

ANNUAL MONITORING REPORT 2022-2023

December 2023



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Reading
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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 2022 to 31st March 2023.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Progress on local policy has involved carrying out the statutory five-year review of the Reading Borough Local Plan, which concluded that there is a need for a Partial Update, and producing a new Local Development Scheme to set out the timetable. The joint Minerals and Waste Plan has also been progressed to adoption.
- iv. **Duty to Co-operate:** Duty to co-operate measures this year have largely been focussed on other authorities' plan-making processes and actions in relation to the joint Minerals and Waste Plan.
- v. **Contributions to Infrastructure:** The Council has collected £15.643 million in contributions towards infrastructure, with the majority of that being through Section 106 agreements. Spend on infrastructure in 2022-23 was £17.071 million, with the slight majority of spend being of Section 106 funds. The Infrastructure Funding Statement provides more information.
- vi. **Economic development:** There has been a net loss in employment floorspace over the year, albeit that new permissions would see a net gain due largely to one town centre site. There has been limited change in retail and leisure floorspace.
- vii. **Housing:** Housing delivery has been strong this year both in general terms and in terms of delivering affordable housing. Reading has a five year housing land supply. However, housing delivered has tended to continue to be dominated by small dwellings of one or two bedrooms.

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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 2022 to 31st March 2023. It provides a concise summary of key statistical information which considers the impact of the Local Plan policies.

Context to the AMR 2022/23

- 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 2021 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 2022-23 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 2022-23 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 2022-23 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 2023, 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.
- 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 1st April 2022

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	March 2021
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Dee Park Planning Brief	December 2008
Design Guide to House Extensions SPD	March 2021
Design Guide to Shopfronts SPD	January 2022
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
Palmer Park Development Framework	April 2020
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 2022 and 31 March 2023 (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, 2022-23

Document	Stage	Planned milestones to end 2021-22	Actual milestones	Met/not met
Minerals and Waste Local Plan	Public examination	Spring 2020	February 2021 – January 2023	Not met
Minerals and Waste Local Plan	Adoption	Winter 2020	31 st January 2023	Not met

- 2.6 **Local Policy:** The Reading Borough Local Plan was adopted in November 2019. This means that a statutory five-year review of the plan needs to have taken place by November 2024. A review was carried out and published in March 2023. This came to the conclusion that a Partial Update of the Local Plan was required that would encompass 45 out of the 90 policies in the plan. This was endorsed by the Council's Strategic Environment, Planning and Transport Committee in March 2023. The Committee also agreed a new version of the Local Development Scheme to outline the timescales for carrying out the Partial Update.
- 2.7 In terms of supplementary planning documents (SPDs), the only SPDs which are listed in the LDS that applied at the start of the monitoring year are 'other site development briefs', without specific milestones, and none of these have been progressed during the monitoring year. As no specific milestones are given, the progress this year accords with the LDS.
- 2.8 Progress has also been made on an SPD not mentioned in the LDS. An updated version of the Residential Conversions SPD was published as a consultation draft on 19th December 2022, and was subsequently adopted on 23rd March 2023. This document supplements policies in the Reading Borough Local Plan and replaces the existing version from 2013 outlines in Table 2.1.
- 2.9 **Minerals and Waste Local Plan:** The Council has been 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.
- 2.10 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, and a drawn out examination process. The plan was already at public examination at the beginning of the monitoring year, with the hearings already having taken place in

September and October 2021 and a Main Modifications consultation between February and April 2022.

- 2.11 The stages that were reached during the monitoring year were the receipt of the Inspectors Report in November 2022, and adoption by the four authorities. Reading was the final authority to adopt the plan, and this took place on 31st January 2023. This is two years after the adoption date in the LDS.
- 2.12 **Future policy production:** The focus for local policy in 2022-23 will be the Partial Update of the Local Plan. This is proposed to reach a Regulation 18 consultation stage in November 2023, before work begins on the Regulation 19 (Pre-Submission) version during the rest of 2023-24.
- 2.13 Proposals for planning reform have been set out in the Levelling-Up and Regeneration Bill that was introduced to Parliament on 11th May 2022. These have implications for future policy production, including the replacement of the Local Development Scheme and Supplementary Planning Documents (SPDs) with a Local Plan Timetable and Supplementary Plans respectively, a requirement for a design code as well as a statutory 30-month plan preparation period. The Council will continue to keep any changes under review in identifying timescales for future policy production, but it is not considered that this will affect the timetable for the Local Plan Partial Update.
- 2.14 The new version of the LDS that was agreed at the end of the monitoring year anticipates progress on SPDs including a Biodiversity and Natural Environment SPD and a Sustainable Transport and Parking SPD. However, the progress identified in that version of the SPD has not been reached and a new version of the LDS was agreed in November 2023 to amend the milestones.
- 2.15 As the Minerals and Waste Plan has been adopted, no further progress on this is expected in the near future.
- 2.16 **Conclusion:** Progress on local policy has involved adoption of the Minerals and Waste Plan (albeit significantly later than the milestone in the LDS), consultation on and adoption of a Residential Conversions SPD and carrying out the Local Plan Review that identified the need for a Partial Update.

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 2022-23.
- 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 website¹.

Joint Minerals and Waste Local Plan

- 3.3 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. The plan was fully adopted across the area in January 2023. Virtually all of the tasks under the duty to co-operate took place during plan preparation and therefore before the monitoring year.

Other authorities' plan making

- 3.4 The Council has continued to co-operate with neighbouring authorities on their own plan making. In 2022-23, this has mainly involved co-operation with West Berkshire District Council, in particular on the issue of unmet employment needs. This included two meetings working towards the preparation of a Statement of Common Ground on the issue. A formal response to West Berkshire's Proposed Submission Local Plan was also made in February 2023.

Other measures

- 3.5 The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2022 and 31 March 2023.

Table 3.1: Summary of duty to co-operate measures 2022-23

Date	Description
10/05/2022	Duty to co-operate meeting with West Berkshire Council regarding West Berkshire Local Plan employment issues
13/07/2022	Development Plans Group meeting (virtual)

¹ [RBC Duty to Cooperate Scoping Strategy 1215.pdf \(reading.gov.uk\)](https://reading.gov.uk/1215.pdf)

Date	Description
07/10/2022	Duty to co-operate meeting with West Berkshire Council regarding West Berkshire Local Plan employment issues
23/03/2023	Joint Central and Eastern Berkshire Minerals and Waste Local Plan officer group meeting (Virtual)

4. Local Plan Monitoring

- 4.1 The Reading Borough Local Plan was adopted on 4th 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 fourth monitoring year in which the policies are being applied. Appendix IV includes the table of the Local Plan monitoring indicators, and sets out the most recent information, which usually covers the 2022-23 year. Where relevant, it also includes any cumulative figures for the Local Plan period so far, as the base date for the plan is 1st April 2013. Appendix IV shows whether Local Plan monitoring targets have been met in 2022-23. 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. A Local Plan Review, undertaken in March 2023 has particularly taken account of the results of monitoring indicators over this period.
- 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, 2022-23

Status	Number of permissions
Major planning applications permitted	11
Number with condition requiring sustainability standard	8
Number without condition requiring sustainability standard	3

- 5.4 Of the 11 major planning applications that were permitted during the monitoring year, 8 had conditions relating to sustainability.
- 5.5 Of the permissions without a sustainability condition, all related to temporary permissions, one of which was for retention of existing temporary residential accommodation, whilst the other two were for temporary uses of land, and as such there was no need for sustainability conditions to be attached.

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 2022-23

Status	Number of permissions	Number of homes
Major new-build residential permitted	4	691
Number at zero carbon homes standard	3	667
Percentage at zero carbon homes standard	75%	97%

- 5.6 Of the four major new-build residential permissions granted in 2022-23, three were subject to requirements that would fulfil zero carbon standards as defined in the Local Plan. The other permission was a unique circumstance in which a block of flats was reinstated following an arson attack. In this case, whilst the 35% improvement over the Building Regulations was required, it was not felt to be appropriate to require off-site financial contributions. In terms of number of dwellings, almost all were at zero carbon standards in accordance with policy.

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 2022-23

Status	Number of permissions	Amount of floorspace (sq m, gross)
Major new-build non-residential permitted	3	36,497
Number at BREEAM Excellent standard	1	22,258
Percentage at BREEAM Excellent standard	33%	61%

- 5.8 Of the three major non-residential new-build applications permitted in 2022-23, only one was accompanied by a condition requiring compliance with BREEAM Excellent standard, albeit that this was by far the largest development (meaning that a majority of the floorspace permitted is subject to such a condition). The remaining two developments (one for a secondary school and one for a residential care development) had demonstrated that only compliance with BREEAM Very Good could be met, and this was the level therefore 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 fourth IFS was published in December 2023, 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 2022-2023 was £6.291 million;
 - The total CIL allocated in 2022-2023 was £7.157 million;
 - The total CIL spent in 2022-2023 was £8.096 million; and
 - CIL liability notices were issued in 2022-2023 for £9.296 million.
- 6.6 In terms of Section 106:
- The total of financial contributions under Section 106 collected by Reading Borough Council in 2022-2023 was £9.352 million;
 - The total of financial contributions under Section 106 allocated in 2022-2023 was £14.747 million;
 - The total of financial contributions under Section 106 spent in 2022-2023 was £8.975 million; and
 - Financial contributions were agreed in Section 106 agreements signed in 2022-2023 for a total of £1.733 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 type during 2022-23 (net)

Table 7.1: Employment floorspace (net) newly permitted during 2022-23 by type

Location	Office	Industrial and warehouse	Total
Central Reading	17,983	0	17,983
A33 Corridor	0	-4,181	-4,181
Core Employment Areas (outside A33 Corridor)	370	-1,775	-1,475
Other locations	-519	-698	-1,217
Total in Reading	17,834	-6,654	11,180

7.3 This indicator monitors new employment permissions during 2022-23. It shows that new permissions have involved a significant gain of offices this year, due to a single town centre mixed use permission adjacent to the station, and a net loss in industrial and warehouse space, the largest of which is a change of use to a sui generis use.

7.4 This indicator has previously been reported in terms of use classes. However, with changes to the use classes order in 2020 that meant that office was within a broader commercial use class, it has instead been decided to report on the broader types of floorspace as set out in the Local Plan.

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 type during 2022-23 (net)

Table 7.2: Employment floorspace (net) completed during 2022-23 by type

Location	Office	Industrial and warehouse	Total
Central Reading	-5,907	-683	-6,590
A33 Corridor	-987	-3,015	-4,002
Core Employment Areas (outside A33 Corridor)	0	-145	-145
Other locations	28	-588	-560
Total in Reading	-6,866	-4,431	-11,297

- 7.6 This indicator monitors completions involving employment floorspace during 2022-23. In overall terms, it shows a significant loss of employment. The largest element of this is a net loss of town centre offices, due to the operation of permitted development rights. There was also one significant permission for a change of use from warehousing to a sui generis use.
- 7.7 The long-term trend has been for a reduction in office and general industrial floorspace, so that 2016/17 saw the lowest level in over 25 years, followed by a slight increase. The reduction this year is therefore in line with longer term trends. 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 recent years have seen a levelling off of this trend and this has continued in 2022-23.
- 7.8 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 2022-23 which is within Central Reading or the A33 Corridor

Location	Office f/s (gross) permitted 2022-23	% of gross office f/s permitted 2022-23	Office f/s (gross) completed 2022-23	% of gross office f/s completed 2022-23
Central Reading	19,729	96%	0	N/A
A33 Corridor	370	N/A	271	91%
Total in Central Reading and A33 Corridor	20,099	98%	271	91%
Reading Total	20,573	N/A	299	N/A

- 7.9 Policy EM1 of the Local Plan directs major office development to central Reading and the A33 corridor. There has been only one major office permission in 2022-23, which was in the town centre. Only a very small amount of office floorspace was completed, almost all of which was in the A33 Corridor. All were therefore in line with the policy approach.

