delivered this year is significantly below 2018-19 (158) and 2019-20 (80), and more in line with the lower figures between 2015 and 2018. In part, this reflects the fact that delivery of all homes has been lower in 2020-21. However, it is also due to the fact that the initial phase of the Local Authority New Build programme has already largely completed and development of the next phases is still underway. Therefore, almost all new completions in 2020-21 have come from private developments. As for overall housing delivery, it is expected that affordable housing delivery will improve again in the coming years, as there are currently 423 affordable homes under construction.

### Indicator 15: Affordable housing secured

*Table 8.5: On-site and off-site contributions to affordable housing secured in 2020-21*

Size of site	Total homes permitted on sites subject to H3	On-site affordable homes secured	Off-site financial contribution secured	Equivalent affordable homes secured on- and off-site	Overall contribution as a proportion
1-4 dwellings	38	6	£199,375.65	7.99	21.0%
5-9 dwellings	53	1	£804,250.00	9.04	17.1%
10+ dwellings	135	57	£100,000.00	58	43.0%
<b>All sites</b>	<b>226</b>	<b>64</b>	<b>£1,103,625.65</b>	<b>75.03</b>	<b>33.2%</b>

- 8.16 Policy H3 of the Local Plan sets expectations for how much affordable housing will be secured as part of a planning permission, and these expectations differ

according to the scale of site. This indicator considers the degree to which those proportions are achieved in planning permissions granted during the year.

- 8.17 A number of types of development do not result in a Section 106 agreement, and there are not therefore opportunities to secure affordable housing. This includes prior approvals and certificates of lawfulness. The policy also excludes replacement of a single dwelling with another single dwelling and conversion of a dwelling to self-contained flats where there is no new floorspace. These are not therefore included in the total homes permitted in table 8.5.
- 8.18 Since there is often a mix of on-site units and off-site financial contributions, there needs to be a way of converting this to a consistent measure which can be calculated as a percentage. Background information to the Local Plan estimated that a developer contribution of £100,000 was required to deliver one affordable unit, on the basis of an overall cost of £200,000, but with the Council then using the contribution to subsidise part of the build and borrow for the remaining costs. If a property were to be let at target rent, this would mean subsidising 50% of the build, so £100,000 is required. On individual sites, policy compliance can only be assessed on the basis of the Gross Development Value of the development, but the above represents a useful shorthand.
- 8.19 The overall proportion of affordable homes secured through Section 106 agreement in 2020-21 exceeds the policy targets both for sites of 1-4 (10%) and greater than 10 dwellings (30%). This is largely due to the approval of a number of developments for 100% affordable housing due to the Council's Local Authority New Build programme. The overall proportion of affordable housing on sites of 5-9 dwellings falls slightly short of the policy target of 20%, but not significantly so.

## Indicator 16: Dwellings completed and permitted during 2020-21 by size and type

*Table 8.6: Dwellings completed (net change) during 2020-21 by size and type*

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	181	1	182	44.6
2-bed	167	1	168	41.1
3-bed	16	41	57	14.0
4-bed	-2	10	8	2.0
5+ bed	0	-7	-7	-1.7
<b>Total</b>	<b>362</b>	<b>46</b>	<b>408</b>	<b>100.0</b>
<b>Proportion of total by type</b>	<b>88.7</b>	<b>11.3</b>	<b>100.0</b>	<b>N/A</b>

**Table 8.7: Dwellings permitted (net change) during 2020-21 by size and type**

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	138	2	140	49.8
2-bed	101	8	109	38.8
3-bed	6	32	38	13.5
4-bed	-2	6	4	1.4
5+ bed	0	-10	-10	-3.6
<b>Total</b>	<b>243</b>	<b>38</b>	<b>281</b>	<b>100.0</b>
<b>Proportion of total by type</b>	<b>86.5</b>	<b>13.5</b>	<b>100.0</b>	<b>N/A</b>

- 8.20 This indicator measures the overall proportion of the net change in dwellings which are flats or houses and the number of bedrooms. It includes development from all sources, including conversions and changes of use, which tend to provide smaller accommodation.
- 8.21 In the case of completions, around 85% of completed dwellings were for one- or two-bed dwellings, and a slightly higher proportion were for flats rather than houses. The large majority of new accommodation therefore continues to be small and flatted.
- 8.22 The picture for new permissions is very similar, with almost 89% for one- or two-bedroom properties, and over 86% for flats rather than houses.

### **Indicator 17: New build dwellings completed and permitted during 2020-21 by size and type**

**Table 8.8: New build dwellings completed (net change) during 2020-21 by size and type**

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	89	1	90	28.3
2-bed	147	4	151	47.5
3-bed	16	48	64	20.1
4-bed	0	10	10	3.1
5+ bed	0	3	3	0.9
<b>Total</b>	<b>252</b>	<b>66</b>	<b>318</b>	<b>100.0</b>
<b>Proportion of total by type</b>	<b>79.2</b>	<b>20.8</b>	<b>100.0</b>	<b>N/A</b>

**Table 8.9: New build dwellings permitted (net change) during 2020-21 by size and type**

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	52	0	52	30.1

Size of dwelling	Flats	Houses	Total	Proportion of total by size
2-bed	72	4	76	43.9
3-bed	5	33	38	22.0
4-bed	0	6	6	3.5
5+ bed	0	1	1	0.6
<b>Total</b>	<b>129</b>	<b>44</b>	<b>173</b>	<b>100.0</b>
<b>Proportion of total by type</b>	<b>74.6</b>	<b>25.4</b>	<b>100.0</b>	<b>N/A</b>

- 8.23 This section deals with new build dwellings only, for the reason that the Council's housing mix policies refer only to new build dwellings. This is therefore more meaningful in evaluating the effectiveness of the Council's policies.
- 8.24 In terms of new build completions, 24% of the total is for three-bed or more. This is some way below the policy target of 50%. When dwellings in designated centres are excluded, to more directly consider compliance with policy H5, the figure does rise slightly, with 34% of new build completions outside centres being three-bed or more. Whilst some completions were on sites that predated this policy position, this illustrates the difficulty of securing family housing in Reading and should continue to be carefully monitored.
- 8.25 The proportion of newly-permitted new build dwellings that are three-bed or more is very similar to completions, at 26%. Once developments in centres are excluded, the proportion that are three-bed or more is 41%, which is closer to the policy target, but still falling short. However, the overall numbers are small, because most of the new permissions are not for new-build. This therefore emphasises the continued importance of securing larger family homes in future developments.

### Indicator 18: New dwellings on previously developed land

*Table 8.10: Dwellings completed on previously developed (brownfield) land 2020-21*

Overall dwellings completed (net)	Dwellings completed on brownfield land (net)	Percentage of completions on brownfield land
408	312	76.5%

- 8.26 The majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough, albeit that the proportion is lower than last year (88%). Most of the non-brownfield dwellings are being delivered at Green Park Village, Reading's only large greenfield development of recent years, where there were 88 completed dwellings in 2020-21.

### Indicator 19: Net additional gypsy and traveller pitches

- 8.27 No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2020-21. A Gypsy and Traveller Accommodation Assessment was commissioned in November 2016 to assess the need for new pitches. This reported

in September 2017, and identified a need for new permanent and transit pitches, which subsequently led to a consultation on potential sites, but the Council has not yet been able to identify appropriate sites to accommodate this need, and no sites have been included in the Local Plan. There have also been no planning applications made for pitches.

## Indicator 20: Residential development through prior approvals

**Table 8.11: Office to residential prior approvals 2020-21**

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2020-21	8	2,632	49
Approved and not started at 31/03/2021	21	24,565	391
Underway at 31/03/2021	6	6,576	169
Completed during 2020-21	7	2,352	47

- 8.28 This indicator measures the various permitted development rights to convert existing floorspace to residential use through a prior approval process. These rights were introduced at various times, but the most significant by far is conversion of offices to residential, which has been in force since 2013.
- 8.29 The number of dwellings delivered through this permitted development right has decreased over the last few years, with 47 dwellings in 2020-21 representing less than half of those delivered in 2019-20. As a share of the overall housing delivery, there has also been a decline, representing only 12% of all net completions this year, down from a peak of 40% in 2016-17. However, there remain a considerable number of prior approvals in place, including 169 dwellings currently under construction, so conversions of offices to residential are likely to remain a part of future supply for some time.

**Table 8.12: Light industrial to residential prior approvals 2020-21**

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2020-21	0	0	0
Approved and not started at 31/03/2021	0	0	0
Underway at 31/03/2021	1	160	6
Completed during 2020-21	0	0	0

- 8.30 The permitted development right to convert light industrial to residential has had little take-up so far. Only one prior approval exists, and is currently underway.

**Table 8.13: Retail and related uses to residential prior approvals 2020-21**

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2020-21	8	534	14
Approved and not started at 31/03/2021	7	489	14
Underway at 31/03/2021	2	110	3
Completed during 2020-21	6	475	11

- 8.31 Conversions of retail and related uses to residential are much more limited than offices, and tend to only result in one or two dwellings per prior approval. Only 11 homes were delivered in 2020-21 as a result of this permitted development right.

### **Indicator 21: Other forms of residential (residential care, HMOs and student accommodation)**

**Table 8.14: Delivery of other forms of residential 2020-21**

Status	Residential care bedspaces	HMO (sui generis) bedspaces	Student bedspaces	Estimated dwelling equivalent (see below)
Newly permitted 2020-21	-10	79	0	3
Permitted and not started at 31/03/2021	79	-28	56	78
Underway at 31/03/2021	82	38	34	59
Completed during 2020-21	1	83	191	202

- 8.32 There are various other forms of residential which do not count as ‘dwellinghouses’ within use class C3 and are not therefore included in dwelling completion figures. This includes residential care within the C2 use class, and large houses in multiple occupation (with more than 6 people) and dedicated student accommodation, both of which tend to count as ‘sui generis’, so within their own use class. Some retirement apartments for older people fall within the C3 use class and are counted within the overall dwelling figures, and are not included here. Similarly, small HMOs within the C4 use class (between three and six people) are included within the dwelling figures and not counted here.
- 8.33 The Berkshire Strategic Housing Market Assessment considered the need for new residential care bedspaces (within the C2 use class) alongside more general housing requirements. It identified a need for 253 bedspaces within Reading up to 2036, which policy H7 of the new Local Plan aims to provide. This is a reasonably modest total. There was a net gain of only 1 new residential care bedspace delivered this year. In total, a net loss of 57 residential care bedspaces has been recorded over the period of the new Local Plan so far (i.e. between 2013 and 2021).
- 8.34 There is no identified need for large HMOs. There was a sizeable gain of HMO bedspaces this year, generally through changes of use of large dwellings to HMOs.



- 8.35 There is known to be a need for new student accommodation, and the University of Reading currently has difficulties in meeting its guarantee of University accommodation for new students who listed the University as their preferred choice. At the moment, the shortfall in meeting this guarantee is in the region of 1,000 spaces. There have only been 191 bedspaces completed this year, which were at new private student developments on East Street and Silver Street. In total, there has been a net gain of 988 student bedspaces in the plan period, between 2013 and 2021.
- 8.36 Planning Practice Guidance clarifies that overall housing provision should take account of housing for older people, which may be within the C2 residential institution use class. It also states that student accommodation can count towards the housing requirement on the basis that it frees up other housing. Therefore, there is a need to convert these other forms of accommodation to an equivalent number of residential units to include within the housing trajectory and housing land supply. Our approach also takes account of houses in multiple occupation (which forms an important source of accommodation in Reading) and other residential institutions. The key is that these should only be included as part of the supply if they have also been factored into need, to ensure consistency.
- 8.37 The different sources of housing have been dealt with as follows:

- **Student accommodation**

Where there is a cluster of bedrooms with shared kitchen and living room facilities, this is considered to be equivalent to a single dwelling, as are studios which are entirely self-contained. For study bedrooms with some shared facilities, our approach assumes that four student bedspaces equate to one dwelling. This is based on the fact that, where students occupy traditional housing, it tends to be terraced housing close to the University for 3-5 people.

The Statement of Common Ground signed between the Council and University of Reading recognises an existing need for first year accommodation of 1,000 bedspaces, and this is reflected in the Local Plan. It has been added to the need within the housing land supply calculations (see Indicator 12) as an equivalent of 250 dwellings, on the basis of the assumption above.

- **Houses in Multiple Occupation**

The approach to HMOs is largely similar to that for student accommodation. Small C4 HMOs are already counted as 'dwellings' in our monitoring anyway. For larger 'sui generis' HMOs, it is considered that, where it is a cluster of bedrooms in a dwelling style with shared kitchen and living facilities, it is equivalent to a single dwelling. Where it is bedsits with shared toilet facilities, it is assumed that four bedsits equates to one dwelling. There is no additional need for HMOs identified in the SHMA or Local Plan, and it forms part of general housing need.

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

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

Provision of residential care, or other specialist housing for older people also potentially frees up existing housing to help meet needs. However, it will not be the case that each residential care (or equivalent) space equates to one dwelling. A partner may stay living in the main home, for instance, or someone may move into care after living with family, either in the main home or in an annexe. The assumption has been made that entirely self-contained units free up one dwelling, whereas in care accommodation with shared facilities, two new residential care spaces free up one new home.

The SHMA has also identified a fairly limited need for new residential care on top of the overall housing need, of 253 bedspaces over the whole plan period, which is identified in policy H6 of the Local Plan. Using the two to one ratio above, a need of 127 over the plan period is added to the overall housing requirement within indicators 12 and 13.

- 8.38 On the basis of the above methodologies, a residential equivalent of 202 dwellings has been completed this year and can be added to the dwelling completions of 408 for the purposes of the housing trajectory and housing land supply calculations (Indicators 12 and 13).

