

READING HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

VOLUME I: MAIN REPORT

November 2024

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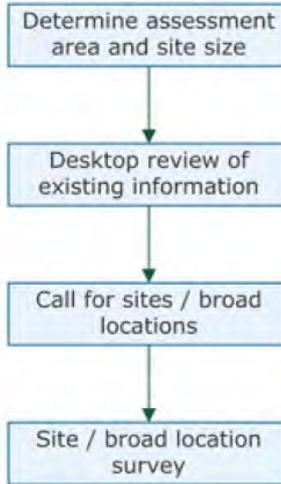
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1. Introduction

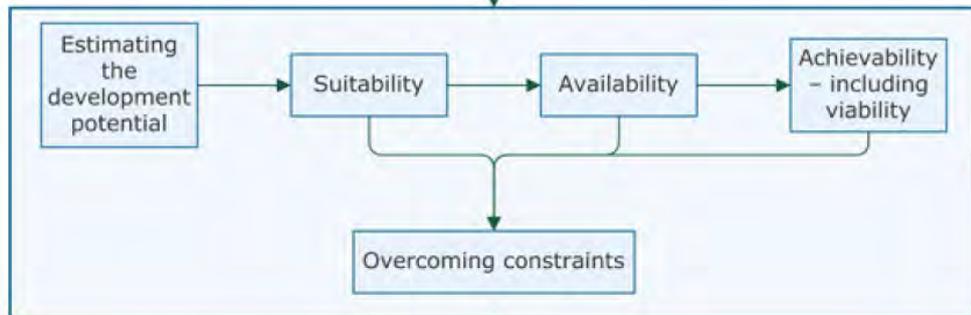
- 1.1 This Housing and Economic Land Availability Assessment (HELAA) examines the potential for accommodating residential and economic development within the Borough. It is one of the primary pieces of evidence that underpins the Local Plan for the Borough. It is distinct from some of the other main pieces of evidence such as the Housing Needs Assessment (HNA) and Commercial Development Needs Assessment (CDNA), as the HNA and CDNA look at need for new development, whilst the HELAA looks at the capacity for delivering that development
- 1.2 The National Planning Policy Framework (NPPF) states that, preparing a Local Plan, strategic policy-making authorities should:
- “... have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment.” (69)*
- 1.3 Planning Practice Guidance sets out the recommended approach to undertaking a housing and economic land availability assessment, as an important element of the evidence to support plan-making. Such assessments are:
- “An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.”*
- 1.4 This approach therefore combines the identification of available land for all uses for which a need has been identified, and incorporates the requirement for strategic housing land availability assessment.
- 1.5 This includes a basic methodology. It states that the purpose is to
- identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.6 Figure 1.1 is the flow chart from Planning Practice Guidance showing the basic methodology for a HELAA.

Figure 1.1: Basic HELAA methodology from Planning Practice Guidance

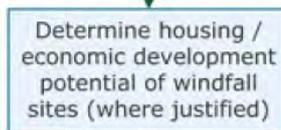
Stage 1- Site / broad location identification



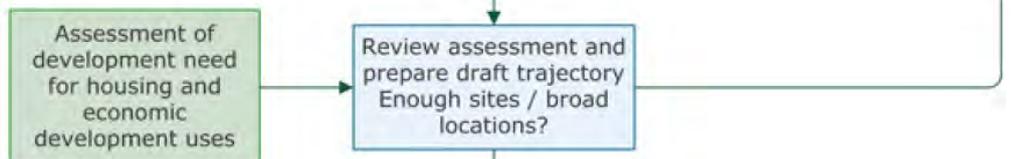
Stage 2 - Site / broad location assessment



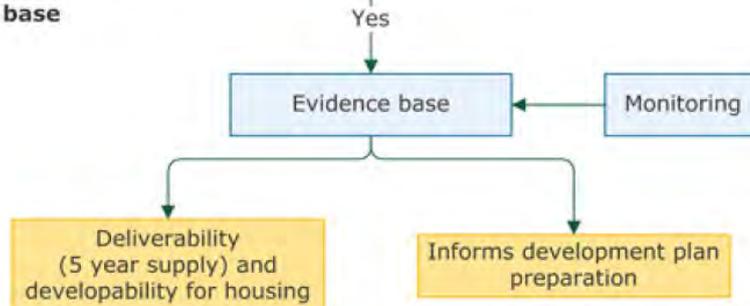
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