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 2022-23 which is within the A33 Corridor or Core Employment Areas

Location	Industrial/warehouse f/s (gross) permitted 2022-23	% of gross industrial/warehouse f/s permitted 2022-23	Industrial/warehouse (gross) completed 2022-23	% of gross industrial/warehouse f/s completed 2022-23
A33 Corridor	0	N/A	1,695	28%
Core Employment Areas (outside A33 Corridor)	0	N/A	4,277	70%
Total in A33 Corridor and CEAs	0	N/A	5,972	98%
Reading Total	0	N/A	6,123	N/A

- 7.10 Policy EM1 of the Local Plan directs major industrial and warehouse development to the A33 corridor and Core Employment Areas. Almost all development permitted was in these prioritised locations, whilst no development was completed.

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 2022-23	0	0
Completed 2022-23	-1	-105

- 7.11 There have been no changes newly permitted to small business units. One small workshop in a residential area that has been vacant for some time in any case was demolished to make way for a residential development.

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 2022-23

Status	Net change (sq m)
Newly permitted 2022-23	0
Completed 2022-23	-529

- 7.12 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 permitted in storage and distribution floorspace in the south of Basingstoke Road. A small net loss has been completed this year, due to the change of use of one large unit from B8 storage and distribution to a mix of B8 as well as B2 general industrial, so a storage and distribution use has been retained within the unit.

Conclusion: Are policies fulfilling their purpose?

- 7.13 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**

The vast majority of 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**

Almost 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 net loss of employment floorspace within the Core Employment Areas, due mainly to one change from industrial to a vehicle showroom.
 - Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road**

There has been a net loss of one small business unit. There has been small loss of B8 floorspace in the South of Basingstoke Road to change to an industrial use.

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

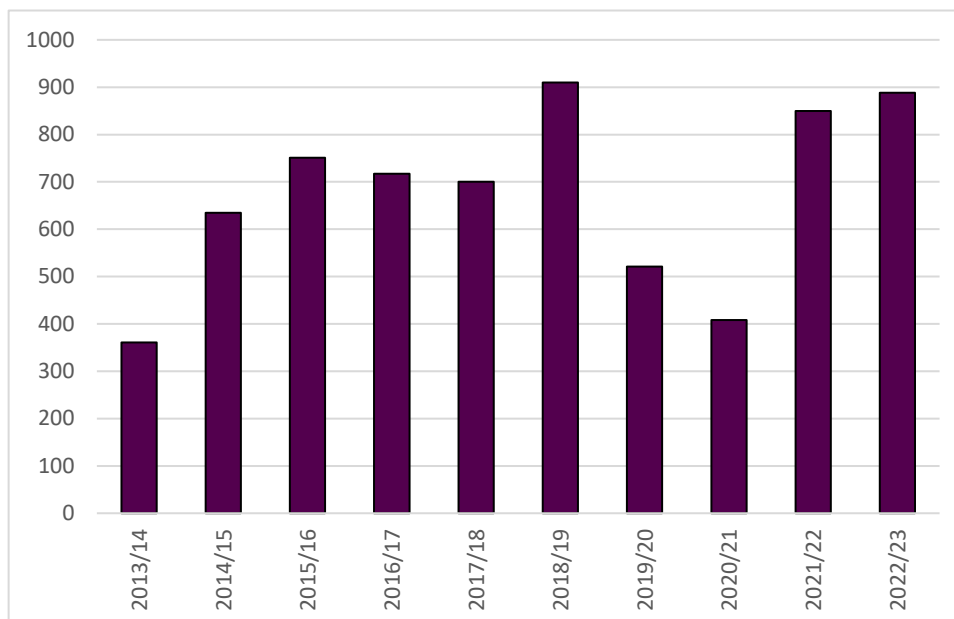
8.2 The main strategic purpose of policies is as follows:

- 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
2013/14	361
2014/15	635
2015/16	751
2016/17	717
2017/18	700
2018/19	910
2019/20	521
2020/21	408
2021/22	850
2022/23	888

Figure 8.1: Net additional dwellings completed 2013-2023

- 8.3 The number of completed dwellings this year was 888. This represents a slight increase over last year, and a significant increase over the previous two years. It exceeds both the annual housing provision figure in policy H1 of 689 dwellings per year and the objectively assessed housing need figure of 699 dwellings per year.

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 2013-2022	5,853
Net Completions 2022-2023	888
Residual requirement 2023-2036	9,106
Annual requirement for remaining 13 years, i.e. 9,106/13	700
Annual requirement for remaining 13 years with 5% buffer (NPPF para 74)	735
Total requirement for 5 years 2023/24-2027/28, i.e. 735 x 5	3,677
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2023-2028	3,324
Soft commitments (strategic sites) subject to S106 to be delivered 2023-2028	225
Local Plan allocations to be delivered 2023-2028	0
Allowance for small site windfalls at 106 per annum	530
Total site-specific supply for 5 years 2023/24-2027/28	4,079

- 8.4 The total housing land supply accounting for C3 dwellings only is **5.55 years**, i.e. 4,079 (the total supply) divided by 735 (the annual remaining requirement incorporating buffer).
- 8.5 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.
- 8.6 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

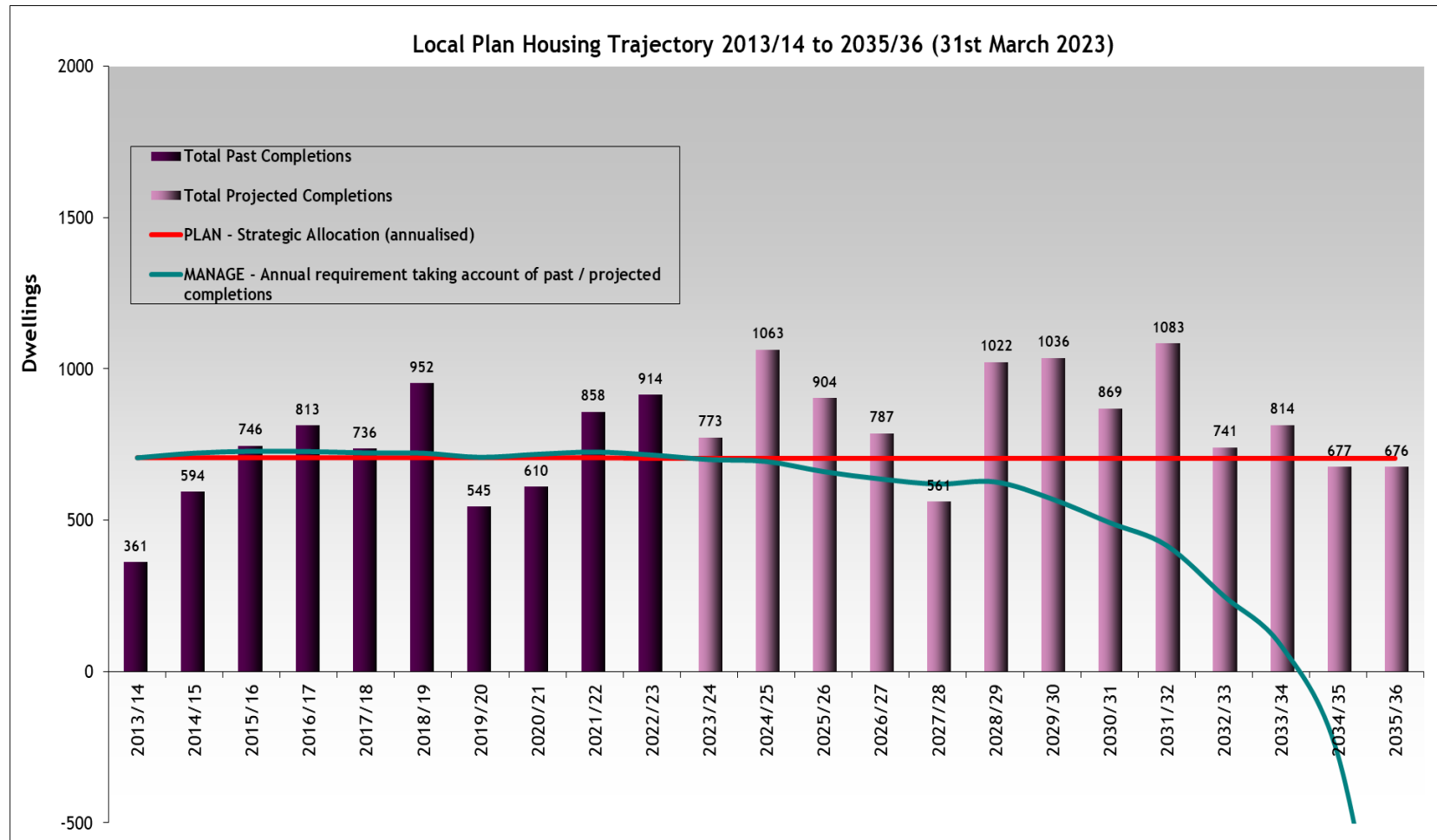
Table 8.3: Five year housing land supply including other forms of accommodation

Element of supply calculation	Dwellings
Total requirement based on Local Plan 2013-2036 (policy H1, H6, H12)	16,224
Net Completions 2013-2022	6,215
Net Completions 2022-2023	914
Residual requirement 2023-2036	9,095
Annual requirement for remaining 13 years, i.e. 9,095/13	700
Annual requirement for remaining 13 years with 5% buffer (NPPF para 74)	735
Total requirement for 5 years 2023/24-2027/28, i.e. 735 x 5	3,673
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2023-2028	3,334
Soft commitments (strategic sites) subject to S106 to be delivered 2023-2028	225
Local Plan allocations to be delivered 2023-2028	0
Allowance for small site windfalls at 106 per annum	530
Total site-specific supply for 5 years 2023/24-2027/28	4,089

- 8.7 The total housing land supply is **5.56 years**, i.e. 4,089 (the total supply) divided by 735 (the annual remaining requirement incorporating buffer).
- 8.8 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.
- 8.9 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.
- 8.10 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 31st March 2023



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

- 8.11 As can be seen from the trajectory as measured against Local Plan targets, total supply is expected to significantly exceed the overall Local Plan housing targets by 2023. This expected over-delivery has arisen over the last few years. 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.
- 8.12 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 2022-23

Change in affordable homes	Rent (social/affordable)	Shared ownership	First homes	Other	Total
Gains	92	43	0	0	135
Losses	0	0	0	0	0
Net change	103	43	0	0	135

- 8.13 The amount of affordable housing delivered this year is somewhat lower than last year (which was the highest delivered since 2013), but significantly higher than 2019-20 (80) and 2020-21 (54). It is expected that affordable housing delivery will continue to be relatively strong in coming years in line with high levels of overall delivery, albeit still well below the identified level of affordable housing need of 406 per year over the Local Plan period.

Indicator 15: Affordable housing secured

Table 8.5: On-site and off-site contributions to affordable housing secured in 2021-22

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	54	0	£517,005.15	5.17	9.6%
5-9 dwellings	34	0	£118,833.00	1.19	3.5%
10+ dwellings	630	98	£140,000.00	99.40	15.8%
All sites	718	98	£775,838.15	105.76	14.7%

- 8.14 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.