## **Indicator 22: Self and custom build**

- 8.39 The Council has a statutory duty to grant permission to enough serviced plots for self and custom-housebuilding to meet the need in the relevant base period. Base periods run from 31st October in one year to 30th October the following year, with the first base period being 31st October 2015 to 30th October 2016. Authorities have three years to grant sufficient permissions, which means that the relevant periods for this report are the second base period (31st October 2016 to 30th October 2017), for which sufficient permissions should have been granted by 30th October 2020, and the third base period (31st October 2017 to 30th October 2018), for which sufficient permissions should have been granted by 30th October 2021. Therefore, information in this section relates to the base periods rather than the monitoring year used for other parts of this document.

**Table 8.15: Entries on the self-build register in relevant base periods**

Status	Part 1 entries (individual)	Part 1 entries (groups)	Part 2 entries (individual)	Part 2 entries (groups)
On register at end of fifth base period (31 <sup>st</sup> October 2019 to 30 <sup>th</sup> October 2020)	30	0	9	0

Status	Part 1 entries (individual)	Part 1 entries (groups)	Part 2 entries (individual)	Part 2 entries (groups)
Added to register during sixth base period (31 <sup>st</sup> October 2020 to 30 <sup>th</sup> October 2021)	8	0	8	0
Total on register at end of sixth base period (30 <sup>th</sup> October 2021)	38	0	17	0

- 8.40 Table 8.15 shows changes to the self-build register in the 2020-21 base period. It shows that there have been 8 additions to Part 1 of the register and 8 additions to Part 2 in that time. It is worth noting that there have been changes to the way the register operates since its introduction. On 1st April 2019, the Council introduced a test of sufficient resources and a local connection test. As a result, the Self Build Register has been divided into a Part 1 and Part 2. Part 1 contains those who have demonstrated a local connection, and it is the number of entries on Part 1 which will be considered in exercising the statutory duty. Part 2 includes those who do not pass the local connection test. This has had the effect of significantly reducing the scale of demand on the register, and this will be likely to affect whether the authority complies with the duty in future years.
- 8.41 In terms of monitoring supply, planning permissions in Reading do not generally specify whether a development is self-build. There could be an exception to this where plots are set aside as part of a larger development to comply with Local Plan policy H3, but this has not yet happened in Reading. Therefore, the only way in which the Council can monitor its statutory duty is through the granting of self-build relief from the Community Infrastructure Levy. Table 8.16 sets out the number of permitted dwellings for which self-build relief has been granted since the start of the first base period (31<sup>st</sup> October 2015) and over the most recent base period. As can be seen, only 4 self-build dwellings have been added to the supply in 2020-2021.

**Table 8.16: Self-build dwellings granted permission 2015-2021**

Status	Dwellings
Permitted dwellings with self-build relief granted over first five base periods (31 <sup>st</sup> October 2015-30 <sup>th</sup> October 2020)	33
Permitted dwellings with self-build relief granted 31 <sup>st</sup> October 2020-30 <sup>th</sup> October 2021)	4
Total permitted dwellings with self-build relief granted 31 <sup>st</sup> October 2015-30 <sup>th</sup> October 2021)	37

- 8.42 To assess compliance with the statutory duty, demand on the register needs to be compared with supply of permissions. As set out in paragraph 8.39, supply needs to be compared to demand from three years before. Table 8.17 sets out the most recent information.

**Table 8.17: Self-build demand and supply by base period**

Base period	Total entries on register at end of base period	Total self-build permissions since 30 <sup>th</sup> October 2015	Demand vs supply	Duty met?
First (31 <sup>st</sup> October 2015 to 30 <sup>th</sup> October 2016)	41	28 (by 30 <sup>th</sup> October 2019)	-13	No
Second (31 <sup>st</sup> October 2016 to 30 <sup>th</sup> October 2017)	112	34 (by 30 <sup>th</sup> October 2020)	-78	No
Third (31 <sup>st</sup> October 2017 to 30 <sup>th</sup> October 2018)	158	37 (by 30 <sup>th</sup> October 2021)	-121	No
Fourth (31 <sup>st</sup> October 2018 to 30 <sup>th</sup> October 2019)	13 (Part 1)	TBC (period still underway)	TBC	TBC
Fifth (31 <sup>st</sup> October 2019 to 30 <sup>th</sup> October 2020)	30	TBC (period still underway)	TBC	TBC
Sixth (31 <sup>st</sup> October 2020 to 30 <sup>th</sup> October 2021)	38	TBC (period still underway)	TBC	TBC

- 8.43 As can be seen from Table 8.17, the number of dwellings granted self-build relief up to the end of October 2021 is less than the need for the relevant base period. This is unsurprising given that a policy to secure self-build housing on larger developments was only adopted in November 2019, and that the mostly flatted development in Reading does not lend itself to self-build. The situation is likely to look different next year, when supply will be compared to the demand on the register after the introduction of the local connection test.

### **Conclusion: Are policies fulfilling their purpose?**

- 8.44 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.
- **Ensure a good supply of housing of 689 dwellings per annum 2013-2036**  
There has been a net gain of 408 homes during 2020-21, which is the lowest level since 2014 and some way below both the policy requirement and identified need. This is not expected to be a long-term trend and is most likely to be due to some large flatted blocks not yet delivering completed homes as well as the impact of Covid-19. The amount of homes under construction is the highest known total recorded in Reading by some margin, which will guarantee high levels of delivery in the coming years.

- ***Ensure a good supply of affordable housing***

Affordable housing delivery has been relatively low in 2020-21, in line with the overall delivery of new homes. However, a significant number of affordable homes are under construction, and this is expected to lead to good levels of delivery in forthcoming years.

- ***Ensure a mix of housing in Reading including provision of family housing***

In terms of both new permissions and new completions, small (1 and 2-bed) flats represent most of the new supply this year. In part this is due to the reliance on central Reading, which is not subject to the same dwelling mix policies. However, it also reflects dwellings delivered by permitted development rights where the Council has no control over size and type.

- ***Ensure high standards for new homes***

As set out in section 5, major new build residential proposals have complied with policies seeking more ambitious standards in terms of emissions. However, there is continued development through permitted development rights, where the Council can exercise very few controls in terms of standards of new homes.

- ***Set out policy for sites for student accommodation and for gypsies and travellers***

A significant number of new student bedspaces have been completed this year. A need for 10-17 permanent pitches and 5 transit pitches for gypsies and travellers has been identified, but no additional pitches have been provided or identified in the new Local Plan. The Council is currently considering the way forward in terms of meeting the pressing transit needs.

## 9. Retail, leisure and culture

9.1 The key policies relating to retail, leisure and culture are as follows:

- RL1: Network and Hierarchy of Centres
- RL2: Scale and Location of Retail, Leisure and Culture Development
- RL3: Vitality and Viability of Smaller Centres
- RL4: Betting Shops and Payday Loan Companies
- RL5: Impact of Main Town Centre Uses
- RL6: Protection of Leisure Facilities and Public Houses

9.2 The main strategic purpose of policies is as follows:

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

### Indicator 23: Proportion of retail and leisure floorspace permitted during 2020-21 that is in a designated centre

*Table 9.1: Proportion of retail and leisure floorspace permitted during 2020-21 that is in a designated centre*

Location	A1	A2	A3	A4	A5	C1	D2	Total
Total in centres	320	0	733	0	377	188	4,313	5,931
Total in Reading	320	0	733	0	377	188	5,029	6,647
% of total in centres	100%	N/A	100%	N/A	100%	100%	86%	89%

9.3 The large majority of permissions for retail, leisure and culture development that have been granted in 2020-21 have been within centres. There has been a very limited amount of D2 leisure floorspace permitted outside centres. The policy approach does not rule out development outside centres, as long as a sequential approach can be followed, so 100% development within centres is not expected.

9.4 Note that Indicator 23 is not directly comparable with Indicator 25. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 23, whereas net figures were used for 25.

## Indicator 24: Proportion of retail and leisure floorspace completed during 2020-21 that is in a designated centre

*Table 9.2: Proportion of retail and leisure floorspace completed during 2020-21 that is in a designated centre*

Location	A1	A2	A3	A4	A5	C1	D2	Total
Total in centres	104	0	258	0	103	1,066	0	1,531
Total in Reading	226	0	258	0	103	1,066	294	1,947
% of total in centres	45%	N/A	100%	N/A	100%	100%	0%	79%

- 9.5 The majority of completed development in 2020-21 for retail, leisure and culture have been within centres. A small amount of A1 retail and D2 leisure development has taken place outside centres. In the case of retail, this involved the provision of local facilities to serve Green Park.
- 9.6 Note that Indicator 24 is not directly comparable with Indicator 26. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 24, whereas net figures were used for 26.

## Indicator 25: Amount of retail and leisure floorspace permitted during 2020-21

*Table 9.3: Amount of retail and leisure floorspace permitted during 2020-21*

Location	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-4,733	-272	357	-287	130	0	4,313	-492
Christchurch Road	0	-275	0	0	164	0	0	-111
Oxford Road West	0	-125	-88	0	0	188	0	-25
Whitley	202	0	0	0	0	0	0	202
Total in centres	-4,531	-672	269	-287	294	188	4,313	-426
Total in Reading	-4,531	-672	269	-775	294	-53	5,029	-439

- 9.7 In terms of new permissions, the main changes would involve a net increase in D2 leisure floorspace and a broadly corresponding net decrease in A1 retail floorspace, both of which have mainly occurred in Central Reading. This largely relates to a single permission to transform a vacant town centre department store into a variety of uses including leisure.

## Indicator 26: Amount of retail and leisure floorspace completed during 2020-21

*Table 9.4: Amount of retail and leisure floorspace completed during 2020-21*

Location	A1	A2	A3	A4	A5	C1	D2	Total
Central Reading	-4,139	0	-486	-119	0	1,066	0	-3,678
Basingstoke Road North	-103	0	0	0	103	0	0	0
Caversham	0	0	0	0	0	0	-116	-116
Oxford Road West	-368	0	0	0	0	0	0	-368
Wokingham Road	-258	0	258	0	0	0	0	0
<b>Total in centres</b>	<b>-4,868</b>	<b>0</b>	<b>-228</b>	<b>-119</b>	<b>103</b>	<b>1,066</b>	<b>-116</b>	<b>-4,162</b>
<b>Total in Reading</b>	<b>-5,130</b>	<b>0</b>	<b>-228</b>	<b>-491</b>	<b>103</b>	<b>1,066</b>	<b>178</b>	<b>-4,502</b>

- 9.8 In terms of completions, the most significant change is a net reduction in A1 retail floorspace in Central Reading. This is largely the result of demolition of retail warehouses to allow a new residential development. There has also been an increase in C1 use that is entirely due to a new development of serviced apartments.

## Indicator 27: Proportion of key frontage in smaller centres in A1/A2 and A5 use

*Table 9.5: Proportion of key frontage in smaller centres in A1/A2 and A5 use, 2021*

Centre	Last survey	% A1/A2 target	% A1/A2 Actual	% A5 Target	% A5 Actual
Basingstoke Road North	2021	50	59.6	30	15.7
Caversham	2021	60	68.5	30	2.6
Cemetery Junction	2021	60	64.1	30	14.0
Christchurch Road	2021	60	72.0	30	13.6
Coronation Square	2021	60	56.9	30	18.5
Dee Park	2021	50	54.5	30	0.0
Emmer Green	2021	50	57.9	30	20.1
Erleigh Road	2021	50	64.9	30	8.8
The Meadway	2021	50	48.3	30	11.9
Northumberland Avenue North	2021	50	58.3	30	24.1
Oxford Road West	2021	50	61.7	30	8.9



Centre	Last survey	% A1/A2 target	% A1/A2 Actual	% A5 Target	% A5 Actual
Shinfield Road	2021	50	49.9	30	29.6
Tilehurst Triangle	2021	60	74.6	30	8.2
Wensley Road	2021	60	80.7	30	19.3
Whitley	2021	60	68.3	30	17.8
Whitley Street	2021	40	48.2	30	17.8
Whitley Wood	2021	60	67.2	30	0.0
Wokingham Road	2021	50	58.7	30	20.8

- 9.9 The surveys were undertaken between August and December 2021. There were only three centres where the proportion of A1 and A2 frontage in the designated key frontages fell below the policy target - Coronation Square, the Meadway and Shinfield Road. In the case of Shinfield Road and the Meadway, the proportion is only extremely marginally below the policy target. There are known issues with the Meadway centre, and the centre is allocated for redevelopment for a new district centre in the Local Plan, with a planning application for significant changes recently subject to a resolution to grant subject to a Section 106 agreement.
- 9.10 In terms of the maximum proportions of A5 takeaways, there are no centres where the policy ceiling has been exceeded, but three centres (Emmer Green, Northumberland Avenue North and Shinfield Road) where it is being approached, and where proposals for new A5 uses should be particularly carefully considered.
- 9.11 In September 2020, fundamental changes to the Use Classes Order came into force which meant that the Council lost the ability to control changes of use between retail (was A1), financial and professional (A2), restaurants and cafes (A3), offices and light industrial (B1), medical and health facilities (part of D1) and indoor leisure (D2). This means that parts of the policy controlling uses in centres will no longer be possible to implement for future monitoring years. The Council is continuing to monitor under the old use classes, as this may give some insight into the consequences of these changes.

