

# **READING BOROUGH LOCAL PLAN PARTIAL UPDATE**

**Consultation on Pre-Submission Draft Partial  
Update – Covering Paper**

**November 2024**

## 1. Introduction

- 1.1 Reading Borough Council is producing a Partial Update to the Reading Borough Local Plan. The Local Plan was adopted in November 2019, and contains the policies and proposals that govern how Reading develops in the future, and is the main consideration in deciding planning applications.
- 1.2 After carrying out a review of whether aspects of the plan are up-to-date, in March 2023 the Council decided to undertake a Partial Update of the Local Plan, to encompass around half of the plan's policies. The Local Plan Review can be found on the Council's website<sup>1</sup> and it explains why the Partial Update is necessary.
- 1.3 The first stage in this Partial Update was a Consultation on Scope and Content (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012), which was carried out between November 2023 and January 2024.
- 1.4 We are now consulting on the next stage, a Pre-Submission Draft of the Partial Update (under Regulation 19). This is the version that we propose to submit to the Secretary of State for independent examination. This note provides a brief narrative to the consultation.

## 2. The Local Plan Partial Update

- 2.1 The Partial Update is available on the website. It is in tracked changes format so that you can see how the plan would be updated from the version that was adopted in 2019. Existing text that is to be deleted is shown in red and struck through (~~example~~). New text that is to be added is shown in red and underlined (example). Deleted images are shown struck through with a single red line, and new images are shown with a single red underline. We are seeking your views on these proposed changes. There is also a version without tracked changes on the website for those who prefer that format.
- 2.2 The policies that we are updating are listed below. There are also changes to the vision, objectives, spatial strategy (including the strategies for the different areas of Reading), monitoring framework and Infrastructure Delivery Plan, as well as the contextual sections. The policies that are not on the list below have no changes, or only minor factual changes or updated references.

**Table 1: Proposed updated Local Plan policies**

Policy	Policy	Policy
CC2: Sustainable design and construction	H6: Accommodation for vulnerable people	CR11: Station/River Major Opportunity Area
CC3: Adaptation to climate change	H7: Protecting the existing housing stock	CR12: West Side Major Opportunity Area

<sup>1</sup> [Local Plan Review March 2023 \(reading.gov.uk\)](https://www.reading.gov.uk)

<b>Policy</b>	<b>Policy</b>	<b>Policy</b>
CC4: Decentralised energy	H8: Residential conversions	CR13: East Side Major Opportunity Area
CC7: Design and the public realm	H14: Suburban renewal and regeneration	CR14: Other sites for development in Central Reading
CC9: Securing infrastructure	TR1: Achieving the transport strategy	CR15: The Reading Abbey Quarter
EN4: Locally important heritage assets	TR2: Major transport projects	SR1: Island Road Major Opportunity Area
EN7: Local green space and public open space	TR4: Cycle routes and facilities	SR2: Land North of Manor Farm Road Major Opportunity Area
EN12: Biodiversity and the green network	TR5: Car and cycle parking and electric vehicle charging	SR3: South of Elgar Road Major Opportunity Area
EN13: Major landscape features and areas of outstanding natural beauty	RL2: Scale and location of retail, leisure and culture development	SR4: Other sites for development in South Reading
EN14: Trees, hedges and woodlands	RL3: Vitality and viability of smaller centres	SR5: Leisure and recreation use of the Kennetside areas
EN18: Flooding and sustainable drainage systems	RL4: Betting shops and payday loan companies	WR3: Other sites for development in West Reading and Tilehurst
EM1: Provision of employment development	OU2: Hazardous installations	CA1: Other sites for development in Caversham and Emmer Green
H1: Housing provision	OU3: Telecommunications development	ER1: Other sites for development in East Reading
H2: Density and mix	CR2: Design in Central Reading	ER2: Whiteknights Campus, University of Reading
H3: Affordable housing	CR6: Living in Central Reading	ER3: Royal Berkshire Hospital
H4: Build-to-rent schemes	CR7: Primary frontages in Central Reading	
H5: Housing standards	CR10: Tall buildings	

2,3 In addition, there are three new policies that are proposed to be inserted as follow:

- CC10: Health impact assessment
- EN19: Urban greening factor
- H15: Purpose-built shared living accommodation

### 3. How to give your views

- 3.1 This document is open to consultation, and we welcome your views. **Please provide any comments by 5 pm on Wednesday 18<sup>th</sup> December 2024.**
- 3.2 Comments should be made in writing, by e-mail or post or by using the online representations form.
- 3.3 The online representations form is available at: [www.reading.gov.uk/localplanupdate](http://www.reading.gov.uk/localplanupdate)
- 3.4 Please e-mail responses to:
- [planningpolicy@reading.gov.uk](mailto:planningpolicy@reading.gov.uk)
- 3.5 Please send responses by post to:
- Planning Policy  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU
- 3.6 The next stage will be that, unless significant changes are required, the Partial Update to the Local Plan will then be submitted to the Secretary of State. This is planned for the end of February 2025. This marks the beginning of a public examination into the document conducted by an independent planning inspector.
- 3.7 Your comments at this stage will be considered by the inspector in determining whether the plan is sound, legally compliant and fulfils the duty to co-operate. To assist the Inspector, we are asking that you please set out in your representations whether you consider that the plan is:
- Sound;
  - Legally compliant;
  - Compliant with the duty to co-operate.
- 3.8 Soundness is defined in paragraph 35 of the National Planning Policy Framework (NPPF) as meaning that the plan is:
- Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence

- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Compliant with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

3.9 Legally compliant simply means that it complies with the relevant legislation relating to plan preparation.

3.10 The duty to co-operate is set out in Section 33A of the Planning and Compulsory Purchase Act (as amended), where local planning authorities have a duty to co-operate with specified bodies when preparing development plans. These bodies include neighbouring local authorities as well as certain other public bodies.

3.11 We are also asking that you state in your representation whether you would wish to participate in the hearing sessions for the examination.

3.12 A model form representations form is available, although it is not a requirement to use it. This is included as Appendix 1, but it also forms the basis for the webform.

## Appendix 1: Representation form

## Model Representation Form for Local Plans

	<b>Local Plan</b> Publication Stage Representation Form	<b>Ref:</b>  <b>(For official use only)</b>
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**Name of the Local Plan to which this representation relates:**

Reading Borough Council  
Local Plan Pre-Submission  
Draft Partial Update  
Regulation 19

**Please return to Reading Borough Council by 18<sup>th</sup> December 2024 at 5:00 p.m.**

*Personal data is collected according to the Council's Data Protection Policy. The Council will hold the personal information provided for the purpose of planning policy consultations and may be published at the end of the consultation.*

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

### Part A

#### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

#### 2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>

Telephone  
Number

E-mail Address  
(where relevant)

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## Part B – Please use a separate sheet for each representation

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Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

**Please note** *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

**Please note** *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*