- 8.15 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.
- 8.16 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.
- 8.17 The overall proportion of affordable homes secured through Section 106 agreement in 2021-22 does not fully meet any of the policy targets. For sites of 1-4 dwellings, the target achieved is only very slightly less than the policy target of 10%. exceeds the policy target for sites of 1-4 (10%). The overall proportion of affordable housing on sites of 5-9 dwellings falls a long way short of the policy target of 20%, at less than 4%. All of the five permissions in this category this year provided below the policy target, with the largest providing no affordable housing contribution at all. The proportion of affordable housing on sites of 10 or more dwellings, which covers the vast majority of homes permitted, falls more significantly short of the policy target of 30%. There were only two sites in this bracket, the largest of which (80 Caversham Road) would provide an on-site contribution of around 16%.

Indicator 16: Dwellings completed and permitted during 2022-23 by size and type

Table 8.6: Dwellings completed (net change) during 2022-23 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	412	4	416	46.8
2-bed	336	8	344	38.7
3-bed	23	82	105	11.8
4-bed	0	27	27	3.0
5+ bed	0	-4	-4	-0.5
Total	771	117	888	100.0
Proportion of total by type	86.8	13.2	100.0	N/A

Table 8.7: Dwellings permitted (net change) during 2022-23 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	412	-1	411	51.2
2-bed	355	3	358	44.6
3-bed	32	7	39	4.9
4-bed	-1	-6	-7	-0.8
5+ bed	0	1	1	0.1
Total	798	4	802	100.0
Proportion of total by type	99.5	0.5	100.0	N/A

- 8.18 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.
- 8.19 In the case of completions, around 86% of completed dwellings were for one- or two-bed dwellings, and around 87% were for flats rather than houses. The large majority of new accommodation therefore continues to be small and flatted, with family accommodation of three or more bedrooms being a small element of supply.
- 8.20 The picture for new permissions is even more dominated by smaller units, with 96% being one- or two-bedroom properties, and virtually all dwellings were flats rather than houses. The majority of new permissions this year were in one major town centre development, 80 Caversham Road.

Indicator 17: New build dwellings completed and permitted during 2022-23 by size and type

Table 8.8: New build dwellings completed (net change) during 2022-23 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	248	3	251	35.4
2-bed	305	10	315	44.4
3-bed	23	87	110	15.5
4-bed	0	33	33	4.7
5+ bed	0	0	0	0.0
Total	576	133	709	100.0
Proportion of total by type	81.2	18.8	100.0	N/A

Table 8.9: New build dwellings permitted (net change) during 2022-23 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	313	0	313	43.5
2-bed	343	3	346	48.1
3-bed	35	17	52	7.2
4-bed	0	2	2	0.3
5+ bed	0	6	6	0.8
Total	691	28	719	100.0
Proportion of total by type	96.1	3.9	100.0	N/A

- 8.21 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.
- 8.22 In terms of new build completions, 20% of the total is for three-bed or more. This is some way below the policy target of 50% but is higher than the figure for all completions. This illustrates the difficulty of securing family housing in Reading and should continue to be carefully monitored. When dwellings in designated centres are excluded to more directly consider compliance with policy H2, the figure rises considerably, with 39% of new build completions outside centres being three-bed or more, but this still falls short of the policy target.
- 8.23 The proportion of newly-permitted new build dwellings that are three-bed or more is lower than completions, at 9%. This is in part due to the fact that new permissions this year have primarily been in the town centre. Once developments in centres are excluded, the proportion that are three-bed or more is 55%, which exceeds the policy target, albeit that this is only a small proportion of all new permissions for new build homes. 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 2022-23

Overall dwellings completed (net)	Dwellings completed on brownfield land (net)	Percentage of completions on brownfield land
888	691	77.8%

- 8.24 The majority of new development in Reading continues to take place on previously-developed land, unsurprisingly given the character of the Borough. 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 189 completed dwellings in 2022-23.

Indicator 19: Net additional gypsy and traveller pitches

- 8.25 No net additional permanent gypsy and traveller pitches have been brought forward in Reading Borough in 2022-23. 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 are included in the Local Plan. A planning application was made in December 2021 for 7 transit pitches for gypsies and travellers (212037), and this was granted permission in March 2023.

Indicator 20: Residential development through prior approvals

Table 8.11: Residential prior approvals 2022-23

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2022-23	14	4,231	120
Approved and not started at 31/03/2023	32	32,702	452
Underway at 31/03/2023	7	10,526	176
Completed during 2022-23	11	6,696	165

- 8.26 This indicator measures the various permitted development rights to convert existing floorspace to residential use or develop additional residential 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, and is now replaced by the right to convert commercial, business and service floorspace (class E) to residential.
- 8.27 In overall terms, the number of dwellings completed through this route has increased over last year, but is below the peak in previous years. There remain a significant number of dwellings with prior approval, including many newly granted approval during 2021-22. An Article 4 direction came into force on 15 November 2022 which removed the main permitted development rights, including commercial to residential, in a number of areas in Reading including town centres and the main employment areas.

Table 8.12: Office to residential prior approvals 2022-23

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2022-23	2	803	64
Approved and not started at 31/03/2023	13	27,945	376
Underway at 31/03/2023	5	10,029	168
Completed during 2022-23	6	5,421	137

- 8.28 This indicator measures the permitted development right to change the use of offices to residential, which has been in force since 2013. After changes to the use classes order, this right (class O) has been replaced by a new permitted development right (class MA).
- 8.29 The number of dwellings delivered through this permitted development right had been generally decreasing over the last few years, but the last two years have both seen increases, from 47 to 77 and now to 137. It forms 15% of total housing delivery, higher than last year's equivalent figure of 9%, but well down from the peak of 40% in 2016-17. There remain a considerable number of prior approvals in place under this now replaced permitted development right, including some new prior approvals granted on appeal this year under the old class O route.

Table 8.13: Light industrial to residential prior approvals 2022-23

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2022-23	0	0	0
Approved and not started at 31/03/2023	0	0	0
Underway at 31/03/2023	0	0	0
Completed during 2022-23	0	0	0

- 8.30 The permitted development right to convert light industrial to residential has only seen two minor instances in Reading, both of which were completed in previous years.

Table 8.14: Retail and related uses to residential prior approvals 2022-23

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2022-23	0	0	0
Approved and not started at 31/03/2023	3	382	6
Underway at 31/03/2023	0	0	0
Completed during 2022-23	3	268	7

- 8.31 Conversions of retail and related uses to residential are much more limited than offices, and tend to only result in small numbers of dwellings per prior approval. Only 7 homes were delivered in 2022-23 as a result of this permitted development right.

Table 8.15: Class E uses to residential prior approvals 2022-23

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2022-23	11	3,428	55
Approved and not started at 31/03/2023	15	4,375	69
Underway at 31/03/2023	2	497	8

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Completed during 2022-23	2	1,187	21

- 8.32 The new permitted development right to convert class E uses to residential has taken over from the office to residential permitted development rights, and there have been an increasing number of such approvals in 2022-23, with some completions already this year.

Table 8.16: Residential storeys on commercial buildings prior approvals 2022-23

Status	Number of prior approvals	Dwellings gained
Newly approved 2022-23	1	1
Approved and not started at 31/03/2023	1	1
Underway at 31/03/2023	0	0
Completed during 2022-23	0	0

- 8.33 Another new permitted development right allows for additional storeys to provide residential development over commercial buildings. The first such prior approval has been granted in Reading in 2022-23.

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

Table 8.16: Delivery of other forms of residential 2022-23

Status	Residential care bedspaces	HMO (sui generis) bedspaces	Student bedspaces	Estimated dwelling equivalent (see below)
Newly permitted 2022-23	49	63	0	33
Permitted and not started at 31/03/2023	511	-12	0	255
Underway at 31/03/2023	0	48	72	57
Completed during 2022-23	43	29	0	26

- 8.33 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.

- 8.34 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 43 new residential care bedspaces delivered this year. In total, a net loss of 14 residential care bedspaces has been recorded over the period of the new Local Plan so far (i.e. between 2013 and 2023).
- 8.35 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, thus offsetting a loss of residential counted within the net change in dwellings.
- 8.36 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 been no bedspaces completed this year.
- 8.37 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.
- 8.38 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.

- 8.39 On the basis of the above methodologies, a residential equivalent of 26 dwellings has been completed this year and can be added to the dwelling completions of 888 for the purposes of the housing trajectory and housing land supply calculations (Indicators 12 and 13).

Indicator 22: Self and custom build

- 8.40 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 fourth base period (31st October 2018 to 30th October 2019), for which sufficient permissions should have been granted by 30th October 2022, and the fifth base period (31st October 2019 to 30th October 2020), for which sufficient permissions should have been granted by 30th October 2023. Therefore, information in this section relates to the base periods rather than the monitoring year used for other parts of this document.

Table 8.17: 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 seventh base period (31 st October 2021 to 30 th October 2022)	45	0	25	0
Added to register during eighth base period (31 st October 2022 to 30 th October 2023)	6	0	2	0
Total on register at end of eighth base period (30 th October 2023)	51	0	27	0

- 8.41 Table 8.17 shows changes to the self-build register in the 2022-23 base period. It shows that there have been 6 additions to Part 1 of the register and 2 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.
- 8.42 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 8.18 sets out the number of permitted dwellings for which self-build relief has been granted since the start of the first base period (31st October 2015) and over the most recent base period. As can be seen, 14 self-build dwellings have been added to the supply in 2022-2023, in particular due to one site with nine self-build dwellings, albeit that development has not commenced yet.

Table 8.18: Self-build dwellings granted permission 2015-2023

Status	Dwellings
Permitted dwellings with self-build relief granted over first seven base periods (31 st October 2015-30 th October 2022)	42
Permitted dwellings with self-build relief granted 31 st October 2022-30 th October 2023)	14
Total permitted dwellings with self-build relief granted 31 st October 2015-30 th October 2022)	56

Status	Dwellings
Permitted dwellings with self-build relief granted 1 st April 2019 (i.e. since changes to the register) – 30 th October 2022	36

- 8.43 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 8.19 sets out the most recent information.

Table 8.19: 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 th October 2015	Demand vs supply	Duty met?
First (31 st October 2015 to 30 th October 2016)	41	28 (by 30 th October 2019)	-13	No
Second (31 st October 2016 to 30 th October 2017)	112	34 (by 30 th October 2020)	-78	No
Third (31 st October 2017 to 30 th October 2018)	158	37 (by 30 th October 2021)	-121	No
Fourth (31 st October 2018 to 30 th October 2019)	13 (Part 1)	22 (by 30 th October 2022) ²	+9	Yes
Fifth (31 st October 2019 to 30 th October 2020)	30 (Part 1)	36 (by 30 th October 2023)	+16	Yes
Sixth (31 st October 2020 to 30 th October 2021)	38 (Part 1)	TBC (period still underway)	TBC	TBC
Seventh (31 st October 2021 to 30 th October 2022)	45 (Part 1)	TBC (period still underway)	TBC	TBC
Eight (31 st October 2022 to 30 th October 2023)	51 (Part 1)	TBC (period still underway)	TBC	TBC

- 8.44 As can be seen from Table 8.19, the number of dwellings granted self-build relief up to the end of October 2021 was consistently 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. However, the changes to

² The supply of self-build properties has been counted from the date of changes to the self-build register (i.e. including only self-build relief granted after 1st April 2019), and the balance of supply and demand was reset to zero at that date. This is considered to be the only appropriate way to take the changes to the register into account.

the register in 2019 have changed this picture, with the supply of self-build dwellings now above the demand for the last two relevant base periods.

Conclusion: Are policies fulfilling their purpose?

8.45 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 888 homes during 2022-23, which is a strong level of supply, above both the policy requirement and identified need, and an increase over 2021-22. 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 also been strong in 2022-23, in line with the overall delivery of new homes, albeit lower than 2021-22. A significant number of affordable homes are under construction, and this is expected to lead to continued 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 generally 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, and a need for more training on mechanisms to secure compliance with policies.