## Indicator 28: Proportion of primary frontage in Central Reading in A1 and A2 use

*Table 9.6: Proportion of primary frontage in Central Reading in A1/A2 use, 2021*

Centre	Last survey	% A1/A2 target	% A1/A2 Actual
Broad Street (North and South)	2021	50	86.6
St Mary's Butts (East and West)	2021	50	31.1
Oxford Road (North and South)	2021	50	60.7
West Street (East and West)	2021	50	38.6
Friar Street (North and South)	2021	50	38.2

Centre	Last survey	% A1/A2 target	% A1/A2 Actual
Chain Street (East and West)	2021	50	93.2
Union Street (East and West)	2021	50	77.3
Queen Victoria Street (East and West)	2021	50	59.8
Cross Street (East and West)	2021	50	85.7
Market Place, Butter Market and High Street	2021	50	59.2
Duke Street (East and West)	2021	50	47.2
King Street and Kings Road (North and South)	2021	50	57.8
Station Road (East and West)	2021	50	8.0
Gun Street (South)	2021	50	34.3
Oracle Riverside (North and South)	2021	50	21.3
<b>TOTAL</b>	<b>2021</b>	<b>N/A</b>	<b>52.1</b>

- 9.12 The Local Plan in policy CR7 identifies primary frontages in Central Reading and seeks to resist changes of use that would reduce the proportion of each frontage in A1 or A2 use below 50%. These frontages were surveyed in December 2021, and the proportion in A1/A2 use is shown in the table. This includes vacant units if the last known use was A1 or A2. The proportion varies considerably across the town centre, from the most retail-focused parts of the centre such as Broad Street to areas with more of a focus on food and drink such as St Mary's Butts and the Oracle Riverside.
- 9.13 As set out in paragraph 9.11, the changes to the use classes order mean that the operation of this part of policy CR7 is no longer possible. Nevertheless, the Council is continuing to monitor against the old use classes to understand the impact of any changes.

## Indicator 29: Retail vacancy in centres

*Table 9.7: Retail vacancy within defined centres, 2021*

Centre	Last survey	All shop units	Units vacant	% vacancy	Change from 2020
Reading Centre	2021	780	143	18.3	+0.9
Basingstoke Road North	2021	17	0	0.0	-6.3
Caversham	2021	117	13	11.3	+2.1
Cemetery Junction	2021	7	45	15.6	+11.3
Christchurch Road	2021	14	2	14.3	None
Coronation Square	2021	11	2	18.2	+18.2
Dee Park	2021	3	0	0.0	None
Emmer Green	2021	20	0	0.0	None
Erleigh Road	2021	14	1	7.1	None
The Meadway	2021	27	6	22.2	+3.0

Centre	Last survey	All shop units	Units vacant	% vacancy	Change from 2020
Northumberland Avenue North	2021	8	0	0.0	None
Oxford Road West	2021	147	13	8.8	-1.5
Shinfield Road	2021	28	0	0.0	-3.4
Tilehurst Triangle	2021	69	4	5.8	None
Wensley Road	2021	4	0	0.0	None
Whitley	2021	29	2	6.9	-3.4
Whitley Street	2021	38	1	2.6	-5.5
Whitley Wood	2021	7	1	14.3	+14.3
Wokingham Road	2021	50	2	4.0	+4.0
<b>TOTAL</b>	<b>2021</b>	<b>1,428</b>	<b>197</b>	<b>13.8</b>	<b>+0.6</b>

- 9.14 The levels of vacancy shown are based on surveys at the end of 2021. In general, some level of vacancy is to be expected to allow for turnover in the market, but vacancy levels above 10% could be cause for concern. Clearly, 2021 has been a difficult year for retail, with the Covid-19 pandemic arriving at a time when many retailers were already in a precarious situation, and high levels of vacancy would be expected this year.
- 9.15 Vacancy in the centre of Reading is the second-highest of all of the centres surveyed, at 18.3%, and it has increased slightly from 2020. It is significantly above the 10% guideline, and this clearly presents a challenge to the centre. All units in the Bristol and West Arcade are vacant pending redevelopment, and other parts of the town centre where vacancy is particularly high are Kings Walk Shopping Centre, Station Road, Market Place and Harris Arcade. High levels of vacancy in Union Street in 2020 have reduced significantly this year.
- 9.16 The smaller centres generally have a lower level of vacancy than the town centre. The exception is the Meadway, with a vacancy rate of 22.2%, although this is a centre with established issues, and where there are emerging development proposals to significantly improve it. Other centres with high vacancy rates are Cemetery Junction, Coronation Square, Christchurch Road, Whitley Wood and Caversham, with all of those centres except Christchurch Road having experienced increases in vacancy since 2020, in some cases very significant increases. However, a number of other centres have seen a decrease in vacancy.

### Conclusion: Are policies fulfilling their purpose?

- 9.17 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.

- ***Direct retail, leisure and culture development to existing centres***

The significant majority of both completions and new permissions are within designated centres this year.

- ***Preserve the network and hierarchy of centres***

There have not been any developments of a scale or in a location that would disrupt the network and hierarchy of centres.

- ***Manage the mix of uses within smaller centres to ensure a strong retail presence and prevent domination by takeaways***

Within smaller centres, the mix generally continues to meet policy targets with a handful of exceptions, despite recent changes that undermine the policy targets.

## 10. Transport

- 10.1 The key policies relating to transport are as follows:
- TR1: Achieving the Transport Strategy
  - TR2: Major Transport Projects
  - TR3: Access, Traffic and Highway Related Matters
  - TR4: Cycle Routes and Facilities
  - TR5: Car and Cycle Parking and Electric Vehicle Charging
- 10.2 The Council continues to secure developer contributions via the Community Infrastructure Levy and, for site specific matters, S106 planning obligations towards a range of transport measures and the delivery of Reading's transport strategy. All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards SPD (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.
- 10.3 A new Reading Transport Strategy 2036 is in production, and a draft was produced for consultation in May 2020.

### Indicator 30: Progress of major transport schemes

- 10.4 There are a number of transport schemes, both major and minor, that are underway or are in preparation in the Borough. The Transport pages of the Council's website<sup>2</sup> include information on the projects. In addition, a report was presented to the Council's Strategic Environment, Planning and Transport on 15<sup>th</sup> March 2021 that reported on progress on some of the major schemes during the monitoring year. This progress is summarised below.

**Table 10.1: Progress of major transport schemes to 31<sup>st</sup> March 2021**

Scheme	Progress to 31 <sup>st</sup> March 2021
Reading Station Interchanges	<p>Redevelopment of station previously completed, but £36,000 funding was secured for additional improvements to interchanges including wayfinding and cycle parking security improvements.</p> <p>Wayfinding units complete November 2020 and CCTV in cycle parking hubs due to be completed spring 2021.</p>

<sup>2</sup> [Transport schemes and projects - Reading Borough Council](#)

Scheme	Progress to 31 <sup>st</sup> March 2021
South Mass Rapid Transit	<p>Phase 1A (between M4 J11 and Imperial Way) already complete at December 2016.</p> <p>Phase 1B and 2 (between Imperial Way and Lindisfarne Way) completed December 2017.</p> <p>Phase 3 (London Street, Bridge Street, A33 outbound approach to Rose Kiln Lane) completed 2020.</p> <p>Phase 4 (outbound between Rose Kiln Lane and Lindisfarne Way and upgrade of signals at A33/Bennet Road gyratory) being constructed and planned to complete early summer 2021</p>
Thames Valley Park, Park and Ride	<p>Permission for park and ride already granted by Wokingham Borough Council November 2016 and varied October 2018. Construction works are complete and the site to become operational as travel demand increases following pandemic.</p>
Reading Green Park Station	<p>Financial approval secured. Designs for interchange and surface car park produced, and works to deliver this underway.</p> <p>Design changes were required to station, and additional funding was secured to allow for this. Construction works are underway and were expected to complete by late summer 2021.</p>
Reading West Station Upgrade	<p>Council has been working with Great Western Railway and Network Rail on plans. Stepped access to town centre side delivered by Network Rail in 2019.</p> <p>Funding secured for improved facilities in November 2019, and detailed designs are now complete. Planning permission was secured in January 2021. Construction works for highway and interchange commenced February 2021. Work ongoing with GWR on detailed station design. This does not include accessibility enhancements, and Council working with partners to secure further funding opportunity.</p>
NCN (National Cycle Network) Route 422	<p>Phase 1 (Borough boundary to Berkeley Avenue) complete July 2017</p> <p>Phase 2 (Berkeley Avenue through town centre) commenced January 2018 and completed in 2019.</p> <p>Phase 3 (East Reading) scheme commenced April 2019 and completed in 2020.</p> <p>The outstanding matters are implementation of Road Safety Audit and ongoing monitoring.</p>

Scheme	Progress to 31 <sup>st</sup> March 2021
Third Thames Crossing East of Reading	<p>Production of Outline Strategic Business Case complete September 2017. High-level feasibility study completed in October 2019 and confirms feasibility of river crossing in the proposed location. Transport for the South East has submitted proposal to the DfT for consideration for funding.</p> <p>Council continuing to work with the Cross Thames Travel Group to progress the proposal.</p>

## 11. Natural Environment

11.1 The key policies relating to the natural environment are as follows:

- EN7: Local Green Space and Public Open Space
- EN8: Undesignated Open Space
- EN9: Provision of Open Space
- EN10: Access to Open Space
- EN11: Waterspaces
- EN12: Biodiversity and the Green Network
- EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
- EN14: Trees, Hedges and Woodlands
- EN18: Flooding and Drainage

11.2 The main strategic purpose of policies is as follows:

- Protect and, where appropriate, enhance areas of biodiversity significance;
- Protect the character of key areas of landscape;
- Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding; and
- Protect important areas of open space and avoid net loss of recreational public open space.

### Indicator 31: Number of Local Wildlife Sites in positive conservation management

*Table 11.1: Local Wildlife Sites in positive conservation management in Reading 2018-2021*

Year	Number of Local Wildlife Sites	Number of Local Wildlife Sites under positive conservation management	Percentage of Local Wildlife Sites under positive conservation management
2018-2019	19	16	84%
2019-2020	19	16	84%
2020-2021	19	15	79%

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

11.4 Local Wildlife Sites are non-statutory sites of importance for nature conservation that receive protection from the adverse impact of development under local planning policy. In Berkshire, existing and proposed sites are regularly assessed against a set of criteria by the Berkshire Local Wildlife Selection Panel, which



comprises representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations<sup>3</sup>. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

- 11.5 The proportion of sites in positive conservation management in Reading in 2021 is 79%. This represents a reduction from 2020, due to one site no longer qualifying as being in positive conservation management.
- 11.6 The proportion of sites in positive conservation management in Reading remains the highest of the six authorities in Berkshire, and remains significantly higher than the average across Berkshire of 64%.

### Indicator 32: Area of Biodiversity Action Plan priority habitats in Reading

*Table 11.2: Areas of Biodiversity Action Plan priority habitats in Reading*

UK Biodiversity Action Plan priority habitat	Area (hectares)
Coastal and floodplain grazing marsh	124.5
Eutrophic standing waters	10.2
Lowland beech and yew woodland	2.4
Lowland fens	25.3
Lowland meadows	4.8
Lowland mixed deciduous woodland	110.5
Open mosaic habitats on previously developed land	34.8
Ponds	0.1
Possible priority grassland habitat	0.5
Reedbeds	1.1
Traditional orchards	1.2
Wet woodland	9.9
Wood pasture and parkland	34.9
<b>Total</b>	<b>360.2</b>

- 11.7 The total area of priority habitat in RBC has been calculated at 360.2 ha, approximately 10% of the land area. TVERC carry out the analysis which is based on analysis of aerial photographs, and augmented by ground based observations in some situations. The most recent analysis was undertaken in summer 2020, which means that the figures are the same as used in the 2019-20 AMR. The overall amount of priority habitat is lower than the previous survey in 2018 (383.7 ha). Whilst there have been some on the ground changes, the bulk of this difference is simply down to differences in mapping and measuring from aerial photos rather than loss of habitats on the ground.

<sup>3</sup> The panel comprises representatives from Thames Valley Environmental Records Centre (TVERC), the local authorities in Berkshire, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Natural England and wildlife recorders.

### Indicator 33: Development in Major Landscape Features

*Table 11.3: Development newly permitted and completed in Major Landscape Features*

Status	Dwellings in major landscape features	Non-residential floorspace in major landscape features (sq m)
Newly permitted 2020-21	0	0 sq m
Completed 2020-21	0	0 sq m

- 11.8 There has been no net gain of dwellings or non-residential floorspace either permitted or completed in a Major Landscape Feature as defined in policy EN14 of the Local Plan this year.

### Indicator 34: Development in Flood Zones 2 and 3

*Table 11.4: Development newly permitted and completed in Flood Zones 2 and 3*

Status	Dwellings on sites wholly or partly in Flood Zones 2 or 3	Non-residential floorspace on sites wholly or partly in Flood Zones 2 or 3 (sq m)
Newly permitted 2020-21	68	-1,389 sq m
Completed 2020-21	145	-10,664 sq m

- 11.9 In terms of permissions, around 24% of new permissions for residential have been on sites wholly or partly in flood zones 2 and 3. The largest permission has been for part of an allocated Local Plan site in the town centre. New permissions would also lead to a small net loss of non-residential floorspace.
- 11.10 A significant proportion of new completions for residential development, around 36%, have taken place on sites wholly or partly in flood zones 2 and 3. Primarily, this is the result of two sites, with Green Park Village and 5-9 Berkeley Avenue making up the large majority of completions. There has been a net loss of non-residential development on sites wholly or partly in flood zones 2 and 3, with this primarily as a result of demolition of some industrial and warehouse units, in some cases in advance of new development taking place.
- 11.11 Given the location of significant parts of central Reading, along with some of the employment areas and Caversham district centre, within flood zones 2 and 3, it is not surprising that some level of development takes place, and the Local Plan allocates a number of sites in flood zones 2 and 3. However, this is generally re-use of previously developed land, and is subject to the flooding tests in the NPPF.

### Indicator 35: Gains and losses of public open space

*Table 11.5: Changes in unrestricted open space during 2020-21*

Site	Gain (ha)	Loss (ha)	Description
Green Park Village	0.45	0	New formal and informal public open spaces

Site	Gain (ha)	Loss (ha)	Description
Kensington Road Recreation Ground	0	0.03	New scout hut under construction adjacent to bowling green.
<b>TOTAL</b>	<b>0.45</b>	<b>0.03</b>	<b>N/A</b>

- 11.12 The 2007 Open Spaces Strategy (OSS) mapped open space on the basis of access, as ‘unrestricted’, ‘limited’ or ‘restricted’. An update to this strategy was produced in 2018 to support the Local Plan. It is changes to unrestricted open space which is set out in the table above, as this is of greatest value in fulfilling a recreational function. It should be noted that not all ‘unrestricted’ open space is recreational public open space, as it may also include amenity land and town squares.
- 11.13 There has been a small net gain of 0.42 hectares of unrestricted open space. The gains this year have been due to the provision of new public open space as part of the ongoing Green Park Village development.
- 11.14 In total, since 2007 there has been a net gain of 12.30 ha of unrestricted open space. Within this, there has been a net gain of 4.075 ha since the start of the Local Plan period in 2013. The overall unrestricted open space of Reading is estimated at 427.5 ha at the end of the monitoring year.
- 11.15 There has been a small net loss of 0.61 ha of open space with ‘limited’ access over the 2020-21 period when compared to the areas mapped in 2007, and as updated in the 2018 update note and in 2017-20. However, this figure is misleading, as those areas had no recreational value. This was mainly development of inaccessible greenfield land at Green Park Village. There has been no change in ‘restricted’ open space.

### Conclusion: Are policies fulfilling their purpose?

- 11.16 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.
- Protect and, where appropriate, enhance areas of biodiversity significance***

The percentage of Local Wildlife Sites in positive conservation management has slightly declined this year. The publication of a new Biodiversity Action Plan for Reading, as well as measures in the Environment Act, provide an opportunity to take further action on biodiversity.
  - Protect the character of key areas of landscape***

No development has been permitted or completed in the major landscape features.
  - Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding***

Whilst relatively significant levels of development are occurring in flood zones 2 and 3, this is reflective of the character of Reading, where the centre of Reading is partially within these areas. Development that is taking place

in these areas is often redevelopment or conversion of existing buildings, whilst individual proposals have been subject to the requirement to demonstrate compliance with national and local flooding policies.

- ***Protect important areas of open space and avoid net loss of recreational public open space***

There has been a net gain of unrestricted open space during the monitoring year.

## 12. Historic Environment

- 12.1 The key policies relating to the historic environment are as follows:
- EN1: Protection and Enhancement of the Historic Environment
  - EN2: Areas of Archaeological Significance
  - EN3: Enhancement of Conservation Areas
  - EN4: Locally Important Heritage Assets
  - EN5: Protection of Significant Views with Heritage Interest
  - EN6: New Development in a Historic Context
- 12.2 The main strategic purpose of the policies are as follows:
- Protect and where possible enhance heritage assets and their setting.
- 12.3 The Local Plan includes a number of policies relating to the historic environment, and is part of a much greater focus on heritage in recent years. The Council works with partners including the Reading Conservation Area Advisory Committee and Historic England to seek to protect and, where possible, enhance the significant assets that existing within Reading. This includes significant input from the local community.

### Indicator 36: Loss of identified heritage assets

*Table 12.1: Loss of identified heritage assets in 2020-21*

Type of asset	Number in Reading at 31 <sup>st</sup> March 2021	Lost 2020-21	Loss permitted 2020-21
Listed buildings	518	0	0
Scheduled ancient monuments	2	0	0
Historic parks and gardens	5	0	0
Conservation areas	15	0	0
Buildings of townscape merit in conservation area	787	0	0
Locally listed building or structure	13	0	0

- 12.4 No identified heritage assets have been lost, or agreed to be lost, in 2020-21.
- 12.5 The number of buildings of townscape merit in conservation areas has significantly reduced from the 924 reported in 2019-20. This is not due to losses on the ground, rather the new Conservation Area Appraisal adopted in 2020 identifies significantly fewer buildings of townscape merit within the Castle Hill/Russell Street/Oxford Road Conservation Area.

## Indicator 37: Heritage at risk

*Table 12.2: Heritage assets at risk, October 2020*

Heritage asset at risk	Type	Condition
Castle Hill/Russell Street/Oxford Road Conservation Area	Conservation area	Poor
Chazey Farm Barn, The Warren	Listed building	Very bad
Remains of Reading Abbey	Listed building	Fair

12.6 Historic England's Heritage at Risk Register was published in October 2020<sup>4</sup>. Three heritage assets were listed as 'at risk' in Reading, as set out above.

- Russell Street/Castle Hill Conservation Area: during the monitoring year, a conservation area appraisal for this area was adopted on 8<sup>th</sup> April 2020, which contained an action plan for the area. The area is now known as Castle Hill/Russell Street/Oxford Road.
- Chazey Farm Barn, The Warren: there was ongoing work between the owner, the Council and Historic England on work to prevent further decay during the monitoring year, and these works took place during 2020. Monitoring has continued since the works were carried out.
- Remains of Reading Abbey: Most of the ruins have now been addressed, with the main part of the ruins reopening to the public in 2018. However, one remaining part of the ruins, the mill arch, in private ownership, remains in need of consolidation.

12.7 No assets were removed from the Heritage at Risk Register in 2020.

## Indicator 38: Changes to national heritage designations

12.8 There have been no designations or de-designations of listed buildings, scheduled ancient monuments or historic parks and gardens in Reading in 2020-21.

12.9 Changes have taken place to the Castle Hill/Russell Street/Oxford Road Conservation Area in April 2020, with the conservation area boundary being amended to include additional areas on Oxford Road, Prospect Street, Mansfield Road, Body Road, Anstey Road and Coley Place. In total, the conservation area was extended by 10 hectares.

## Indicator 39: Changes to the list of locally-important buildings and structures

12.10 No changes have been made to the list of locally-important buildings and structures.

12.11 A number of nominations for local listing were received during 2020 and 2021. At the end of the monitoring year, the Council was putting a new process in place for designating locally-listed buildings. The principles of this process were agreed at

<sup>4</sup> The 2021 version was published in November 2021, and will be reported on next year.

Planning Applications Committee in December 2020. This process will be used to consider the nominations that have already been received.

- 12.12 More information on the list of locally-important buildings can be found on the Council's website<sup>5</sup>.

#### **Indicator 40: Progress of conservation area appraisals**

- 12.13 One conservation area appraisal, for Russell Street/Castle Hill, has been progressed in 2020-21. This proposed a number of extensions of the conservation area boundary, as well as a name change to the Castle Hill/Russell Street/Oxford Road Conservation Area. Adoption of this appraisal took place in April 2020.

#### **Conclusion: are policies fulfilling their purpose?**

- 12.14 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.

- ***Protect and where possible enhance heritage assets and their setting:***

No loss of designated heritage assets has occurred. Actions are underway to address the assets on the Heritage at Risk register. A new conservation area appraisal has been adopted that results in a significant extension of one conservation area. No buildings have been added to the local list, but a new process is being put in place to handle local listing.

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<sup>5</sup> [Locally listed buildings - Reading Borough Council](#)

## 13. Local Plan Allocations

13.1 Key policies for Local Plan allocations are as follows:

- CR11: Station/River Major Opportunity Area
- CR12: West Side Major Opportunity Area
- CR13: East Side Major Opportunity Area
- CR14: Other Sites for Development in Central Reading
- SR1: Island Road Major Opportunity Area
- SR2: Land North of Manor Farm Road Major Opportunity Area
- SR3: Land South of Island Road Major Opportunity Area
- SR4: Other Sites for Development in South Reading
- WR1: Dee Park
- WR2: Park Lane Primary School, The Laurels and Downing Road
- WR3: Other Sites for Development in West Reading and Tilehurst
- CA1: Sites for Development in Caversham and Emmer Green
- CA2: Caversham Park
- ER1: Sites for Development in East Reading

13.2 The main strategic purpose of policies is as follows:

- Identify sites to help to meet Reading's development needs.

13.3 The Local Plan identifies sites to meet much of Reading's identified development needs. Most of these sites are primarily identified for housing, but there are also other needs, in particular for industry and warehouse uses, for which sites were identified.

### Indicator 41: Progress of sites allocated in the Local Plan

13.4 Table 13.1 below provides a brief update of the progress of the allocations in the Reading Borough Local Plan. The information presented is the latest position at 31st March 2021. Please note that there may have been further progress between the end of 2020-21 and publication, but this will be reported in the 2021-22 AMR and is not noted below.



**Table 13.1: Summary of progress of Local Plan allocated sites**

Site	Progress 2020-21	Comments
CR11a: Friar Street & Station Road	Various	<p>Permission 141043 for refurbishment of Thames Tower with four additional storeys for offices completed in 2018.</p> <p>Prior approval 141277 for conversion of Garrard House, 30 Garrard Street to 83 dwellings and permission 160328 for roof extension for 18 dwellings completed in 2018.</p> <p>Permission 181930 for hotel, offices and retail at 29 Station Road granted October 2019, not yet implemented.</p> <p>Prior approvals 180139, 182109 and 191446 for conversion of upper floors of 1 Station Road/22 Friar Street to between 11-15 dwellings approved in 2018 and 2019, not yet implemented.</p> <p>No progress on remainder of site.</p>
CR11b: Greyfriars Road Corner	Permission	<p>Permission 162210 for 135 dwellings and A1-A5, B1 and D2 uses at 52-55 Friar Street/1 Greyfriars Road granted March 2018, now expired.</p> <p>Prior approval 200211 for conversion of 30 Greyfriars Road to 43 dwellings approved June 2020, not yet implemented.</p>
CR11c: Station Hill	Permission	<p>Site covered by outline permissions 190441 and 190442 and REM permissions 190465 and 190466, all granted March 2019, for comprehensive redevelopment for up to 538 dwellings and offices, retail and leisure.</p> <p>Application 201537 is alternative REM for Plot E for 415 dwellings (uplift of 45), received November 2020 and resolved to grant permission subject to S106.</p> <p>Application 201533 is alternative REM for Plot F for 184 dwellings (uplift of 16), received November 2020 and resolved to grant permission subject to S106.</p> <p>Application 192032 (hybrid full/outline) for northern part of site for mix of uses including residential, hotel, offices, commercial received December 2019, resolved to grant permission subject to S106.</p> <p>Demolition of most of site completed.</p>
CR11d: Brunel Arcade and Apex Plaza	No progress	N/A

Site	Progress 2020-21	Comments
CR11e: North of Station	Application	Outline planning application 182252 for redevelopment of 80 Caversham Road for 620 dwellings, offices, retail, community, health centre submitted December 2018, not determined.  Outline planning application 200328 for redevelopment of Vastern Court retail park for residential, offices, retail, hotel, community and leisure submitted February 2020, not determined.
CR11f: West of Caversham Road	No progress	N/A
CR11g: Riverside	Application	Application 200188 for redevelopment of majority of the site for residential and café submitted February 2020, not determined although recommended for refusal.
CR11h: Napier Road Junction	Under construction	Permission 162166 for 315 dwellings granted in November 2017, under construction.  Revised permission 190809 for 335 dwellings, granted March 2020, will not be implemented.
CR11i: Napier Court	No progress	N/A
CR12a: Cattle Market	No progress	N/A
CR12b: Great Knollys Street & Weldale Street	Part under construction	Permission 170326 for 427 dwellings at land between Weldale Street and Chatham Street granted March 2018. NMA 191974 for reduction to 422 dwellings granted March 2020. Development under construction.  Permission 201420 for 40 dwellings at 45 Caversham Road granted February 2021, not yet implemented.  Application 191086 for 10 dwellings and office space at Unit 16, North Street resolved to grant subject to Section 106.  No progress on remainder of site.

Site	Progress 2020-21	Comments
CR12c: Chatham Street, Eaton Place and Oxford Road	Part under construction	<p>Permission 150721 for 16 dwellings at 114 Oxford Road granted February 2016, under construction.</p> <p>Prior approval 170979 for conversion of 125 Chatham Street to 8 dwellings approved August 2017, now expired. Application 200752 for two additional storeys for 7 flats received June 2020 and undetermined.</p> <p>Permission 180365 for conversion of buildings to the rear of the Butler, 85-91 Chatham Street to hotel granted March 2019, not yet implemented.</p> <p>Prior approval 190419 for conversion of Eaton Court, 106-112 Oxford Road to 58 dwellings approved May 2019, not yet implemented.</p> <p>Application 201104 at 10 Eaton Place for a residential redevelopment of up to 8 storeys, received August 2020 and undetermined.</p> <p>Application 210349 at 115 Chatham Street for development for 54 dwellings, received March 2021 and undetermined.</p> <p>No progress on remainder of site.</p>
CR12d: Broad Street Mall	Application	<p>Application 182137 for 422 dwellings above the mall resolved to grant subject to S106.</p> <p>Permission 182054 for 101-bed hotel at 20 Hosier Street granted November 2019, not implemented.</p> <p>Minster Quarter Development Framework, which includes this site, adopted 2018.</p>
CR12e: Hosier Street	No progress	Minster Quarter Development Framework, which includes this site, adopted 2018.
CR13a: Reading Prison	No progress	N/A
CR13b: Forbury Retail Park	Part under construction	<p>Permission 190509 for 765 dwellings on former Homebase &amp; Toys R Us granted October 2018, under construction.</p> <p>No progress on remainder of site.</p>
CR13c: Kenavon Drive and Forbury Business Park	No progress	N/A
CR13d: Gas Holder	Application	Application 190627 for 130 dwellings resolved to grant subject to S106.
CR14a: Central Swimming Pool, Battle Street	No progress	Site cleared.