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

No new student bedspaces have been completed this year. No additional pitches have been provided or identified to meet the need for 10-17 permanent pitches for gypsies and travellers. An application for a transit site was granted permission during the monitoring year.

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 2022-23 that is in a designated centre

Table 9.1: Proportion of retail and leisure floorspace permitted during 2022-23 that is in a designated centre

Location	Retail and leisure floorspace (sq m)
Total in centres	2,306
Total in Reading	3,656
% of total in centres	63%

9.3 The uses covered within the 'retail and leisure' category are:

- Retail, financial and professional, food and drink and indoor leisure and recreation uses within the E use class;
- Hotels within the C1 use class; and
- Takeaways, public houses, betting shops, payday lenders, launderettes, amusement arcades, casinos, theatres, cinemas, bingo halls and other related uses which are considered sui generis uses.

9.4 The majority of permissions for retail, leisure and culture development that have been granted in 2022-23 have been within centres. The most significant space permitted outside centres has been for a climbing use in an industrial unit. 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.

9.5 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 2022-23 that is in a designated centre

Table 9.2: Proportion of retail and leisure floorspace completed during 2022-23 that is in a designated centre

Location	Retail and leisure floorspace (sq m)
Total in centres	1,006
Total in Reading	6,664
% of total in centres	15%

- 9.6 Only 15% of completed development in 2022-23 for retail, leisure and culture have been within centres. This is due to two major leisure developments that have taken place out of centre, for a new leisure centre at Palmer Park and a climbing facility in an industrial unit.
- 9.7 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 2022-23

Table 9.3: Amount of retail and leisure floorspace permitted during 2022-23

Location	Net change in retail and leisure floorspace (sq m)
Central Reading	940
Total in centres	940
Total in Reading	1,141

- 9.8 In terms of new permissions, there are a number of small permissions that would result in gains and losses of retail and leisure floorspace, with the main net gain being in Central Reading. The largest change relates to ground floor commercial uses at 80 Caversham Road.

Indicator 26: Amount of retail and leisure floorspace completed during 2022-23

Table 9.4: Amount of retail and leisure floorspace completed during 2022-23

Location	Net change in retail and leisure floorspace
Central Reading	-1,278
Oxford Road West	7
Total in centres	-1,271
Total in Reading	2,886

- 9.9 In terms of completions, the changes within centres have generally seen a reduction in floorspace. There has been an overall net gain across the Borough however, which is almost entirely due to the completion of new leisure facilities at Palmer Park.

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, 2023

Centre	Last survey	% A1/A2 target	% A1/A2 Actual	% A5 Target	% A5 Actual
Basingstoke Road North	2023	50	51.4	30	15.7
Caversham	2023	60	65.1	30	3.2
Cemetery Junction	2023	60	62.7	30	14.0
Christchurch Road	2023	60	72.0	30	13.6
Coronation Square	2023	60	56.9	30	18.5
Dee Park	2023	50	54.5	30	0.0
Emmer Green	2023	50	57.9	30	20.1
Erleigh Road	2023	50	64.9	30	8.8
The Meadway	2023	50	48.3	30	11.9
Northumberland Avenue North	2023	50	65.1	30	24.1
Oxford Road West	2023	50	63.0	30	7.3
Shinfield Road	2023	50	49.9	30	29.6
Tilehurst Triangle	2023	60	73.3	30	6.9
Wensley Road	2023	60	80.7	30	19.3
Whitley	2023	60	64.7	30	17.8
Whitley Street	2023	40	48.2	30	17.8
Whitley Wood	2023	60	57.8	30	0.0
Wokingham Road	2023	50	56.8	30	20.8

- 9.10 The Use Classes Order changed in 2020 in a way that 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), all of which now fall within a single use class E. Until such time as the policy is amended to take account of these changes, the Council is continuing to monitor under the old use classes, as this may give some insight into the consequences of these changes.
- 9.11 The surveys were undertaken during 2023. There were only four centres where the proportion of A1 and A2 frontage in the designated key frontages fell below the policy target – Coronation Square, the Meadway, Shinfield Road and Whitley Wood. In the case of Shinfield Road, 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. Coronation Square and Whitley Wood are centres within areas of among the highest levels of deprivation in Reading.

- 9.12 In terms of the maximum proportions of A5 takeaways, there are no centres where the policy ceiling has been exceeded, but four centres (Emmer Green, Northumberland Avenue North, Shinfield Road and Wokingham Road) where it is being approached, and where proposals for new A5 uses should be particularly carefully considered.

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

- 9.13 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 last surveyed in December 2021. However, with the change to use class E there is not considered to be any benefit in monitoring this, as, unlike for the smaller centres, it is not a defined Local Plan monitoring indicator.

Indicator 29: Retail vacancy in centres

Table 9.6: Retail vacancy within defined centres, 2023

Centre	Last survey	All shop units	Units vacant	% vacancy	Change from 2021
Reading Centre	2023	798	138	17.3	-1.0
Basingstoke Road North	2023	16	0	0.0	None
Caversham	2023	117	11	9.4	-1.9
Cemetery Junction	2023	45	4	8.9	-6.7
Christchurch Road	2023	14	2	14.3	None
Coronation Square	2023	11	3	18.2	+9.1
Dee Park	2023	3	0	0.0	None
Emmer Green	2023	21	1	4.8	+4.8
Erleigh Road	2023	14	0	0.0	-7.1
The Meadway	2023	27	8	29.6	+7.4
Northumberland Avenue North	2023	8	2	25.0	+25.0
Oxford Road West	2023	149	14	9.4	+0.6
Shinfield Road	2023	28	0	0.0	None
Tilehurst Triangle	2023	69	4	5.8	None
Wensley Road	2023	4	0	0.0	None
Whitley	2023	29	2	6.9	None
Whitley Street	2023	38	4	10.5	+7.9
Whitley Wood	2023	7	0	0.0	-14.3

Centre	Last survey	All shop units	Units vacant	% vacancy	Change from 2021
Wokingham Road	2023	50	2	4.0	None
TOTAL	2023	1,448	195	13.5	-0.3

- 9.14 The levels of vacancy shown are based on surveys during 2023. 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.
- 9.15 Overall, vacancy has declined very slightly since 2021, but remains higher than what would usually be considered a healthy rate. Clearly, recent years have been challenging 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 are unsurprising.
- 9.16 Vacancy in the centre of Reading is the fourth-highest of all of the centres surveyed, at 17.3%, albeit it has reduced somewhat from 2021. It remains 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 Station Road, Market Place, Harris Arcade and Friar Street. There are a number of new units that are part of new developments that have not yet been let, notably at Station Hill, Kenavon Drive and Queens Walk. In addition to the above figures, there is a figure for the Business Improvement District area (covering the town centre core) of 13.88% of units vacant in Quarter 4 of 2023, compiled by Fiona Brownfoot of Hicks Baker. The BID area differs from the town centre boundary on which the figures in table 6.6 have been assembled, and it indicates lower levels of vacancy within the shopping core.
- 9.17 The smaller centres generally have a lower level of vacancy than the town centre. The exceptions are the Meadway, Nprthumberland Avenue North and Coronation Square with respective vacancy rates of 29.6%, 25.0% and 18.2%, All of these have seen significant increases in vacancy since 2021, as has Whitley Street. The Meadway is a centre with established issues, and there are emerging development proposals to significantly improve it. The other centres are in areas with high levels of deprivation. However, a number of other centres have seen a decrease in vacancy, in particular Cemetery Junction, Erleigh Road and Whitley Wood.

Conclusion: Are policies fulfilling their purpose?

- 9.18 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 majority of newly permitted floorspace is within designated centres this year. Only a small proportion of completed floorspace is in designated centres due mainly to delivery of new leisure facilities.

- ***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 has been subject to consultation late in 2023.

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 website³ include information on the projects. In addition, a report was presented to the Council's Strategic Environment, Planning and Transport on 23rd March 2023 that reported on progress on some of the major schemes during the monitoring year. This was progress as reported at the end of the monitoring year, and is not necessarily the latest information at the time of publication of this report. The reported progress is summarised below.

³ [Transport schemes and projects - Reading Borough Council](#)

Table 10.1: Progress of major transport schemes to 31st March 2023

Scheme	Progress to 31st March 2023
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) completed 2023.</p> <p>Funding for phase 5 (an additional lane over the Kennet between the Rose Kiln Lane and Kennet Island junctions to link outbound elements) has been secured as part of the Bus Service Improvement Plan (BSIP) grant funding award.</p>
Reading Green Park Station	<p>This project has proceeded in partnership with Network Rail and Great Western Railway, who have provided additional funding. Construction of the interchange and station had been underway for some time, and works were substantially complete by the end of March 2023, although the station had not yet been opened.</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 planning permission for the detailed design was secured in January 2021.</p> <p>Construction works for highway and interchange commenced February 2021, and are substantially complete with completion of project by late spring 2023. This does not include accessibility enhancements, and Council working with partners to secure further funding opportunity.</p>
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.</p> <p>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 consider options.</p>

- 10.5 Of the major transport projects outlined in the Local Plan, Cow Lane Bridges, National Cycle Network route 422 and Thames Valley Park and Ride (in Wokingham Borough) have been completed in previous years.

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;
- Protect existing trees and secure new tree planting;
- 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 organisations⁴. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

- 11.5 The data in this report is still the 2021 data, as reported in the 2021 AMR, and as such no change is reported since then. The proportion of sites in positive conservation management in Reading in 2021 was 79%. This represented 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 remained 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	10.9
Lowland beech and yew woodland	2.4
Lowland fens	25.3
Lowland meadows	4.8
Lowland mixed deciduous woodland	113.4
Open mosaic habitats on previously developed land	34.8
Ponds	0.1
Possible priority grassland habitat	0.5
Reedbeds	1.1
Rivers	7.1
Traditional orchards	1.2
Wet woodland	9.9
Wood pasture and parkland	34.9
Total	370.9

- 11.7 The total area of priority habitat in RBC has been calculated at 370.9 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 data that has been provided is from 2022. The overall amount of priority habitat is higher than the previous survey in 2018 (360.2

⁴ 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.

ha). This difference is primarily down to differences in mapping and measuring from aerial photos rather than changes to habitats on the ground.

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 2022-23	0	10,170 sq m
Completed 2022-23	-1	-1,163 sq m

- 11.8 There has been a net loss in both dwellings and non-residential floorspace completed in a Major Landscape Feature as defined in policy EN14 of the Local Plan this year. There has been a significant growth in non-residential floorspace permitted due to the consent for a new secondary school at Richfield Avenue, which is already underway.