Site	Progress 2020-21	Comments
CR14b: Former Reading Family Centre, North Street	Permission	Outline permissions 181652 and 181653, both for 47 dwellings with differing affordable housing mixes, granted March 2019, not yet implemented. Alternative full permission 191659 for 41 dwellings granted September 2020, not yet implemented.
CR14c: 17-23 Queen Victoria Street	Alternative development completed	Permission 181296 for alternative development of 19 serviced apartments granted January 2019, completed 2020-21.
CR14d: 173-175 Friar Street and 27-32 Market Place	Permission	Permission 180358 for 35 dwellings, office and retail granted January 2019, not yet implemented. Alternative application 210163 for redevelopment for hotel with 8 flats and class E uses on Market Place received February 2021 and undetermined.
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square	No progress	N/A
CR14f: 1-5 King Street	Alternative development completed	Permission 181566 for alternative change of use to offices granted January 2019, completed 2019-20.
CR14g: The Oracle Extension, Bridge Street and Letcombe Street	No progress	N/A
CR14h: Central Club, London Street	No progress	N/A
CR14i: Enterprise House, 89-97 London Street	No progress	N/A
CR14j: Corner of Crown Street and Southampton Street	No progress	N/A
CR14k: Corner of Crown Street and Silver Street	Completed	Permission 170794 for 80 dwellings at 3-21 Crown St/27 Silver Street (majority of site) granted October 2017, completed 2020-21. Permission 180417 for 9 dwellings at corner of Newark Street and Crown Street (remainder of site) granted July 2018, completed 2020-21.
CR14l: 187-189 Kings Road	No progress	N/A
CR14m: Caversham Lock Island and Caversham Weir, Thames Side	Part completed	Permission 151715 for hydropower infrastructure at weir granted May 2017, completed 2020-21. Remainder of site no progress.

Site	Progress 2020-21	Comments
SR1a: Former Landfill, Island Road	No progress	N/A
SR1b: North of Island Road	Completed	Permission 170444 for 11,067 sq m of industrial and warehouse space completed 2018-19.
SR1c: Island Road A33 Frontage	No progress	Existing permission for offices 050823 not expected to be built out.
SR2: Land north of Manor Farm Road	No progress	N/A
SR3: Land south of Elgar Road	No progress	N/A
SR4a: Pulleyn Park, Rose Kiln Lane	No progress	N/A
SR4b: Rear of 3-29 Newcastle Road	No progress	N/A
SR4c: 169-173 Basingstoke Road	No progress	N/A
SR4d: 16-18 Bennet Road	No progress	N/A
SR4e: Part of Former Berkshire Brewery Site	Application	Application 192054 for 15,045 sq m of industrial and warehouse space received December 2019 resolved to grant subject to Section 106. Existing unimplemented permission for offices 090530.
SR4f: Land south west of Junction 11 of the M4	No progress	Part of wider Grazeley site for which HIF bid rejected in 2020, and which is no longer to be included in Wokingham and West Berkshire Local Plans, which will mean it cannot be delivered.
WR1: Dee Park	Part completed	Phases 1 and 2 completed. No planning application for Phase 3 yet submitted.
WR2: Park Lane Primary School, The Laurels and Downing Road	No progress	N/A
WR3a: Former Cox and Wyman site, Cardiff Road	Under construction	Planning permission 171814 for 96 dwellings granted November 2018. Under construction with 4 dwellings completed by end of 2020-21.
WR3b: 2 Ross Road and part of Meadow Road	No progress	Buildings on Meadow Road now demolished. Application 200202 for prior notification of demolition of 2 Ross Road received February 2020 and undetermined.
WR3c: 28-30 Richfield Avenue	Alternative development completed	Alternative permission for extension and refurbishment of car dealership has now been completed.

Site	Progress 2020-21	Comments
WR3d: Rivermead Leisure Centre, Richfield Avenue	Application	Application 201734 for new leisure centre including new pool received December 2020 and undetermined.
WR3e: Yeomanry House, Castle Hill	No progress	N/A
WR3f: 4 Berkeley Avenue	No progress	N/A
WR3g: 211-221 Oxford Road, 10 and rear of 8 Prospect Street	Part completed	<p>Permission 150394 for 6 flats at 10 Prospect Street completed 2017.</p> <p>Permission 152313 for 2 flats to rear of 10 Prospect Street completed 2018.</p> <p>Prior approval 180658 for conversion of building to rear of 223 Oxford Road to 1 dwelling approved June 2018, completed 2020.</p> <p>Prior approval 191782 for conversion of building to rear of 8 Prospect Street to 5 dwellings approved December 2019, now under construction.</p> <p>Remainder of site no progress.</p>
WR3h: Rear of 303-315 Oxford Road	No progress	N/A
WR3i: Part of former Battle Hospital, Oxford Road	Under construction	<p>Permission 180319 for 211 dwellings granted October 2018, under construction, with 67 dwellings completed at end of 2020/21.</p> <p>No progress on small remaining part of site.</p>
WR3j: Land at Moultsford Mews	Application	<p>Site still has permission for a health centre under original Battle Hospital permission 051348, not expected to be implemented.</p> <p>Alternative application 201391 for 26 dwellings with ground floor commercial received October 2020 resolved to grant permission subject to Section 106.</p>
WR3k: 784-794 Oxford Road	No progress	N/A
WR3l: 816 Oxford Road	No progress	N/A
WR3m: 103 Dee Road	No progress	N/A
WR3n: Amethyst Lane	No progress	N/A
WR3o: The Meadow Centre, Honey End Lane	Permission	<p>Permission 150945 granted 2017 for development for redevelopment and refurbishment, not yet implemented. Outline application 191496 for partial redevelopment for retail and 258 dwellings received September 2019 and undetermined.</p>

Site	Progress 2020-21	Comments
WR3p: Alice Burrows Home, Dwyer Road	No progress	Site cleared.
WR3q: Norcot Community Centre, Lyndhurst Road	Under construction	Permission 181377 for 18 dwellings and community use granted July 2020, currently under construction.
WR3r: Charters Car Sales, Oxford Road	No progress	N/A
WR3s: Land at Kentwood Hill	No progress	N/A
WR3t: Land at Armour Hill	No progress	N/A
CA1a: Reading University Boat Club, Thames Promenade	No progress	N/A
CA1b: Part of Reading Golf Course, Kidmore End Road	Application	Outline application 200713 for larger site than allocation for residential-led development (260 dwellings) received May 2020, withdrawn November 2020. Outline application 210018 for same larger site for residential-led development (257 dwellings) received January 2021 and undetermined.
CA1c: Land at Lowfield Road	No progress	Site in use for temporary housing.
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road, & 4, 7 & 8 Copse Avenue	Part permission	Permission 181306 in place for 2 houses at 4 Copse Avenue, not yet implemented. Remainder no progress.
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Part completed	4 dwellings completed under permission 161183. Application 190592 for new dwelling on land to the rear of 292 Henley Road received April 2019 and undetermined. Remainder of site no progress.
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	No progress	N/A
CA1g: Land west of Henley Road Cemetery	No progress	N/A
CA2: Caversham Park	No progress	N/A
ER1a: The Woodley Arms PH, Waldeck Street	Site cleared	Permission 171893 for student accommodation granted on appeal in October 2018. Demolition completed, development not yet underway.

Site	Progress 2020-21	Comments
ER1b: Dingley House, 3-5 Craven Road	No progress	N/A
ER1c: Land rear of 8-26 Redlands Road	No progress	N/A
ER1d: Land adjacent to 40 Redlands Road	No progress	N/A
ER1e: St Patrick's Hall, Northcourt Avenue	No progress	Application 172045 for development of 836 student bedrooms refused in February 2018, and appeal dismissed May 2019.
ER1f: Hamilton Centre, Bulmershe Road	Alternative development under construction	Permission 191634 for alternative development for Special Educational Needs college granted October 2020, now under construction.
ER1g: Alexander House, Kings Road	Permission	Permission 162057 for 56 dwellings granted in May 2017, not implemented. Application 190160 for student accommodation refused July 2019, and appeal dismissed November 2020.
ER1h: Arthur Hill Swimming Pool, 221-225 Kings Road	Application	Application 201135 for part conversion part redevelopment for 15 dwellings received August 2020, resolved to grant permission subject to S106.
ER1i: 261-275 London Road	No progress	N/A
ER1j: Palmer Park Stadium area	No progress	Palmer Park Development Framework to supplement ER1j adopted April 2020. Application 201735 for leisure centre extension to include new swimming pool received December 2020 and undetermined.
ER1k: 131 Wokingham Road	No progress	N/A

13.5 As the Local Plan was only fairly recently adopted, in November 2019, and that the Covid-19 pandemic began within six months of adoption, it is not surprising that there remain many allocated sites on which no progress can be reported. However, there has been substantial progress on some sites, with a number of major allocations already under construction or completed.

13.6 In total, 154 homes were delivered on Local Plan allocated sites in 2020-21, which represents 38% of all completed homes.

### **Conclusion: Are policies fulfilling their purpose?**

13.7 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.



- ***Identify sites to help to meet Reading's development needs:***

The picture is mixed from site to site, but many sites have progressed in 2020-21, with permissions newly granted to help meet Reading's housing needs as well as its needs for new leisure provision. Whilst the majority of new completions this year were not on sites allocated in the Local Plan, this is inevitable as it takes some time for development on those sites to complete, and this is expected to increase in forthcoming years.

## 14. Minerals

### 14.1 The key policies relating to minerals are as follows:

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

### 14.2 The Council, together with four other unitary authorities in Berkshire (Wokingham, Bracknell Forest, Windsor and Maidenhead and Slough Boroughs) has historically produced separate reports for aggregates monitoring in Berkshire (Local Aggregate Assessments). This has now been taken over by Hampshire County Council on behalf of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead. For reasons of commercial confidentiality, these are not generally disaggregated to individual unitary authorities, as there may only be one operator producing aggregates in a particular authority. The latest Local Aggregate Assessment covers the data up to and including 2019. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2020-21.

## 15. Waste

15.1 The key policies relating to minerals are as follows:

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

15.2 The main strategic purpose of the policies are as follows:

- Ensure adequate capacity to manage waste arising; and
- Minimise the production of waste and manage it by more sustainable means further up the waste hierarchy.

### **Indicator 42: Capacity of new waste management facilities by type**

15.3 No new waste management facilities have been permitted.

**Indicator 43: Amount of Household Waste arising and managed by management type and the percentage each management type represents of the waste managed**

*Table 15.1: Household waste management and disposal in Reading 2020-21*

Measure	Sent for reuse, recycling and composting	Sent for energy recovery	Sent to landfill	Sent to other disposal routes	Total collected
Amount of waste (tonnes)	21,109.65	28,761.01	5,647.90	2,949.53	58,468.08
Proportion of waste managed (percentage)	36.1%	49.2%	9.7%	5.0%	100%

- 15.4 The overall amount of household waste collected is very slightly higher than the previous year. The proportion of waste sent for reuse, recycling or composting has increased over last year, whilst the proportion sent to energy recovery has decreased. There has been a further reduction in the percentage sent to landfill, and this forms part of a longer-term trend of reduction of landfill. The percentage sent to other disposal routes is lower than last year. The 'other' column is calculated as the difference between the total household waste and all the other figures. It will cover waste to solid recovered fuel (SRF) and some moisture loss from the treatment of street sweepings.

## 16. AWE Burghfield

- 16.1 The key policy for development in the vicinity of the Atomic Weapons Establishment (AWE) Burghfield is OU2: Hazardous Installations.
- 16.2 AWE Burghfield is located in neighbouring West Berkshire District. In 2020, changes to legislation meant that the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield was significantly extended, and for the first time covered some areas within Reading Borough. The affected areas are broadly west of the A33 and south of the Kennet and Avon Canal and Reading to Newbury railway line. More information on the DEPZ, including a map, is available on West Berkshire District Council's website<sup>6</sup>.
- 16.3 The core concern is that new development within the DEPZ must be capable of being accommodated within the Off-Site Emergency Plan, for which West Berkshire District Council is responsible. This means that it is important to monitor the levels of development that are taking place in the DEPZ to understand implications for the plan.

### Indicator 44: Development within the Detailed Emergency Planning Zone of AWE Burghfield

*Table 16.1: Planned and completed development within the DEPZ of AWE Burghfield*

Status	Dwellings (net change)	Bedspaces in other forms of residential (net change)	Non-residential floorspace (net change, sq m)
Newly permitted 2020-21	0	0	0
Permitted and not started at 31/03/2021	906	0	158,674
Underway at 31/03/2021	421	0	6,106
Completed during 2020-21	88	0	122

- 16.4 In terms of residential development, there are two large permissions within the DEPZ, both of which pre-date its extension. Green Park Village is currently under construction, and all 88 completed dwellings in 2020-21 were on this site, as are all dwellings under construction at the end of the year. The other site, Royal Elm Park adjacent to the Madejski Stadium, is not started. There are no permissions in the area for additional bedspaces for other forms of accommodation such as residential care or student accommodation.
- 16.5 In terms of non-residential floorspace, a small retail unit was completed this year, again at Green Park Village. An office complex at Green Park is under construction, whilst considerable amounts of permitted non-residential floorspace are outstanding, in particular for office, hotel and leisure. All of these permissions

<sup>6</sup> [West Berkshire Council - Atomic Weapons Establishment \(AWE\) - Information](#)

were in place prior to the extension to the DEPZ, and no new floorspace was permitted this year.

## Appendix I: Planning policies as at 31<sup>st</sup> March 2021

### Cross-cutting policies

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC4: Decentralised Energy
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- CC9: Securing Infrastructure

### Built and natural environment

- EN1: Protection and Enhancement of the Historic Environment
- EN2: Areas of Archaeological Significance
- EN3: Enhancement of Conservation Areas
- EN4: Locally Important Heritage Assets
- EN5: Protection of Significant Views with Heritage Interest
- EN6: New Development in a Historic Context
- EN7: Local Green Space and Public Open Space
- EN8: Undesignated Open Space
- EN9: Provision of Open Space
- EN10: Access to Open Space
- EN11: Waterspaces
- EN12: Biodiversity and the Green Network
- EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
- EN14: Trees, Hedges and Woodland
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment
- EN18: Flooding and Drainage
- NRM6: Thames Basin Heaths Special Protection Area (SEP)

### Employment

- EM1: Provision of Employment

- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- EM4: Maintaining a Variety of Premises

## Housing

- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- H4: Build to Rent Schemes
- H5: Standards for New Housing
- H6: Accommodation for Vulnerable People
- H7: Protecting the Existing Housing Stock
- H8: Residential Conversions
- H9: House Extensions and Ancillary Accommodation
- H10: Private and Communal Outdoor Space
- H11: Development of Private Residential Gardens
- H12: Student Accommodation
- H13: Provision for Gypsies and Travellers
- H14: Suburban Renewal and Regeneration

## Transport

- TR1: Achieving the Transport Strategy
- TR2: Major Transport Projects
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging

## Retail, leisure and culture

- RL1: Network and Hierarchy of Centres
- RL2: Scale and Location of Retail, Leisure and Culture Development
- RL3: Vitality and Viability of Smaller Centres
- RL4: Betting Shops and Payday Loan Companies
- RL5: Impact of Main Town Centre Uses
- RL6: Protection of Leisure Facilities and Public Houses

## Other uses

- OU1: New and Existing Community Facilities



- OU2: Hazardous Installations
- OU3: Telecommunications Development
- OU4: Advertisements
- OU5: Shopfronts and Cash Machines

## Minerals development

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

## Waste development

- W1: Sustainable Development (WLP)
- W3: Phasing Out Putrescible/Polluting Waste (WLP)
- W11: Proposed Preferred Areas (WLP)
- W13: Local Facilities (WLP)
- W14: Sites for Engineered Landfill (WLP)
- W15: Temporary Sites for Engineered Landfill (WLP)
- W16: Waste Management Facilities - Non-Landfill (WLP)

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

## Central Reading

- CR1: Definition of Central Reading
- CR2: Design in Central Reading
- CR3: Public Realm in Central Reading
- CR4: Leisure, Culture and Tourism in Central Reading
- CR5: Drinking Establishments in Central Reading
- CR6: Living in Central Reading
- CR7: Primary Frontages in Central Reading
- CR8: Small Shop Units in Central Reading
- CR9: Terraced Housing in Central Reading
- CR10: Tall Buildings
- CR11: Station/River Major Opportunity Area
- CR12: West Side Major Opportunity Area
- CR13: East Side Major Opportunity Area
- CR14: Other Sites for Development in Central Reading
- CR15: The Reading Abbey Quarter
- CR16: Areas to the North of Friar Street and East of Station Road

### South Reading:

- SR1: Island Road Major Opportunity Area
- SR2: Land North of Manor Farm Road Major Opportunity Area
- SR3: South of Elgar Road Major Opportunity Area
- SR4: Other Sites for Development in South Reading
- SR5: Leisure and Recreation Use of the Kennetside Areas

### West Reading and Tilehurst:

- WR1: Dee Park
- WR2: Park Lane Primary School, The Laurels and Downing Road
- WR3: Other Sites for Development in West Reading and Tilehurst

### Caversham and Emmer Green

- CA1: Sites for Development in Caversham and Emmer Green
- CA2: Caversham Park

### East Reading

- ER1: Sites for Development in East Reading
- ER2: Whiteknights Campus, University of Reading
- ER3: Royal Berkshire Hospital

*All policies Local Plan except:*

- *SEP - South East Plan (now revoked, but policy NRM6 retained)*
- *WLP - Waste Local Plan*
- *RMLP - Replacement Minerals Local Plan*

## Appendix II: Five Year Housing Land Supply

This Appendix contains the full versions of the Five Year Housing Land Supply, including the specific sites, for both versions of the calculation, i.e. the calculation excluding non-C3 residential (Indicator 11) and including non-C3 residential (Indicator 12). Tables All.1 to All.7 deal with the figures excluding non-C3 residential, whilst tables All.8 to All.14 deal with the figures including non-C3 residential.

**Table All.1: Summary of five year housing land supply including C3 dwellings only**

Element of supply calculation	Dwellings
Total requirement based on Local Plan 2013-2036 (policy H1)	15,847
Net Completions 2013-2020	4,595
Net Completions 2020-2021	408
Residual requirement 2021-2036	10,844
Annual requirement for remaining 15 years, i.e. 10,844/15	723
Annual requirement for remaining 15 years with 5% buffer (NPPF para 74)	759
<b>Total requirement for 5 years 2021/22-2025/26, i.e. 759 x 5</b>	<b>3,795</b>
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2021-2025	4,008
Soft commitments (strategic sites) subject to S106 to be delivered 2021-2025	598
Local Plan allocations to be delivered 2021-2025	0
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2021/22-2025/26</b>	<b>5,241</b>

**Table All.2: Elements of supply by year including C3 dwellings only**

Type of supply	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	764	940	970	1,327	605	4,606
Annual supply for small sites at 127 per annum	127	127	127	127	127	635
<b>Total annual supply (strategic sites + small sites)</b>	<b>891</b>	<b>1,067</b>	<b>1,097</b>	<b>1,454</b>	<b>732</b>	<b>5,241</b>

**Table All.3: Strategic sites with permission and under construction (including C3 dwellings only)**

Site	Area (ha)	Total dwellings	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
114 Oxford Road	0.14	16	16	0	0	0	0
Clarendon House, 59-75 Queens Rd (conversion)	0.22	49	49	0	0	0	0
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	4	0	39	0	0
Former Cooper BMW, Kings Meadow Road	0.49	315	315	0	0	0	0

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Land between Weldale Street and Chatham Street	1.32	422	0	253	126	43	0
Land at Kenavon Drive	2.8	765	169	179	136	218	63
1-2 Wesley Gate, Queens Road	0.08	15	15	0	0	0	0
Former Cox & Wyman, Cardiff Road	1.31	96	8	74	10	0	0
Dukesbridge House, 23 Duke Street	0.19	77	0	76	0	0	0
Dukesbridge Chambers, 1 Duke Street	0.12	25	0	25	0	0	0
Former Battle Hospital Site, Portman Road	2.78	211	129	15	0	0	0
Norcot Community Centre, Lyndhurst Road	0.17	18	18	0	0	0	0
Green Park Village	24.65	836	42	108	94	125	0
Green Park Village Phase 6A	1.44	339	0	76	112	83	68
<b>TOTAL</b>	<b>35.92</b>	<b>3,227</b>	<b>765</b>	<b>806</b>	<b>517</b>	<b>469</b>	<b>131</b>
<b>TOTAL including lapse rates (0% on sites under construction)</b>	<b>N/A</b>	<b>3,227</b>	<b>765</b>	<b>806</b>	<b>517</b>	<b>469</b>	<b>131</b>

**Table All.4: Strategic sites with permission and not started (including C3 dwellings only)**

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Station Hill Site, Station Hill	2.56	538	0	0	0	370	168
Havell House, 62-66 Queens Road	0.06	16	0	16	0	0	0
Greyfriars House, 30 Greyfriars Road	0.12	43	0	0	43	0	0
1 Station Road and 22 Friar Street	0.03	11	0	12	0	0	0
City Wall House, 26 West Street	0.05	10	0	10	0	0	0
33 Blagrove Street	0.07	28	0	28	0	0	0
Former Reading Family Centre, North Street	0.23	41	0	41	0	0	0
Eaton Court, 106-112 Oxford Road	0.44	58	0	0	58	0	0
Sapphire Plaza, Watlington Street	0.33	85	0	0	85	0	0
45 Caversham Road	0.15	40	0	0	40	0	0
42 Portman Road	0.21	16	0	0	0	16	0
53-55 Argyle Road	0.04	10	0	10	0	0	0
St Martins Precinct	1.71	40	0	0	20	20	0
14 Arkwright Road	0.33	37	0	0	37	0	0
54 Queens Road	0.16	20	0	20	9	0	0
85-87 Basingstoke Road	0.06	23	0	23	0	0	0
34-38 Southampton Street	0.03	10	-1	0	11	0	0
43 London Street	0.08	20	0	0	20	0	0
1025-1027 Oxford Road	0.19	12	0	0	12	0	0
Cadogan House, Rose Kiln Lane	0.23	24	0	0	24	0	0

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Wensley Road	2.36	46	0	46	0	0	0
Dee Park Phase 3	16.4	108	0	-82	0	95	95
Aspen House, Kings Road (new build)	0.06	14	0	14	0	0	0
Warwick House, Warwick Road	0.15	10	0	10	0	0	0
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98
Former Sales and Marketing Suite, Drake Way	0.26	12	0	12	0	0	0
<b>TOTAL</b>	<b>45.31</b>	<b>1,896</b>	<b>-1</b>	<b>160</b>	<b>359</b>	<b>599</b>	<b>361</b>
<b>TOTAL including lapse rates (various on sites not started)</b>	<b>N/A</b>	<b>1,743</b>	<b>-1</b>	<b>134</b>	<b>298</b>	<b>556</b>	<b>333</b>

**Table All.5: Strategic sites permitted subject to Section 106 (including C3 dwellings only)**

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Station Hill Plot E uplift	0.77	45	0	0	0	45	0
Station Hill Plot F uplift	0.21	16	0	0	0	0	16
Unit 16, North Street	0.04	10	0	0	10	0	0
Broad Street Mall, Broad Street	2.75	422	0	0	148	134	140
Gas Holder, Alexander Turner Close	0.71	130	0	0	0	130	0
Land at 362 Oxford Road	0.13	26	0	0	0	26	0
Arthur Hill Pool, Kings Road	0.11	15	0	0	15	0	0
<b>TOTAL</b>	<b>5</b>	<b>664</b>	<b>0</b>	<b>0</b>	<b>173</b>	<b>335</b>	<b>156</b>
<b>TOTAL including lapse rates (10%)</b>	<b>N/A</b>	<b>598</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>302</b>	<b>140</b>

**Table All.6: Strategic sites allocated in Local Plan without planning permission (including C3 dwellings only)**

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
None	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL including lapse rates (various for Local Plan allocations)</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table All.7: Total for all strategic sites (including C3 dwellings only)**

Site	Area (ha)	Total dwellings <sup>7</sup>	2021/22	2022/23	2023/24	2024/25	2025/26
<b>TOTAL for all sites including lapse rates</b>	<b>86.01</b>	<b>5,803</b>	<b>764</b>	<b>940</b>	<b>970</b>	<b>1,327</b>	<b>605</b>

<sup>7</sup> Total net gain in dwellings on site including development outside five-year period

**Table All.8: Summary of five year housing land supply including other forms of accommodation**

Element of supply calculation	Dwellings
Total requirement based on Local Plan 2013-2036 (policy H1, H6, H12)	16,224
Net Completions 2013-2020	4,747
Net Completions 2020-2021	610
Residual requirement 2021-2036	10,867
Annual requirement for remaining 15 years, i.e. 10,860/15	724
Annual requirement for remaining 15 years with 5% buffer (NPPF para 74)	761
<b>Total requirement for 5 years 2021/22-2025/26, i.e. 761 x 5</b>	<b>3,803</b>
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2021-2025	4,053
Soft commitments (strategic sites) subject to S106 to be delivered 2021-2025	598
Local Plan allocations to be delivered 2021-2025	0
Allowance for small site windfalls at 127 per annum	635
<b>Total site-specific supply for 5 years 2021/22-2025/26</b>	<b>5,286</b>

**Table All.9: Elements of supply by year including other forms of accommodation**

Type of supply	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	763	986	970	1,327	605	4,651
Annual supply for small sites at 127 per annum	127	127	127	127	127	635
<b>Total annual supply (strategic sites + small sites)</b>	<b>890</b>	<b>1,113</b>	<b>1,097</b>	<b>1,454</b>	<b>732</b>	<b>5,286</b>

**Table All.10: Strategic sites with permission and under construction (including other forms of accommodation)**

Site	Area (ha)	Total dwellings	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
114 Oxford Road	0.14	16	16	0	0	0	0
Clarendon House, 59-75 Queens Rd (conversion)	0.22	49	49	0	0	0	0
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	4	0	39	0	0
Former Cooper BMW, Kings Meadow Road	0.49	315	315	0	0	0	0
Land between Weldale Street and Chatham Street	1.32	422	0	253	126	43	0
Land at Kenavon Drive	2.8	765	169	179	136	218	63
1-2 Wesley Gate, Queens Road	0.08	15	15	0	0	0	0
Former Cox & Wyman, Cardiff Road	1.31	96	8	74	10	0	0
Dukesbridge House, 23 Duke Street	0.19	77	0	76	0	0	0

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Dukesbridge Chambers, 1 Duke Street	0.12	25	0	25	0	0	0
Former Battle Hospital Site, Portman Road	2.78	211	129	15	0	0	0
Norcot Community Centre, Lyndhurst Road	0.17	18	18	0	0	0	0
Green Park Village	24.65	836	42	108	94	125	0
Green Park Village Phase 6A	1.44	339	0	76	112	83	68
<b>TOTAL</b>	<b>35.92</b>	<b>3,227</b>	<b>765</b>	<b>806</b>	<b>517</b>	<b>469</b>	<b>131</b>
<b>TOTAL including lapse rates (0% on sites under construction)</b>	<b>N/A</b>	<b>3,227</b>	<b>765</b>	<b>806</b>	<b>517</b>	<b>469</b>	<b>131</b>

*Table All.11: Strategic sites with permission and not started (including other forms of accommodation)*