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 2022-23	642	21,012 sq m
Completed 2022-23	501	2,899 sq m

- 11.9 In terms of permissions, around 80% of new permissions for residential have been on sites wholly or partly in flood zones 2 and 3. This is almost entirely on one town centre site allocated in the Local Plan. Most of the non-residential floorspace granted is also on this same site, along with a new secondary school development.
- 11.10 A majority of new completions for residential development, around 56%, have taken place on sites wholly or partly in flood zones 2 and 3, which stem mainly from the completion of a significant number of dwellings in large town centre sites that are partly in flood zone 2 and one ongoing greenfield development. There has only been a limited change in non-residential development on sites wholly or partly in flood zones 2 and 3.
- 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 2022-23

Site	Gain (ha)	Loss (ha)	Description
Former Battle Hospital site, Portman Road	0.11	0	New formal open space
Palmer Park Sports Stadium	0.05	0	New formal open space in front of stadium (formerly car park)
Former Cox & Wyman, Cardiff Road	0.05	0	New formal open space
Richfield Driving Range, Richfield Avenue	0	4.10	Loss of driving range within wider area of open space for secondary school development
TOTAL	0.21	4.10	N/A

- 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 net loss of 3.89 hectares of unrestricted open space. The fact that there is a loss is entirely due to one development, of a former driving range for a secondary school that is currently under construction. The other three changes have resulted in gains within development sites, but these have been of much smaller scale.
- 11.14 In total, since 2007 there has been a net gain of 7.21 ha of unrestricted open space. Within this, there has been a net loss of 1.015 ha since the start of the Local Plan period in 2013 (this was a net gain until this year's figures). The overall unrestricted open space of Reading is estimated at 422.4 ha at the end of the monitoring year.
- 11.15 There has been a small net loss of 0.11 ha of open space with 'limited' access over the 2022-23 period, and no change in open space with 'restricted' access over the same period when compared to the areas mapped in 2007, and as updated in the 2018 update note and in 2017-22.

Indicator 36: Tree planting

Site	Gains	Losses	Net change
Council trees	373	35	+338
Trees on development sites (estimated)	389	138	+251
Other trees (where known)	Not known	Not known	Not known

Site	Gains	Losses	Net change
TOTAL	762	173	+589

- 11.16 The Council adopted a new Tree Strategy in 2021 that included ambitious aims to increase tree planting and tree canopy cover across the Borough. This included planting 3,000 trees on Council land over a ten-year period. In addition to policy EN14 that seeks additional tree planting on development sites, it is clearly vital that additional tree planting from all sources is achieved. Trees have multiple benefits, including playing a key role in addressing the Climate Emergency.
- 11.17 It is therefore important to monitor tree planting from all sources. This is the first year that this has been reported in the AMR or in any other publication. There have been a total of 762 trees planted in 2022-23 that are known with 173 being felled or removed, meaning a net gain of 589. It is important to be aware that the figure for development sites is an estimate based on the development monitoring site visit, where it is not always possible to see the entirety of the site. The Council is not resourced to fully monitor landscaping conditions on development sites. This means that the overall figures can also only be an estimate.
- 11.18 It is important to note that the Council can only fully monitor its own tree planting or trees on development sites. We are only aware of tree planting on other land if it is reported to us, and this is seldom the case. We are aware that the University of Reading planted approximately 1,600 trees across both its Whiteknights and London Road Campuses in 2022-23, but around two thirds of the area covered by that figure is in Wokingham Borough, and we do not have figures disaggregated for Reading. The figure for all tree planting is therefore very much a minimum.
- 11.17 It is also important to bear in mind that the raw figures for numbers of trees planted and felled do not provide the full picture in terms of the quality of trees. Much of the planting will be of young trees that will take years to reach its full size and realise the potential benefits in terms of climate mitigation, adaption, biodiversity and landscape benefits. Removed trees may be more mature, although many of these on development sites will also have been low-quality.

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***

There has been a net increase in areas of priority habitat between 2020 and 2022 although this has been generally due to changes in mapping rather than changes on the ground.

- ***Protect the character of key areas of landscape***

No net gain in development has been completed in the major landscape features, but there has been one major non-residential permission in this area granted.

- ***Protect existing trees and secure new tree planting***

A significant net gain in trees has been recorded, and this includes exceeding the aim of planting at least 300 trees per year on Council land.

- ***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 loss of unrestricted open space during the monitoring year, albeit a slight net gain in public recreational open space.

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 37: Loss of identified heritage assets

Table 12.1: Loss of identified heritage assets in 2022-23

Type of asset	Number in Reading at 31 st March 2023	Lost 2022-23	Loss permitted 2022-23
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	23	0	0

12.4 No identified heritage assets have been lost, or agreed to be lost, in 2022-23.

Indicator 38: Heritage at risk

Table 12.2: Heritage assets at risk, November 2022

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

12.5 Historic England's Heritage at Risk Register was published in November 2022⁵. Three heritage assets were listed as 'at risk' in Reading, as set out above.

- Russell Street/Castle Hill Conservation Area: the area is now known as Castle Hill/Russell Street/Oxford Road after the adoption of a new conservation area appraisal. Part of the area forms part of the ongoing High Streets Heritage Action Zone programme.
- 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.

12.6 No assets were removed from the Heritage at Risk Register in 2022.

Indicator 39: Changes to national heritage designations

12.7 There have been no designations or de-designations of listed buildings, scheduled ancient monuments, conservation areas or historic parks and gardens in Reading in 2022-23. There have been some changes to the description of listings in buildings within the High Street Heritage Action Zone, but this has not resulted in any new listings or delistings.

Indicator 40: Changes to the list of locally-important buildings and structures

12.8 In May 2021, the Council put a new process in place for designation of locally-listed buildings, which involves nominations for additions to the list being discussed by Planning Applications Committee. Using this process, four buildings have been added to the local list during the monitoring year, as follows:

Table 12.3: Additions to the list of locally-important buildings 2022-23

Reference	Address	Date added
LL22	Gas Works Social Club, Gas Works Road	22 June 2022
LL23	The Bugle, 144 Friar Street, including linked buildings to the rear	20 July 2022
LL24	62 Tilehurst Road	7 December 2022
LL26	84 Broad Street	29 March 2023

12.9 More information on the list of locally-important buildings can be found on the Council's website⁶.

⁵ The 2023 version was published in November 2023, and will be reported on next year.

⁶ [Locally listed buildings - Reading Borough Council](#)

Indicator 41: Progress of conservation area appraisals

12.10 No conservation area appraisals were progressed in 2022-23.

Conclusion: are policies fulfilling their purpose?

12.11 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. Four buildings or structures have been added to the local list.

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 42: 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 2023. Please note that there may have been further progress between the end of 2022-23 and publication, but this will be reported in the 2023-24 AMR and is not noted below.

Table 13.1: Summary of progress of Local Plan allocated sites

Site	Progress 2022-23	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, now expired.</p> <p>Prior approvals 200863 and applications 191588 and 201175 for conversion and extension of upper floors of 1 Station Road/22 Friar Street to 14 dwellings approved in 2020 and 2021, completed 2022-23.</p> <p>Application 230202 for change of use of 13-15 Station Road from offices to 7 dwellings submitted February 2023 and undetermined.</p> <p>Application 220933 for redevelopment of 35-39 Friar Street for 103 dwellings and ground floor commercial uses submitted June 2022 and undetermined.</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>

Site	Progress 2022-23	Comments
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>Permission 201537 is alternative REM for Plot E for 415 dwellings (uplift of 45) granted permission in July 2021 and under construction.</p> <p>Permission 201533 is alternative REM for Plot F for 184 dwellings (uplift of 16) granted permission in July 2021 and under construction.</p> <p>Permission 192032 (hybrid full/outline) for northern part of site for mix of uses including residential, hotel, offices, commercial received December 2019 granted July 2021. Full permission for phase 2 (office building) under construction, outline permission for phase 3 awaiting reserved matters,</p> <p>Demolition of most of site completed.</p>
CR11d: Brunel Arcade and Apex Plaza	No progress	N/A
CR11e: North of Station	Various	<p>Outline planning application 182252 for redevelopment of 80 Caversham Road for 620 dwellings, offices, retail, community, health centre submitted December 2018, granted planning permission March 2023, not yet implemented.</p> <p>Outline planning application 200328 for redevelopment of Vastern Court retail park for residential, offices, retail, hotel, community and leisure submitted February 2020, not determined. Appeal against non-determination made January 2022, no decision yet.</p> <p>Remainder of site no progress.</p>
CR11f: West of Caversham Road	Application	<p>Application 221324 for redevelopment of 97a-117 Caversham Road for 60 dwellings submitted September 2022, resolved to grant permission subject to Section 106 agreement.</p> <p>Remainder of site no progress.</p>
CR11g: Riverside	Permission	<p>Application 200188 for redevelopment of majority of the site for residential (209 dwellings) and café refused April 2021, allowed on appeal March 2022, not yet implemented.</p> <p>Remainder of site no progress.</p>

Site	Progress 2022-23	Comments
CR11h: Napier Road Junction	Completed	Permission 162166 for 315 dwellings granted in November 2017, completed in 2021-22.
CR11i: Napier Court	No progress	N/A
CR12a: Cattle Market	No progress	N/A
CR12b: Great Knollys Street & Weldale Street	Part under construction	<p>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, further reduction to 418 dwellings granted December 2022. 253 dwellings completed in 2022-23, remainder under construction.</p> <p>Permission 201420 for 40 dwellings at 45 Caversham Road granted February 2021. Development under construction.</p> <p>Application 191086 for 10 dwellings and office space at Unit 16, North Street resolved to grant subject to Section 106.</p> <p>No progress on remainder of site.</p>
CR12c: Chatham Street, Eaton Place and Oxford Road	Various	<p>Permission 150721 for 16 dwellings at 114 Oxford Road granted February 2016, completed 2022.</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, now expired.</p> <p>Prior approval 190419 for conversion of Eaton Court, 106-112 Oxford Road to 58 dwellings approved May 2019, now expired. Application 210639 for redevelopment for 131 dwellings and ground floor commercial received April 2021 and undetermined.</p> <p>Application 201104 at 10 Eaton Place for a residential redevelopment of up to 8 storeys, received August 2020 and undetermined.</p> <p>Permission 210349 at 115 Chatham Street for development for 54 dwellings granted December 2022, demolition complete.</p> <p>No progress on remainder of site.</p>

Site	Progress 2022-23	Comments
CR12d: Broad Street Mall	Permission	<p>Permission 182137 for 422 dwellings above the mall granted December 2021, not yet implemented.</p> <p>Permission 182054 for 101-bed hotel at 20 Hosier Street granted November 2019, not yet implemented.</p> <p>Prior approval 211177 for conversion of Fountain House to 48 dwellings granted September 2021, not yet 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 & Toys R Us granted October 2018, under construction with 292 dwellings completed by end of 2022-23.</p> <p>No progress on remainder of site.</p>
CR13c: Kenavon Drive and Forbury Business Park	No progress	N/A
CR13d: Gas Holder	Permission	Application 190627 for 130 dwellings granted July 2021. Existing gas holder demolished by end of 2021-22.
CR14a: Central Swimming Pool, Battle Street	Application	<p>Site cleared.</p> <p>Application 221405 for 49 dwellings, supported living and older persons day centre submitted September 2022, resolved to grant permission subject to Section 106 agreement.</p>
CR14b: Former Reading Family Centre, North Street	Under construction	Permission 191659 for 41 dwellings granted September 2020, reduction to 37 dwellings granted March 2023, under construction.
CR14c: 17-23 Queen Victoria Street	Alternative development completed	Permission 181296 for alternative development of 19 serviced apartments granted January 2019, completed 2020-21.