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Station Hill Site, Station Hill	2.56	538	0	0	0	370	168
Havell House, 62-66 Queens Road	0.06	16	0	16	0	0	0
Greyfriars House, 30 Greyfriars Road	0.12	43	0	0	43	0	0
1 Station Road and 22 Friar Street	0.03	11	0	12	0	0	0
City Wall House, 26 West Street	0.05	10	0	10	0	0	0
33 Blagrove Street	0.07	28	0	28	0	0	0
Former Reading Family Centre, North Street	0.23	41	0	41	0	0	0
Eaton Court, 106-112 Oxford Road	0.44	58	0	0	58	0	0
Sapphire Plaza, Watlington Street	0.33	85	0	0	85	0	0
45 Caversham Road	0.15	40	0	0	40	0	0
42 Portman Road	0.21	16	0	0	0	16	0
53-55 Argyle Road	0.04	10	0	10	0	0	0
St Martins Precinct	1.71	40	0	0	20	20	0
Woodley Arms, Waldeck Street*	0.09	10	0	10	0	0	0
14 Arkwright Road	0.33	37	0	0	37	0	0
54 Queens Road	0.16	20	0	20	9	0	0
85-87 Basingstoke Road	0.06	23	0	23	0	0	0
34-38 Southampton Street	0.03	10	-1	0	11	0	0
43 London Street	0.08	20	0	0	20	0	0
1025-1027 Oxford Road	0.19	12	0	0	12	0	0
Cadogan House, Rose Kiln Lane	0.23	24	0	0	24	0	0
Wensley Road	2.36	46	0	46	0	0	0
Dee Park Phase 3	16.4	108	0	-82	0	95	95
Aspen House, Kings Road (new build)	0.06	14	0	14	0	0	0
Warwick House, Warwick Road	0.15	10	0	10	0	0	0



Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
199-207 Henley Road*	0.96	38	-1	41	0	0	0
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98
Former Sales and Marketing Suite, Drake Way	0.26	12	0	12	0	0	0
<b>TOTAL</b>	<b>46.36</b>	<b>1,944</b>	<b>-2</b>	<b>211</b>	<b>359</b>	<b>599</b>	<b>361</b>
<b>TOTAL including lapse rates (various on sites not started)</b>	<b>N/A</b>	<b>1,743</b>	<b>-2</b>	<b>180</b>	<b>298</b>	<b>556</b>	<b>333</b>

**Table All.12: Strategic sites permitted subject to Section 106 (including other forms of accommodation)**

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
Station Hill Plot E uplift	0.77	45	0	0	0	45	0
Station Hill Plot F uplift	0.21	16	0	0	0	0	16
Unit 16, North Street	0.04	10	0	0	10	0	0
Broad Street Mall, Broad Street	2.75	422	0	0	148	134	140
Gas Holder, Alexander Turner Close	0.71	130	0	0	0	130	0
Land at 362 Oxford Road	0.13	26	0	0	0	26	0
Arthur Hill Pool, Kings Road	0.11	15	0	0	15	0	0
<b>TOTAL</b>	<b>5</b>	<b>664</b>	<b>0</b>	<b>0</b>	<b>173</b>	<b>335</b>	<b>156</b>
<b>TOTAL including lapse rates (10%)</b>	<b>N/A</b>	<b>598</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>302</b>	<b>140</b>

**Table All.13: Strategic sites allocated in Local Plan without planning permission (including other forms of accommodation)**

Site	Area (ha)	Total dwellings	2021/22	2022/23	2023/24	2024/25	2025/26
None	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL including lapse rates (various for Local Plan allocations)</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table All.14: Total for all strategic sites (including other forms of accommodation)**

Site	Area (ha)	Total dwellings <sup>8</sup>	2021/22	2022/23	2023/24	2024/25	2025/26
<b>TOTAL for all sites including lapse rates</b>	<b>87.06</b>	<b>5,851</b>	<b>763</b>	<b>986</b>	<b>970</b>	<b>1,327</b>	<b>605</b>

<sup>8</sup> Total net gain in dwellings on site including development outside five-year period

## Appendix III: Housing Trajectory

**Table AIII.1: Housing trajectory 2013/14 to 2035/36 as at 31<sup>st</sup> March 2021**

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Small Scale unidentified windfalls (< 10 units)	114	155	127	103	141	124	117	107	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2893
Planning permissions under construction (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
114 Oxford Road	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Clarendon House, 59-75 Queens Road (conversion)	0	0	0	0	0	0	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49
Clarendon House, 59-75 Queens Road (new build)	0	0	0	0	0	0	0	0	4	0	39	0	0	0	0	0	0	0	0	0	0	0	0	43
Former Cooper BMW, Kings Meadow Road	0	0	0	0	0	0	0	0	315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	315
Land between Weldale Street and Chatham Street	0	0	0	0	0	0	0	0	0	253	126	43	0	0	0	0	0	0	0	0	0	0	0	422
Land at Kenavon Drive	0	0	0	0	0	0	0	0	169	179	136	218	63	0	0	0	0	0	0	0	0	0	0	765
1-2 Wesley Gate, Queens Road	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Former Cox & Wyman, Cardiff Road	0	0	0	0	0	0	0	4	8	74	10	0	0	0	0	0	0	0	0	0	0	0	0	96
Dukesbridge House, 23 Duke Street	0	0	0	0	0	0	0	0	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	76
Dukesbridge Chambers, 1 Duke Street	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25
Former Battle Hospital Site, Portman Road	0	0	0	0	0	-28	4	63	129	15	0	0	0	0	0	0	0	0	0	0	0	0	0	183
Norcot Community Centre, Lyndhurst Road	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Green Park Village	0	0	0	26	60	249	44	88	42	108	94	125	0	0	0	0	0	0	0	0	0	0	0	836
Green Park Village Phase 6a	0	0	0	0	0	0	0	0	0	76	112	83	68	0	0	0	0	0	0	0	0	0	0	339
Total Per under construction (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	765	806	517	469	131	0	0	0	0	0	0	0	0	0	0	2688
Total Per u/c (10+) incl lapse rates (0%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	765	806	517	469	131	0	0	0	0	0	0	0	0	0	0	2688
Planning permissions not started (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bristol and West Arcade, Market Place	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29-35 Station Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Station Hill Site, Station Hill (5%)	0	0	0	0	0	0	0	0	0	0	0	370	168	0	0	0	0	0	0	0	0	0	0	538

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Havell House, 62-66 Queens Road (20%)	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Greyfriars House, 30 Greyfriars Road (20%)	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
1 Station Road and 22 Friar Street (20%)	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
City Wall House, 26 West Street	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
33 Blagrove Street (20%)	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28
Former Reading Family Centre, North Street	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41
Eaton Court, 106-112 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	58
Sapphire Plaza, Watlington Street (20%)	0	0	0	0	0	0	0	0	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
45 Caversham Road	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
42 Portman Road (20%)	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
53-55 Argyle Road	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
St Martins Precinct	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
Woodley Arms, Waldeck Street*	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
14 Arkwright Road (20%)	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
54 Queens Road (20%)	0	0	0	0	0	0	0	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	0	29
85-87 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23
34-38 Southampton Street	0	0	0	0	0	0	0	0	-1	0	11	0	0	0	0	0	0	0	0	0	0	0	0	10
43 London Street	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Chazey Farm, The Warren*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cadogan House, Rose Kiln Lane (20%)	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24
Wensley Road	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	46
Dee Park Phase 3	0	0	0	0	0	0	0	0	0	-82	0	95	95	0	0	0	0	0	0	0	0	0	0	108
Alexander House, 205-207 Kings Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aspen House, Kings Road (new build)	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Warwick House, Warwick Road	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
199-207 Henley Road*	0	0	0	0	0	0	0	-2	-1	41	0	0	0	0	0	0	0	0	0	0	0	0	0	38
Land at Madejski Stadium, Shooters Way	0	0	0	0	0	0	0	0	0	0	0	98	98	100	100	100	100	22	0	0	0	0	0	618

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Former Sales and Marketing Suite, Drake Way	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>Total Per not started (10+)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>-2</b>	<b>211</b>	<b>359</b>	<b>599</b>	<b>361</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1950</b>
<b>Total Per n/s (10+) incl lapse rates (10%)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>-2</b>	<b>180</b>	<b>298</b>	<b>556</b>	<b>333</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1743</b>
<b>Permission subject to S106 (strategic)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Station Hill Plot E uplift	0	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	45
Station Hill Plot F uplift	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	16
Station Hill North	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125	125	0	0	0	0	0	0	375
Unit 16, North Street	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Broad Street Mall, Broad Street	0	0	0	0	0	0	0	0	0	0	148	134	140	0	0	0	0	0	0	0	0	0	0	422
Gas Holder, Alexander Turner Close	0	0	0	0	0	0	0	0	0	0	0	130	0	0	0	0	0	0	0	0	0	0	0	130
Land at 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	26
Arthur Hill Pool, Kings Road	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
<b>Total Per subject to S106 (10+)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>173</b>	<b>335</b>	<b>156</b>	<b>0</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1039</b>
<b>Total Per subj S106 incl lapse rates (10%)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>302</b>	<b>140</b>	<b>0</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>935</b>
<b>Allocated sites (not yet with PP)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
CR11a: Friar Street and Station Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24	0	0	0	0	0	72
CR11b: Greyfriars Road Corner (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11d: Brunel Arcade and Apex Plaza (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	50	50	50	50	50	50	50	401
CR11e: North of Station (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	64	64	64	64	63	63	63	63	63	63	634
CR11f: West of Caversham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	11	11	11	10	10	10	96
CR11g: Riverside (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	51	51	51	51	51	0	0	0	0	0	255
CR11i: Napier Court (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	53	52	52	52	52	0	0	0	0	0	261
CR12a: Cattle Market (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90	90	90	450
CR12b: Great Knollys Street and Weldale Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0	0	36
CR12c: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	0	0	0	0	0	0	0	82

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
CR12e: Hosier Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	137	137	137	136	136	0	0	0	0	0	683
CR13a: Reading Prison (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	0	0	0	0	0	0	0	80
CR13b: Forbury Retail Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78	78	77	77	388
CR13c: Forbury Business Park and Kenavon Drive (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	59	59	0	0	0	0	0	0	238
CR14a: Central Pool, Battle Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	49	48	0	0	0	0	0	0	0	0	97
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR14h: Central Club, London Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
CR14i: Enterprise House, 89-97 London Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
CR14j: Corner of Crown Street & Southampton Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
CR14l: 187-189 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	27
CR14m: Caversham Lock Island (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	-1
SR2: Land North of Manor Farm Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	171	171	171	171	855
SR3: South of Elgar Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37	37	37	37	37	36	36	36	330
SR4a: Pulley Park, Rose Kiln Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	17	17	17	17	86
SR4b: Rear of 3-29 Newcastle Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0	0	0	22
SR4d: 169-173 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR2: Park Lane Primary School, The Laurels and Downing Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3b: 2 Ross Road and part of Meadow Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3e: Yeomanry House, Castle Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3f: 4 Berkeley Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
WR3g: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3h: Rear of 303-315 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
WR3i: Battle Hospital, Portman Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
WR3k: 784-794 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3l: 816 Oxford Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17
WR3m: 103 Dee Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	0	0	0	0	0	42
WR3n: Amethyst Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
WR3p: Alice Burrows Home, Dwyer Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	22
WR3r: Charters Car Sales, Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15
WR3s: Land at Kentwood Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	51	0	0	0	0	0	0	0	0	0	51
WR3t: Land at Armour Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15
CA1a: Reading University Boat Club, Thames Promenade (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	20
CA1b: Part of Reading Golf Club, Kidmore End Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	11	11	11	11	11	11	11	110
CA1c: Land at Lowfield Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	6	0	0	0	0	0	30
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 and 8 Copse Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	9	0	0	0	0	0	0	0	19
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road (remainder) (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	10
CA2: Caversham Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
ER1b: Dingley House, 3-5 Craven Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	18
ER1c: Land rear of 8-26 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	8	7	0	0	0	0	0	0	10
ER1d: Land adjacent to 40 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	15
ER1e: St Patricks Hall, Northcourt Avenue* (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	60	59	0	0	0	0	0	0	0	0	119
ER1i: 261-275 London Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	13
ER1k: 131 Wokingham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10
<b>Total Local Plan sites</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>778</b>	<b>758</b>	<b>583</b>	<b>540</b>	<b>496</b>	<b>529</b>	<b>528</b>	<b>526</b>	<b>525</b>	<b>525</b>	<b>5788</b>

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Local Plan sites including lapse rate (mixed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	675	647	490	454	412	435	434	433	432	432	4843
Total Past Completions (C3 resi)	361	635	751	717	700	910	521	408	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5003
Total Past Completions (non-C3 resi)	0	-41	-5	96	36	42	24	202	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	354
Total Past Completions (all)	361	594	746	813	736	952	545	610	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5357
Total Projected Completions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	890	1113	1097	1454	732	892	977	820	783	559	562	561	560	559	559	12116
Cumulative Completions	361	955	1701	2514	3250	4202	4747	5357	6247	7360	8457	9911	10643	11534	12511	13330	14114	14673	15235	15796	16356	16914	17473	N/A
MONITORING AGAINST LOCAL PLAN TARGETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	15847
PLAN - Non-C3 residential (resi equiv p.a.)	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Strategic Allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	705	705	705	705	705	705	705	705	705	705	705	705	16224
MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-195	-291	-107	301	693	1442	1469	1655	1927	2041	2120	1974	1831	1687	1542	1395	1249	N/A
MANAGE - Annual requirement taking account of past / projected completions	705	721	727	726	722	721	707	717	724	713	682	647	574	558	521	464	413	352	310	247	143	-66	-690	N/A



## Appendix IV: Local plan monitoring indicators

The following table lists the monitoring indicators in section 11 of the Local Plan (adopted 2019) and sets out the most recent figure, which is generally for 2020-21 unless otherwise stated. As the Local Plan was adopted part way through the monitoring year, a failure to meet targets in 2020-21 or in previous years does not necessarily therefore represent a failure of the plan itself.