Site	Progress 2022-23	Comments
CR14d: 173-175 Friar Street and 27-32 Market Place	Permission	Permission 180358 for 35 dwellings, office and retail granted January 2019, now expired. Alternative application 210163 for redevelopment for hotel with 8 flats and class E uses on Market Place received February 2021 and resolved to grant subject to Section 106 agreement. Alternative prior approval 220579 for conversion of 173-174 Friar Street to 20 dwellings granted June 2022 and further alternative prior approval 220577 for conversion of 175 Friar Street to 6 dwellings granted July 2022, not yet implemented.
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square	Permission	Prior approval 211261 for conversion of Soane Point, 6-8 Market Place to 93 dwellings approved September 2021, not yet implemented. Alternative prior approval 210478 for conversion to 144 dwellings refused May 2021, allowed on appeal May 2022, not yet implemented. Application 221446 for extensions to building for an additional 38 dwellings submitted September 2022, resolved to grant permission subject to Section 106 agreement.
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	Alternative application	Application 221917 for alternative development on cinema part of site for mixed use development of up to 247 dwellings, cinema and commercial uses submitted December 2022, not yet determined. Remainder of site no progress.
CR14h: Central Club, London Street	Application	Applications 221364 and 221663, both for development for 17 dwellings and community hall submitted September 2022 and November 2022 respectively, not yet determined.
CR14i: Enterprise House, 89-97 London Street	No progress	N/A
CR14j: Corner of Crown Street and Southampton Street	No progress	N/A

Site	Progress 2022-23	Comments
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.
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	Application	Application 221585 for demolition of 19 Newcastle Road and 9 dwellings to the rear of 17-29 withdrawn February 2023.
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	Permission	Permission 192054 for 15,045 sq m of industrial and warehouse space received December 2019 granted April 2021, not yet implemented. 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.

Site	Progress 2022-23	Comments
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	Completed	Planning permission 171814 for 96 dwellings granted November 2018. Fully completed in 2022-23.
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.
WR3d: Rivermead Leisure Centre, Richfield Avenue	Under construction	Permission 201734 for new leisure centre including new pool granted April 2021, under construction at end of 2022-23.
WR3e: Yeomanry House, Castle Hill	Permission for alternative development	Permission 190629 for use of building as day nursery granted May 2022, not yet implemented.
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, completed 2022.</p> <p>Remainder of site no progress.</p>
WR3h: Rear of 303-315 Oxford Road	Application	Application 211626 for 13 dwellings and office building received September 2021 and undetermined.
WR3i: Part of former Battle Hospital, Oxford Road	Under construction	<p>Permission 180319 for 211 dwellings granted October 2018, fully completed 2022-23.</p> <p>No progress on small remaining part of site.</p>

Site	Progress 2022-23	Comments
WR3j: Land at Moulford Mews	Permission	Site still has permission for a health centre under original Battle Hospital permission 051348, not expected to be implemented. Alternative permission 201391 for 26 dwellings with ground floor commercial received October 2020 granted June 2021, and unimplemented. Alternative application 211047 for 28 dwellings and ground floor commercial submitted June 2021, withdrawn December 2021. Application 220776 for 26 dwellings with ground floor commercial received May 2022 refused October 2022, appeal submitted February 2023.
WR3k: 784-794 Oxford Road	No progress	N/A
WR3l: 816 Oxford Road	Application	Application 220452 for redevelopment for 24 dwellings submitted March 2022, undetermined.
WR3m: 103 Dee Road	Application	Application 221130 for redevelopment for 54 dwellings submitted August 2022 and undetermined. Application 221121 for prior approval for demolition of fire station submitted July 2022 and undetermined.
WR3n: Amethyst Lane	No progress	N/A
WR3o: The Meadway Centre, Honey End Lane	Permission	Permission 150945 granted 2017 for development for redevelopment and refurbishment, expired May 2021. Outline application 191496 for partial redevelopment for retail and 258 dwellings received September 2019, resolved to grant subject to Section 106 agreement.
WR3p: Alice Burrows Home, Dwyer Road	No progress	Site cleared.
WR3q: Norcot Community Centre, Lyndhurst Road	Completed	Permission 181377 for 18 dwellings and community use granted July 2020, completed 2022-23.
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

Site	Progress 2022-23	Comments
CA1b: Part of Reading Golf Course, Kidmore End Road	Permission	Outline application 210018 for larger site than allocation for residential-led development (257 dwellings) refused August 2021. Appeal submitted February 2022. Outline permission 211843 for alternative residential-led development (223 dwellings) on the same larger site granted March 2022. Reserved matters granted in part November 2022, with application for remainder undetermined. Unimplemented.
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 completed	2 houses at 4 Copse Avenue completed under permission 181306. Remainder of site no progress.
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Part completed	4 dwellings completed under permission 161183. Permission 190592 for new dwelling on land to the rear of 292 Henley Road granted August 2021 and unimplemented. 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	Completed	Now part of cemetery
CA2: Caversham Park	Application	Application 220409 for conversion of house to 64 assisted living units, care home, 61 age-restricted dwellings, 33 dwellings and sports provision received March 2022 and undetermined.
ER1a: The Woodley Arms PH, Waldeck Street	Under construction	Permission 171893 for student accommodation granted on appeal in October 2018. Under construction at end of 2022-23.
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.

Site	Progress 2022-23	Comments
ER1f: Hamilton Centre, Bulmershe Road	Alternative development completed	Alternative development for Special Educational Needs college (191634) completed during 2021-22
ER1g: Alexander House, Kings Road	Permission	Permission 162057 for 56 dwellings granted in May 2017, now expired. Application 190160 for student accommodation refused July 2019, and appeal dismissed November 2020. Prior approval 201536 for conversion to 22 dwellings granted June 2021, unimplemented. Prior approval 210906 for 13 dwellings granted on appeal November 2022, unimplemented. Permission 210902 for additional storey for 8 dwellings granted November 2022, unimplemented.
ER1h: Arthur Hill Swimming Pool, 221-225 Kings Road	Under construction	Permission 201135 for part conversion part redevelopment for 15 dwellings granted May 2021, under construction.
ER1i: 261-275 London Road	No progress	N/A
ER1j: Palmer Park Stadium area	Completed	Palmer Park Development Framework to supplement ER1j adopted April 2020. Permission 201735 for leisure centre extension to include new swimming pool granted April 2021, completed 2022-23.
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, 478 homes were delivered on Local Plan allocated sites in 2022-23, which represents 54% of all completed homes. The most significant exceptions are at Green Park Village, the permission for which preceded the Local Plan, and a number of prior approval office to residential conversions.

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 2022-23, with a number of applications submitted this year on sites where progress

had not previously been made. The majority of new completed dwellings this year were on sites allocated in the Local Plan.

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 2021. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2022-23.

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 43: Capacity of new waste management facilities by type

15.3 No new waste management facilities have been permitted.

Indicator 44: 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 2022-23

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)	26,243.75	23,893.08	1,176.57	1,728.70	53,042.10
Proportion of waste managed (percentage)	49.5%	45.0%	2.2%	3.3%	100%

- 15.4 The overall amount of household waste collected is a reduction on the previous year. The proportion of waste sent for reuse, recycling or composting has decreased very slightly from last year (after a significant increase the previous year), whilst the proportion sent to energy recovery has slightly increased. There has also been a very slight increase in the percentage sent to landfill, albeit the amount is very low, with the longer-term trend being a 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, and includes waste sent indirectly to energy recovery and landfill.

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 website⁷.
- 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 45: 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 2022-23	0	0	0
Permitted and not started at 31/03/2023	619	0	216,411
Underway at 31/03/2023	481	0	562
Completed during 2022-23	189	0	595

- 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 40 completed dwellings in 2021-22 were on this site, as are all dwellings under construction at the end of the year, as were the two newly permitted dwellings. 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, completions this year have been small scale and relate to the station and a retail unit at Green Park. Considerable amounts of permitted non-residential floorspace are outstanding, in particular for office, hotel and leisure. Most of these permissions were in place prior to the extension to the DEPZ,

⁷ [West Berkshire Council - Atomic Weapons Establishment \(AWE\) - Information](#)

with the exception being an industrial development which is on a site which previously had permission for a large office development.

Appendix I: Planning policies as at 31st March 2022

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 2013-2022	5,853
Net Completions 2022-2023	888
Residual requirement 2023-2036	9,106
Annual requirement for remaining 13 years, i.e. 9,106/13	700
Annual requirement for remaining 13 years with 5% buffer (NPPF para 74)	735
Total requirement for 5 years 2023/24-2027/28, i.e. 735 x 5	3,677
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2023-2028	3,324
Soft commitments (strategic sites) subject to S106 to be delivered 2023-2028	225
Local Plan allocations to be delivered 2023-2028	0
Allowance for small site windfalls at 106 per annum	530
Total site-specific supply for 5 years 2023/24-2027/28	4,079

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

Type of supply	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	667	947	798	681	455	3,549
Annual supply for small sites at 127 per annum	106	106	106	106	106	530
Total annual supply (strategic sites + small sites)	773	1,053	904	787	561	4,079

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

Site	Area (ha)	Total dwellings	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28
Station Hill Plot E	0.77	415	0	415	0	0	0
Station Hill Plot F	0.21	184	0	0	184	0	0
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	0	0	39	0	0
Land between Weldale Street and Chatham Street	1.32	422	0	0	126	43	0
45 Caversham Road	0.15	40	0	40	0	0	0

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
Former Reading Family Centre, North Street	0.23	37	37	0	0	0	0
2 Kings Road	0.04	12	0	12	0	0	0
42 Portman Road	0.21	16	0	16	0	0	0
70 South View Avenue	0.14	10	0	10	0	0	0
Wensley Road	2.36	46	0	19	27	0	0
53-55 Argyle Road	0.04	10	10	0	0	0	0
34-38 Southampton Street	0.03	10	0	11	0	0	0
54 Queens Road	0.16	20	20	9	0	0	0
43 London Street	0.08	20	0	21	0	0	0
Arthur Hill Pool, Kings Road	0.11	15	15	0	0	0	0
18 Parkside Road	0.14	9	0	0	10	0	0
Land at Kenavon Drive	2.8	765	320	153	0	0	0
Great Brigham's Mead	1.03	110	0	110	0	0	0
Green Park Village	24.65	836	69	147	0	0	0
Green Park Village Phase 6A	1.44	339	196	69	0	0	0
TOTAL	36.12	3,359	667	1,032	386	43	0
TOTAL including lapse rates (0% on sites under construction)	N/A	3,359	667	1,032	386	43	0

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
Bristol and West Arcade, Market Place	0.13	26	0	0	26	0	0
Havell House, 62-66 Queens Road	0.06	16	0	0	0	16	0
Greyfriars House, 30 Greyfriars Road	0.12	43	0	0	0	43	0
Broad Street Mall, Broad Street	2.75	422	0	0	0	148	134
Fountain House, 2 Queens Walk	0.14	48	0	0	0	48	0
Soane Point, 6-8 Market Place (conversion)	0.26	144	0	0	144	0	0
115 Chatham Street	0.1	54	0	0	54	0	0
Land at 362 Oxford Road	0.13	26	0	0	26	0	0
St Martins Precinct	1.71	40	0	0	0	20	20
Reading Golf Club, Kidmore End Road	12.15	223	0	0	45	45	45
The Faculty, 23-27 London Road	0.1	15	0	15	0	0	0
1025-1027 Oxford Road	0.19	12	0	0	0	0	12
Dee Park Phase 3	16.4	108	0	-82	0	0	0
63-86 Rowe Court	0.07	24	0	0	24	0	0
Alexander House, 205-207 Kings Road	0.16	43	0	0	43	0	0

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
55 Vastern Road	0.76	209	0	0	27	88	94
Gas Holder, Alexander Turner Close	0.71	130	0	0	48	82	0
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98
TOTAL	54.94	2201	0	-67	437	588	403
TOTAL incl lapse rates (various)	N/A	1952	0	-60	375	519	363

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
Unit 16, North Street	0.04	10	0	0	0	10	0
Land at Battle Street	0.55	49	0	0	0	35	14
Soane Point, 6-8 Market Place (extension)	0.26	38	0	0	38	0	0
75-77 London Street	0.19	15	0	0	3	12	0
75-81 Southampton Street	0.07	19	0	0	0	19	0
Meadway Precinct, Honey End Lane	2	231	0	-27	0	0	57
97a-117 Caversham Road	0.49	60	0	0	0	28	32
71-73 Caversham Road	0.16	29	0	0	0	29	0
TOTAL	3.76	451	0	-27	41	133	103
TOTAL including lapse rates (10%)	N/A	406	0	-24	37	120	93