**Table AIV.1: Progress against Local Plan monitoring indicators**

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Carbon footprint of Reading Borough	General, CR2	Reduce by 34% compared to 2005 levels	2020	Reduced by 49% compared to 2005 levels (2019 figures, BEIS)	N/A	Met	Targets have been superseded by Climate Emergency Strategy, see reporting elsewhere.
Sustainability requirements attached to major planning applications approved	CR2, H5	Requirements for all majors	Annual	86%	62%	Not met	See section 5
Contributions towards infrastructure through Section 106 agreements - receipts	CC9	No specific target - maximise	N/A	£1,288,320.79	No total available	N/A	See Infrastructure Funding Statement
Contributions towards infrastructure through Section 106 agreements - expenditure	CC9	No specific target - maximise	N/A	£1,972,745.70	No total available	N/A	See Infrastructure Funding Statement
Community Infrastructure Levy receipts	CC9	No specific target - maximise	N/A	£5,857,027.18	£26,048,316.09	N/A	See Infrastructure Funding Statement

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Community Infrastructure Levy expenditure	CC9	No specific target - maximise	N/A	£1,648,195.89	£8,472,339.48	N/A	See Infrastructure Funding Statement
Amount of public recreational open space	EN7 - EN9	No net loss	By 2036	Net change: +0.42 ha of unrestricted open space +0.42 ha of PROS -0.61 ha of limited open space	+4.075 of unrestricted open space	On track (for unrestricted open space)	See section 11
Loss of open space to development	EN7, EN8	None	Annual	See above	See above	See above	See section 11
New public open space brought into use through development	EN9	Net gain	By 2036	See above	See above	See above	See section 11
Number of Local Wildlife Sites in positive conservation management	EN12	80%	Annual	79%	N/A	Not met	See section 11
Area of Biodiversity Action Plan habitat	EN12	No net loss	Annual	360.2 ha (2020)	N/A	On track	No new data since 2020
Residential development in major landscape features (net change)	EN13	None	Annual	0	2	Met	See section 11

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Non-residential floorspace in major landscape features (net change, sq m)	EN13	None	Annual	0 sq m	965 sq m	Met	See section 11
Air quality targets in the UK air quality strategy	EN15	Various	2021	See information on Air Quality in England website	N/A	N/A	<a href="https://www.airqualityengland.co.uk">Reading Borough Council - Air Quality monitoring service (airqualityengland.co.uk)</a>
Residential development on sites wholly or partly in Flood Zones 2 and 3 (net change)	EN17	Maximum 4,000 dwellings	By 2036	145	1,295	On track	See section 11, particularly paragraph 11.11
Non-residential development on sites wholly or partly in Flood Zones 2 and 3 (net change, sq m)	EN17	Maximum 250,000 sq m	By 2036	-10,664 sq m	6,331 sq m	On track	See section 11, particularly paragraph 11.11
Office floorspace completed (net change)	EM1	53,000 - 112,000 sq m	By 2036	-3,942 sq m	-97,739	Behind	See section 7
Industrial and warehouse floorspace completed (net change)	EM1	148,000 sq m	By 2036	-14,262 sq m	19,444 sq m	Behind	See section 7
Proportion of office floorspace completed which is in the centre or A33 corridor	EM2	90%	Annual	100%	95%	Met	See section 7
Proportion of industrial/warehouse	EM2	80%	Annual	100%	91%	Met	See section 7

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
floorspace completed which is in the A33 corridor or Core Employment Areas							
Net change of employment land within Core Employment Areas	EM3	No net loss	Annual	-2,432 sq m	-7,640 sq m	Not met	See section 7
Net change in small business units (less than 150 sq m)	EM4	No net loss	Annual	0	-3	Met	See section 7
Net change in storage & distribution floorspace in south of Basingstoke Road	EM4	No net loss	Annual	-5,993 sq m	-7,153 sq m	Not met	See section 7
Five-year housing land supply measured against targets in H1	H1	More than 5 years supply plus buffer <sup>9</sup>	Annual	6.95 years	N/A	Met	See section 8
Amount of new housing delivered (net change)	H1	689	Annual	408	5,003	Not met	See section 8
Amount of new affordable housing delivered on sites of 10 or more dwellings	H3	30% secured in new permissions	Annual	57 dwellings + £100,000 secured. Equates to 43.0% <sup>10</sup>	968 dwellings + £2.02 million secured. Equates to 19.9%	Met	See section 8 for methodology

<sup>9</sup> The buffer is generally 5%, unless over the plan period a track record of under-delivery is established, in which case the buffer rises to 20%

<sup>10</sup> To calculate an equivalent proportion, the total units secured through a S106 signed in the monitoring year is added to the financial contribution converted to units on the basis that delivering an affordable unit is estimated to cost £100,000 as calculated in evidence for the Local Plan examination. This is compared to the total number of units granted within developments that in policy terms should generate an affordable housing requirement.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Amount of new affordable housing delivered on sites of 5-9 dwellings	H3	20% contribution secured in new permissions	Annual	1 dwelling + £804,250 secured. Equates to 17.1%	24 dwellings + £2.24 million secured. Equates to 11.7%	Not met	See section 8 for methodology
Amount of new affordable housing delivered on sites of 1-4 dwellings	H3	10% contribution secured in new permissions	Annual	6 dwellings + £199,375.65 secured. Equates to 21.0%	17 dwellings + £3.80 million secured. Equates to 11.0%	Met	See section 8 for methodology
New-build dwellings delivered by size and type	H2	At least 50% 3-bed or more outside centre	Annual	19% of 3-bed or more	35% of 3-bed or more	Not met	See section 8
Percentage of new dwellings on previously-developed land	General	90%	Annual	77%	89%	Not met	See section 8
Proportion of student accommodation delivered on non-FHE sites	H12	None	Annual	100%	98%	Not met	All bedspaces delivered so far were permitted before Local Plan adoption.
Net additional gypsy and traveller pitches	H13	Not set	By 2036	0	0	N/A	See section 8
Dwellings delivered through office to residential prior approvals	General	Dwellings delivered - no target	N/A	47	1,087	N/A	See Section 8

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Offices lost through office to residential prior approvals	General	Floorspace lost - no target	N/A	-2,352 sq m	-54,978 sq m	N/A	See Section 8
Delivery of identified transport projects in policy TR2	TR2	Various - see Local Transport Plan	See Local Transport Plan	N/A	N/A	N/A	See Section 10
Retail, leisure and culture floorspace delivered	RL2	Up to 34,900 sq m	By 2036	-5,568 sq m	-35,728 sq m	Behind	See section 9
Proportion of retail, leisure and culture floorspace delivered that is in a designated centre	RL1	80%	Annual	79%	70%	Not met	See section 9
Retail vacancy within all designated centres	RL1	Less than 10%	Biannual	13.8%	N/A	Not met	See section 9
Retail vacancy within Reading centre	RL1	Less than 10%	Biannual	18.3%	N/A	Not met	See section 9
Retail vacancy within Basingstoke Road North local centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Caversham district centre	RL1	Less than 10%	Biannual	11.1%	N/A	Not met	See section 9
Retail vacancy within Cemetery Junction district centre	RL1	Less than 10%	Biannual	15.6%	N/A	Not met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Retail vacancy within Christchurch Road local centre	RL1	Less than 10%	Biannual	14.3%	N/A	Not met	See section 9
Retail vacancy within Coronation Square local centre	RL1	Less than 10%	Biannual	18.2%	N/A	Not met	See section 9
Retail vacancy within Dee Park local centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Emmer Green district centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Erleigh Road local centre	RL1	Less than 10%	Biannual	7.1%	N/A	Met	See section 9
Retail vacancy within the Meadway district centre	RL1	Less than 10%	Biannual	22.2%	N/A	Not met	See section 9
Retail vacancy within Northumberland Avenue North local centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Oxford Road West district centre	RL1	Less than 10%	Biannual	8.8%	N/A	Met	See section 9
Retail vacancy within Shinfield Road district centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Tilehurst Triangle district centre	RL1	Less than 10%	Biannual	5.8%	N/A	Met	See section 9



Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Retail vacancy within Wensley Road local centre	RL1	Less than 10%	Biannual	0.0%	N/A	Met	See section 9
Retail vacancy within Whitley district centre	RL1	Less than 10%	Biannual	6.9%	N/A	Met	See section 9
Retail vacancy within Whitley Street major local centre	RL1	Less than 10%	Biannual	2.6%	N/A	Met	See section 9
Retail vacancy within Whitley Wood local centre	RL1	Less than 10%	Biannual	14.3%	N/A	Not met	See section 9
Retail vacancy within Wokingham Road major local centre	RL1	Less than 10%	Biannual	4.0%	N/A	Met	See section 9
Proportion of key frontage in Basingstoke Road North local centre in A1 or A2 use	RL3	50%	Annual	59.6%	N/A	Met	See section 9
Proportion of key frontage in Caversham district centre in A1 or A2 use	RL3	60%	Annual	68.5%	N/A	Met	See section 9
Proportion of key frontage in Cemetery Junction district centre in A1 or A2 use	RL3	60%	Annual	64.1%	N/A	Met	See section 9
Proportion of key frontage in Christchurch Road local centre in A1 or A2 use	RL3	60%	Annual	72.0%	N/A	Met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Proportion of key frontage in Coronation Square local centre in A1 or A2 use	RL3	60%	Annual	56.9%	N/A	Not met	See section 9
Proportion of key frontage in Dee Park local centre in A1 or A2 use	RL3	50%	Annual	54.5%	N/A	Met	See section 9
Proportion of key frontage in Emmer Green district centre in A1 or A2 use	RL3	50%	Annual	57.9%	N/A	Met	See section 9
Proportion of key frontage in Erleigh Road local centre in A1 or A2 use	RL3	50%	Annual	64.9%	N/A	Met	See section 9
Proportion of key frontage in the Meadway district centre in A1 or A2 use	RL3	50%	Annual	48.3%	N/A	Not met	See section 9
Proportion of key frontage in Northumberland Ave North local centre in A1 or A2 use	RL3	50%	Annual	58.3%	N/A	Met	See section 9
Proportion of key frontage in Oxford Road West district centre in A1 or A2 use	RL3	50%	Annual	61.7%	N/A	Met	See section 9
Proportion of key frontage in Shinfield Road district centre in A1 or A2 use	RL3	50%	Annual	49.9%	N/A	Not met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Proportion of key frontage in Tilehurst Triangle district centre in A1 or A2 use	RL3	60%	Annual	74.6%	N/A	Met	See section 9
Proportion of key frontage in Wensley Road local centre in A1 or A2 use	RL3	60%	Annual	80.7%	N/A	Met	See section 9
Proportion of key frontage in Whitley district centre in A1 or A2 use	RL3	60%	Annual	68.3%	N/A	Met	See section 9
Proportion of key frontage in Whitley Street major local centre in A1 or A2 use	RL3	40%	Annual	48.2%	N/A	Met	See section 9
Proportion of key frontage in Whitley Wood local centre in A1 or A2 use	RL3	60%	Annual	67.2%	N/A	Met	See section 9
Proportion of key frontage in Wokingham Road major local centre in A1 or A2 use	RL3	50%	Annual	58.7%	N/A	Met	See section 9
Floorspace for community facilities (use class D1 or F1) delivered	OU1	Net increase	Annual	851 sq m	23,465 sq m	Met	Use classes changed during monitoring year
Dwellings completed within the AWE Burghfield DEPZ	OU2	No target	N/A	88	N/A <sup>11</sup>	N/A	See section 16
Non-residential floorspace completed within the AWE	OU2	No target	N/A	122 sq m	N/A	N/A	See section 16

<sup>11</sup> The DEPZ was extended in 2020, meaning that this is the first year of monitoring of development within the area.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Burghfield DEPZ (net change)							
Dwellings completed within the AWE Burghfield middle consultation zone <sup>12</sup>	OU2	No target	N/A	88	467	N/A	The Consultation Zone approach to AWE has been superseded, but this indicator is still useful as a general measure.
Non-residential floorspace completed within the AWE Burghfield middle consultation zone (net change)	OU2	No target	N/A	122 sq m	-3,727 sq m	N/A	See above
Dwellings completed within the AWE Burghfield outer consultation zone	OU2	No target	N/A	10	1,099	N/A	See above
Non-residential floorspace completed within the AWE Burghfield outer consultation zone (net change)	OU2	No target	N/A	-459 sq m	67,478 sq m	N/A	See above
Dwellings completed in Central Reading (net change)	CR11, CR12, CR13, CR14	7,600 (approx.)	By 2036	157	1,860	Behind	Target is for general monitoring not policy targets

<sup>12</sup> As the newly defined DEPZ includes the whole middle consultation zone, this will not be reported in future years. Future reporting will only cover the DEPZ and outer consultation zone.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2021)	Compared to target	Comments
Office floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	71,000 sq m (approx.)	By 2036	-3,036 sq m	-60,173 sq m	Behind	Target is for general monitoring not policy targets
Retail and leisure floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	Up to 27,000 sq m (approx.)	By 2036	-4,744 sq m	-36,393 sq m	Behind	Target is for general monitoring not policy targets
Dwellings completed in South Reading (net change)	SR2, SR3, SR4	3,700 (approx.)	By 2036	118	1,511	On track	Target is for general monitoring not policy targets
Industrial and warehouse floorspace completed in South Reading (net change)	SR1, SR4	155,000 sq m (approx.)	By 2036	-524 sq m	23,517 sq m	Behind	Target is for general monitoring not policy targets
Dwellings completed in West Reading and Tilehurst (net change)	WR1, WR2, WR3	2,400 (approx.)	By 2036	104	1,056	On track	Target is for general monitoring not policy targets
Dwellings completed in Caversham and Emmer Green (net change)	CA1, CA2	700 (approx.)	By 2036	10	116	Behind	Target is for general monitoring not policy targets
Dwellings completed in East Reading (net change)	ER1	1,100 (approx.)	By 2036	19	463	On track	Target is for general monitoring not policy targets

Where indicators are judged against a running total, they are considered to be 'behind' if they are more than 10% behind the annual average required to meet the total by 2036. Please note that being behind or ahead of these annual averages does not necessarily mean that there should be any concerns about meeting the overall 2036 target, as delivery will differ from year to year. For instance, the overall homes to be delivered in one part of Reading may be dependent on one or two sites which are not expected to be delivered until later in the plan process. Delivery against these indicators will ultimately need to be judged in 2036.

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