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
None	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL including lapse rates (various for Local Plan allocations)	N/A	0	0	0	0	0	0

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

Site	Area (ha)	Total dwellings ⁸	2023/24	2024/25	2025/26	2026/27	2027/28
TOTAL for all sites including lapse rates	94.88	5,717	667	947	798	681	455

⁸ 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 2013-2022	6,215
Net Completions 2022-2023	914
Residual requirement 2023-2036	9,095
Annual requirement for remaining 13 years, i.e. 9,095/13	700
Annual requirement for remaining 13 years with 5% buffer (NPPF para 74)	735
Total requirement for 5 years 2023/24-2027/28, i.e. 735 x 5	3,673
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2023-2028	3,334
Soft commitments (strategic sites) subject to S106 to be delivered 2023-2028	225
Local Plan allocations to be delivered 2023-2028	0
Allowance for small site windfalls at 106 per annum	530
Total site-specific supply for 5 years 2023/24-2027/28	4,089

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

Type of supply	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	667	957	798	681	455	3,559
Annual supply for small sites at 127 per annum	106	106	106	106	106	530
Total annual supply (strategic sites + small sites)	773	1,063	904	787	561	4,089

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

Site	Area (ha)	Total dwellings	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28
Station Hill Plot E	0.77	415	0	415	0	0	0
Station Hill Plot F	0.21	184	0	0	184	0	0
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	0	0	39	0	0
Land between Weldale Street and Chatham Street	1.32	422	0	0	126	43	0
45 Caversham Road	0.15	40	0	40	0	0	0
Former Reading Family Centre, North Street	0.23	37	37	0	0	0	0
2 Kings Road	0.04	12	0	12	0	0	0
42 Portman Road	0.21	16	0	16	0	0	0
70 South View Avenue	0.14	10	0	10	0	0	0
Wensley Road	2.36	46	0	19	27	0	0

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
53-55 Argyle Road	0.04	10	10	0	0	0	0
34-38 Southampton Street	0.03	10	0	11	0	0	0
Woodley Arms, Waldeck Street*	0.09	10	0	10	0	0	0
54 Queens Road	0.16	20	20	9	0	0	0
43 London Street	0.08	20	0	21	0	0	0
Arthur Hill Pool, Kings Road	0.11	15	15	0	0	0	0
18 Parkside Road	0.14	9	0	0	10	0	0
Land at Kenavon Drive	2.8	765	320	153	0	0	0
Great Brigham's Mead	1.03	110	0	110	0	0	0
Green Park Village	24.65	836	69	147	0	0	0
Green Park Village Phase 6A	1.44	339	196	69	0	0	0
TOTAL	36.21	3,369	667	1,042	386	43	0
TOTAL including lapse rates (0% on sites under construction)	N/A	3,369	667	1,042	386	43	0

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
Bristol and West Arcade, Market Place	0.13	26	0	0	26	0	0
Havell House, 62-66 Queens Road	0.06	16	0	0	0	16	0
Greyfriars House, 30 Greyfriars Road	0.12	43	0	0	0	43	0
Broad Street Mall, Broad Street	2.75	422	0	0	0	148	134
Fountain House, 2 Queens Walk	0.14	48	0	0	0	48	0
Soane Point, 6-8 Market Place (conversion)	0.26	144	0	0	144	0	0
115 Chatham Street	0.1	54	0	0	54	0	0
Land at 362 Oxford Road	0.13	26	0	0	26	0	0
St Martins Precinct	1.71	40	0	0	0	20	20
Reading Golf Club, Kidmore End Road	12.15	223	0	0	45	45	45
The Faculty, 23-27 London Road	0.1	15	0	15	0	0	0
1025-1027 Oxford Road	0.19	12	0	0	0	0	12
Dee Park Phase 3	16.4	108	0	-82	0	0	0
63-86 Rowe Court	0.07	24	0	0	24	0	0
Alexander House, 205-207 Kings Road	0.16	43	0	0	43	0	0
55 Vastern Road	0.76	209	0	0	27	88	94
Gas Holder, Alexander Turner Close	0.71	130	0	0	48	82	0
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
TOTAL	54.94	2201	0	-67	437	588	403
TOTAL incl lapse rates (various)	N/A	1952	0	-60	375	519	363

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
Unit 16, North Street	0.04	10	0	0	0	10	0
Land at Battle Street	0.55	49	0	0	0	35	14
Soane Point, 6-8 Market Place (extension)	0.26	38	0	0	38	0	0
75-77 London Street	0.19	15	0	0	3	12	0
75-81 Southampton Street	0.07	19	0	0	0	19	0
Meadway Precinct, Honey End Lane	2	231	0	-27	0	0	57
97a-117 Caversham Road	0.49	60	0	0	0	28	32
71-73 Caversham Road	0.16	29	0	0	0	29	0
TOTAL	3.76	451	0	-27	41	133	103
TOTAL including lapse rates (10%)	N/A	406	0	-24	37	120	93

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

Site	Area (ha)	Total dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
None	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL including lapse rates (various for Local Plan allocations)	N/A	0	0	0	0	0	0

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

Site	Area (ha)	Total dwellings ⁹	2023/24	2024/25	2025/26	2026/27	2027/28
TOTAL for all sites including lapse rates	94.97	5,727	667	957	798	681	455

⁹ 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 31st March 2023

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	72	104	106	106	106	106	106	106	106	106	106	106	106	106	106	2542
Planning permissions under construction (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Station Hill Plot E	0	0	0	0	0	0	0	0	0	0	0	415	0	0	0	0	0	0	0	0	0	0	0	415
Station Hill Plot F	0	0	0	0	0	0	0	0	0	0	0	0	184	0	0	0	0	0	0	0	0	0	0	184
Clarendon House, 59-75 Queens Road (new build)	0	0	0	0	0	0	0	0	4	0	0	0	39	0	0	0	0	0	0	0	0	0	0	43
Land between Weldale Street and Chatham Street	0	0	0	0	0	0	0	0	0	253	0	0	126	43	0	0	0	0	0	0	0	0	0	422
45 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40
Former Reading Family Centre, North Street	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
2 Kings Road	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12
42 Portman Road	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
70 South View Avenue	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Wensley Road	0	0	0	0	0	0	0	0	0	0	0	19	27	0	0	0	0	0	0	0	0	0	0	46
53-55 Argyle Road	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
34-38 Southampton Street	0	0	0	0	0	0	0	0	-1	0	0	11	0	0	0	0	0	0	0	0	0	0	0	10
Woodley Arms, Waldeck Street*	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
54 Queens Road	0	0	0	0	0	0	0	0	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	29
43 London Street	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	21
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
18 Parkside Road	0	0	0	0	0	0	0	0	0	-1	0	0	10	0	0	0	0	0	0	0	0	0	0	9
Land at Kenavon Drive	0	0	0	0	0	0	0	0	169	123	320	153	0	0	0	0	0	0	0	0	0	0	0	765
Great Brigham's Mead, Vastern Road	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	0	110
Green Park Village	0	0	0	26	60	249	44	88	40	113	69	147	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	196	69	0	0	0	0	0	0	0	0	0	0	0	341
Total Per under construction (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	667	1042	386	43	0	0	0	0	0	0	0	0	0	2138
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	N/A	N/A	667	1042	386	43	0	0	0	0	0	0	0	0	0	2138
Planning permissions not started (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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
Bristol and West Arcade, Market Place	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26
Station Hill Site, Station Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125	125	0	0	0	0	0	375
Havell House, 62-66 Queens Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	16	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	0	0	0	43	0	0	0	0	0	0	0	0	0	43
Eaton Court, 106-112 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
Broad Street Mall, Broad Street	0	0	0	0	0	0	0	0	0	0	0	0	0	148	134	140	0	0	0	0	0	0	0	422
Fountain House, 2 Queens Walk (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	48
Soane Point, 6-8 Market Place (20%) (conversion)	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0	0	0	0	0	0	0	144
115 Chatham Street	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	54
Land at 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26
St Martins Precinct	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	40
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
Rose Kiln Lane Court, Rose Kiln Lane (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
Reading Golf Club, Kidmore End Road	0	0	0	0	0	0	0	0	0	0	0	0	45	45	45	44	44	0	0	0	0	0	0	223
The Faculty, 23-27 London Road	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15
1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
Dee Park Phase 3	0	0	0	0	0	0	0	0	0	0	0	-82	0	0	0	95	95	0	0	0	0	0	0	108
63-86 Rowe Court	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	24
Alexander House, 205-207 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	43
55 Vastern Road	0	0	0	0	0	0	0	0	0	0	0	0	27	88	94	0	0	0	0	0	0	0	0	209
80 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183	173	73	191	0	0	0	0	620
Gas Holder, Alexander Turner Close	0	0	0	0	0	0	0	0	0	0	0	0	48	82	0	0	0	0	0	0	0	0	0	130
Land at Madejski Stadium, Shooters Way	0	0	0	0	0	0	0	0	0	0	0	0	0	98	98	100	100	100	100	22	0	0	0	618
Plot 1 Bennet Court, Bennet 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
Plot 2 Bennet Court, Bennet 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
Total Per not started (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-67	437	588	403	687	537	298	291	22	0	0	0	3196

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
Total Per n/s (10+) incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-60	375	519	363	618	483	268	262	20	0	0	0	2847
Permission subject to S106 (strategic)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unit 16, North Street	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
Land at Battle Street	0	0	0	0	0	0	0	0	0	0	0	0	0	35	14	0	0	0	0	0	0	0	0	49
Soane Point, 6-8 Market Place (extension)	0	0	0	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	38
75-77 London Street	0	0	0	0	0	0	0	0	0	0	0	0	3	12	0	0	0	0	0	0	0	0	0	15
75-81 Southampton Street	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	19
Meadway Precinct, Honey End Lane	0	0	0	0	0	0	0	0	0	0	0	-27	0	0	57	100	101	0	0	0	0	0	0	231
97a-117 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	28	32	0	0	0	0	0	0	0	0	60
71-73 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	29
Total Per subject to S106 (10+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-27	41	133	103	100	101	0	0	0	0	0	0	451
Total Per subj S106 incl lapse rates (10%)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-24	37	120	93	90	91	0	0	0	0	0	0	406
Allocated sites (not yet with PP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	0	0	67	67	67	67	67	66	401
CR11e: North of Station (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61	61	61	61	305
CR11f: West of Caversham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	19	19	19	19	96
CR11g: Riverside (remainder unpermitted) (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
CR11i: Napier Court (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	52	52	52	52	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	0	0	150	150	150	450
CR12b: Great Knollys Street and Weldale Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	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	0	0	0	0	0	35	35	35	35	140
CR12e: Hosier Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	137	137	136	136	0	0	683

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
CR13a: Reading Prison (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	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	0	0	0	0	60	60	59	59	0	0	238
CR14h: Central Club, London Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	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	0	0	10	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	0	0	0	12	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	0	0	0	27	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	0	-1	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	0	0	0	0	66	66	66	66	66	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	0	0	0	43	43	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	0	11	11	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	0	0	0	12	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	0	17	0	0	0	0	0	0	0	17
WR3i: Battle Hospital, Portman Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	12
WR3h: 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	0	17	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
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	0	0	40	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	0	0	22	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	0	0	0	15	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	0	0	0	26	25	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	0	0	0	15		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	0	0	10	10	0	0	0	0	0	20
CA1c: Land at Lowfield Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	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	0	0	10	9	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	0	0	7	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	0	0	5	5	0	0	0	0	0	10
CA2: Caversham Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	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	0	0	0	0	9	9	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	0	-5	8	7	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	0	8	7	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	0	0	0	0	60	59	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	0	13	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	0	10	0	0	0	0	10
Total Local Plan sites	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	-1	248	411	574	860	744	842	689	688	5055
Local Plan sites including lapse rate (mixed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	-1	208	356	495	716	615	708	571	570	4236
Total Past Completions (C3 resi)	361	635	751	717	700	910	521	850	888	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	5853
Total Past Completions (non-C3 resi)	0	-41	-5	96	36	42	24	8	26	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	362

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
Total Past Completions (all)	361	594	746	813	736	952	545	858	914	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	6215
Total Projected Completions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	773	1063	904	787	561	1022	1036	869	1083	741	814	677	676	11005
Cumulative Completions	361	955	1701	2514	3250	4202	4747	5357	6215	7129	7902	8965	9869	10656	11217	12239	13275	14144	15227	15968	16782	17458	18134	
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	-139	70	138	496	695	777	633	950	1281	1445	1823	1859	1968	1939	1910	N/A
MANAGE - Annual requirement taking account of past / projected completions	705	721	727	726	722	721	707	717	724	715	700	694	660	636	619	626	569	492	416	249	85	-279	-1234	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 2022-23 unless otherwise stated. As the Local Plan was adopted relatively recently, a failure to meet targets in 2022-23 or in previous years does not necessarily therefore represent a failure of the plan itself. The need for review of relevant policies taking account of monitoring data is considered further in the Local Plan Review of March 2023.

Table AIV.1: Progress against Local Plan monitoring indicators

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	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	73%	63%	Met	See section 5
Contributions towards infrastructure through Section 106 agreements - receipts	CC9	No specific target - maximise	N/A	£9,352,489.86	No total available	N/A	See Infrastructure Funding Statement
Contributions towards infrastructure through Section 106 agreements - expenditure	CC9	No specific target - maximise	N/A	£8,974,651.13	No total available	N/A	See Infrastructure Funding Statement
Community Infrastructure Levy receipts	CC9	No specific target - maximise	N/A	£6,291,309.14	£37,964,186.39	N/A	See Infrastructure Funding Statement

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Community Infrastructure Levy expenditure	CC9	No specific target - maximise	N/A	£8,095,654.27	£23,255,723.81	N/A	See Infrastructure Funding Statement
Amount of public recreational open space	EN7 - EN9	No net loss	By 2036	Net change: -3.89 ha of unrestricted open space +0.21 ha of PROS -0.11 ha of limited open space	-1.015 of unrestricted open space	Behind (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% (2021)	N/A	Not met	See section 11
Area of Biodiversity Action Plan habitat	EN12	No net loss	Annual	370.9 ha (2022)	N/A	On track	See section 11
Residential development in major landscape features (net change)	EN13	None	Annual	-1	1	Met	See section 11

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Non-residential floorspace in major landscape features (net change, sq m)	EN13	None	Annual	-1,163 sq m	-198 sq m	Met	See section 11
Air quality targets in the UK air quality strategy	EN15	Various	2023	See information on Air Quality in England website	N/A	N/A	Reading Borough Council - Air Quality monitoring service (airqualityengland.co.uk)
Residential development on sites wholly or partly in Flood Zones 2 and 3 (net change)	EN17	Maximum 4,000 dwellings	By 2036	501	2,421	Behind	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	2,899 sq m	37,551 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	-6,866 sq m	-81,069 sq m	Behind	See section 7
Industrial and warehouse floorspace completed (net change)	EM1	148,000 sq m	By 2036	-4,431 sq m	15,403 sq m	Behind	See section 7
Proportion of office floorspace completed which is in the centre or A33 corridor	EM2	90%	Annual	91%	96%	Met	See section 7
Proportion of industrial/warehouse floorspace completed which	EM2	80%	Annual	98%	91%	Met	See section 7

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
is in the A33 corridor or Core Employment Areas							
Net change of employment land within Core Employment Areas	EM3	No net loss	Annual	-3,162 sq m	19,454 sq m	Not met	See section 7
Net change in small business units (less than 150 sq m)	EM4	No net loss	Annual	-1	-3	Not met	See section 7
Net change in storage & distribution floorspace in south of Basingstoke Road	EM4	No net loss	Annual	-529 sq m	-7,682 sq m	Met	See section 7
Five-year housing land supply measured against targets in H1	H1	More than 5 years supply plus buffer ¹⁰	Annual	5.56 years	N/A	Met	See section 8
Amount of new housing delivered (net change)	H1	689	Annual	888	6,741	Met	See section 8
Amount of new affordable housing delivered on sites of 10 or more dwellings	H3	30% secured in new permissions	Annual	98 dwellings + £0.14 secured. Equates to 15.8% ¹¹	1,323 dwellings + £2.16 million secured. Equates to 19.8%	Not met	See section 8 for methodology

¹⁰ 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%

¹¹ 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 (2013-2023)	Compared to target	Comments
Amount of new affordable housing delivered on sites of 5-9 dwellings	H3	20% contribution secured in new permissions	Annual	£118,833 secured. Equates to 3.5%	24 dwellings + £2.63 million secured. Equates to 11.2%	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	£517,005.15 secured. Equates to 9.6%	19 dwellings + £5.00 million secured. Equates to 11.9%	Not 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	39% 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	78%	88%	Not met	See section 8
Proportion of student accommodation delivered on non-FHE sites	H12	None	Annual	N/A (no student bedspaces delivered in 2021-22)	98%	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

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Dwellings delivered through office to residential prior approvals ¹²	General	Dwellings delivered - no target	N/A	137	1,301	N/A	See Section 8
Dwellings delivered through Class E to residential prior approvals	General	Dwellings delivered - no target	N/A	21	21	N/A	See Section 8
Offices lost through office to residential prior approvals	General	Floorspace lost - no target	N/A	-5,421 sq m	-64,220 sq m	N/A	See Section 8
Floorspace lost through Class E to residential prior approvals	General	Floorspace lost - no target	N/A	-1,187 sq m	-1,187 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	3,477 sq m	-33,820 sq m	Behind	See section 9
Proportion of retail, leisure and culture floorspace delivered that is in a designated centre	RL1	80%	Annual	15%	66%	Not met	See section 9
Retail vacancy within all designated centres	RL1	Less than 10%	Biannual	13.5% (2023)	N/A	Not met	See section 9
Retail vacancy within Reading centre	RL1	Less than 10%	Biannual	17.3% (2023)	N/A	Not met	See section 9

¹² Now replaced by commercial (Class E) to residential prior approvals, of which the first were delivered in 2022-23. These two different types of permitted development will both be reported in this table.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Retail vacancy within Basingstoke Road North local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Caversham district centre	RL1	Less than 10%	Biannual	9.4% (2023)	N/A	Met	See section 9
Retail vacancy within Cemetery Junction district centre	RL1	Less than 10%	Biannual	8.9% (2023)	N/A	Met	See section 9
Retail vacancy within Christchurch Road local centre	RL1	Less than 10%	Biannual	14.3% (2023)	N/A	Not met	See section 9
Retail vacancy within Coronation Square local centre	RL1	Less than 10%	Biannual	27.3% (2023)	N/A	Not met	See section 9
Retail vacancy within Dee Park local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Emmer Green district centre	RL1	Less than 10%	Biannual	4.8% (2023)	N/A	Met	See section 9
Retail vacancy within Erleigh Road local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within the Meadway district centre	RL1	Less than 10%	Biannual	29.6% (2023)	N/A	Not met	See section 9
Retail vacancy within Northumberland Avenue North local centre	RL1	Less than 10%	Biannual	25.0% (2023)	N/A	Not met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Retail vacancy within Oxford Road West district centre	RL1	Less than 10%	Biannual	9.4% (2023)	N/A	Met	See section 9
Retail vacancy within Shinfield Road district centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Tilehurst Triangle district centre	RL1	Less than 10%	Biannual	5.8% (2023)	N/A	Met	See section 9
Retail vacancy within Wensley Road local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Whitley district centre	RL1	Less than 10%	Biannual	6.9% (2023)	N/A	Met	See section 9
Retail vacancy within Whitley Street major local centre	RL1	Less than 10%	Biannual	10.5% (2023)	N/A	Not met	See section 9
Retail vacancy within Whitley Wood local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Wokingham Road major local centre	RL1	Less than 10%	Biannual	4.0% (2023)	N/A	Met	See section 9
Proportion of key frontage in Basingstoke Road North local centre in A1 or A2 use	RL3	50%	Annual	51.4% (2023)	N/A	Met	See section 9
Proportion of key frontage in Caversham district centre in A1 or A2 use	RL3	60%	Annual	65.1% (2023)	N/A	Met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Proportion of key frontage in Cemetery Junction district centre in A1 or A2 use	RL3	60%	Annual	62.7% (2023)	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% (2023)	N/A	Met	See section 9
Proportion of key frontage in Coronation Square local centre in A1 or A2 use	RL3	60%	Annual	56.9% (2023)	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% (2023)	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% (2023)	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% (2023)	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% (2023)	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	65.1% (2023)	N/A	Met	See section 9
Proportion of key frontage in Oxford Road West district centre in A1 or A2 use	RL3	50%	Annual	63.0% (2023)	N/A	Met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Proportion of key frontage in Shinfield Road district centre in A1 or A2 use	RL3	50%	Annual	49.9% (2023)	N/A	Not met	See section 9
Proportion of key frontage in Tilehurst Triangle district centre in A1 or A2 use	RL3	60%	Annual	73.3% (2023)	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% (2023)	N/A	Met	See section 9
Proportion of key frontage in Whitley district centre in A1 or A2 use	RL3	60%	Annual	64.7% (2023)	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% (2023)	N/A	Met	See section 9
Proportion of key frontage in Whitley Wood local centre in A1 or A2 use	RL3	60%	Annual	57.8% (2023)	N/A	Not met	See section 9
Proportion of key frontage in Wokingham Road major local centre in A1 or A2 use	RL3	50%	Annual	56.8% (2023)	N/A	Met	See section 9
Floorspace for community facilities (use class D1 or F1) delivered	OU1	Net increase	Annual	507 sq m	23,963 sq m	Met	No comments

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Dwellings completed within the AWE Burghfield DEPZ	OU2	No target	N/A	189	317 ¹³	N/A	See section 16
Non-residential floorspace completed within the AWE Burghfield DEPZ (net change)	OU2	No target	N/A	595 sq m	28,783 sq m	N/A	See section 16
Dwellings completed within the AWE Burghfield middle consultation zone ¹⁴	OU2	No target	N/A	189	696	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	595 sq m	28,783 sq m	N/A	See above
Dwellings completed within the AWE Burghfield outer consultation zone	OU2	No target	N/A	0	1,103	N/A	See above
Non-residential floorspace completed within the AWE Burghfield outer consultation zone (net change)	OU2	No target	N/A	1,838 sq m	69,060 sq m	N/A	See above

¹³ The DEPZ was extended in 2020, meaning that this is the cumulative figure since 2020.

¹⁴ The newly defined DEPZ includes the whole middle consultation zone.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2023)	Compared to target	Comments
Dwellings completed in Central Reading (net change)	CR11, CR12, CR13, CR14	7,600 (approx.)	By 2036	521	2,963	Behind	Target is for general monitoring not policy targets
Office floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	71,000 sq m (approx.)	By 2036	-5,907 sq m	-70,238 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	-1,187 sq m	-37,979 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	219	1,771	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	-3,120 sq m	21,536 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	127	1,384	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	9	133	Behind	Target is for general monitoring not policy targets
Dwellings completed in East Reading (net change)	ER1	1,100 (approx.)	By 2036	12	493	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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