- 1.7 A joint HELAA methodology was agreed in 2016 with four other Berkshire unitary authorities – West Berkshire Council, Wokingham Borough Council, the Royal Borough of Windsor and Maidenhead and Slough Borough Council. Of the Berkshire authorities, only Bracknell Forest Borough Council did not sign up to the methodology, because work was already underway on their own study, but BFBC contributed to discussions around the methodology, and it is considered that the two approaches are largely compatible. Stakeholders, including the development industry and neighbouring authorities, were consulted on the draft methodology. Although this methodology is now seven years old, the broad approach to undertaking a HELAA outlined in Planning Practice Guidance has not changed in a way that calls the methodology into question, and the same basic methodology is considered to be relevant.
- 1.8 The joint methodology is based on, and complies with, the standard methodology in Planning Practice Guidance. The main stages are as follows:
- Stage 1 – Identification of sites and broad locations
 - Stage 2 – Site/broad location assessment
 - Stage 3 – Windfall assessment
 - Stage 4 – Assessment review
 - Stage 5 – Final evidence base
- 1.9 Using a joint or compatible methodology with our neighbours, particularly those covering authorities with which Reading has a particular functional relationship (West Berkshire, Wokingham and Bracknell Forest) enables HELAAs to be brought together to form a consistent evidence base regarding development potential in the area. Whilst a single study covering a wider area would be the surest way to ensure consistency, that would not be practical given that there are a number of different plan-making timetables. The approach of a joint methodology contributes towards ensuring that the duty to co-operate is met.
- 1.10 The methodology is also the same as the most recent version of the HELAA published in November 2017. This underpinned the existing Reading Borough Local Plan (adopted November 2019) and provided a useful basis for understanding capacity throughout that process, so continuing the same approach is considered to be appropriate.
- 1.11 The base date of this HELAA is 1 April 2024, so any potential sites not yet completed by that date are included. Completions for the first year of the plan period (2023-24) are input into the study separately. Revised versions will be produced as and when required in the future.

Identified needs

- 1.12 A number of assessments have been undertaken to identify the updated development needs that Reading must plan for. The results of these assessments will be compared to the results of the HELAA to understand the balance between needs and capacity.

- **Housing:** Based on 2024 figures, the application of the standard methodology for assessing local housing needs results in a need of 878 homes per annum, totalling 15,804 homes between 2023 and 2041. However, the Reading Housing Needs Assessment (HNA) completed in 2024 identified a need of 735 homes per annum, totalling 13,230 over the same period. For reasons set out elsewhere in evidence, the proposed Local Plan approach is based on exceptional circumstances justifying the use of the latter figure. Therefore, 13,230 homes in total are required.
- **Other forms of residential accommodation:** The Reading HNA also identified needs for various other forms of accommodation including residential care and specialist accommodation for older people, but these needs are included within the overall housing need figure above and are not therefore assessed separately here.
- **Offices:** The Reading Commercial Development Needs Assessment (CDNA) examined various scenarios for levels of office need, including based on labour supply using each of the three main forecasting house, labour demand and past take-up. A synthesis forecast was developed and it is this that will inform the Local Plan. This identified a gross need of 142,353 sq m of offices, albeit it also tested the effect of increased levels of home working. However, this included a flexibility margin and an allowance for future losses. Using a figure that allows for future losses will result in significant double counting, as those losses are likely to include many of the losses which the HELAA includes on a site-by-site basis. The flexibility margin meanwhile is not considered necessary where there are such constraints on the supply of sites and where providing sites to meet this flexibility margin will simply mean not meeting other identified needs. On this basis, a need has been identified for 85,803 sq m of offices up to 2041.
- **Industrial and warehousing:** The Reading CDNA (2024), using the methodology described for offices above, identified a gross need for industrial, warehouse and research and development floorspace of 303,244 sq m. However, the same points apply regarding the flexibility margin and allowance for future losses as for offices, and on that basis the need excluding those allowances of 167,113 sq m to 2041 will be used.
- **Retail:** The Reading CDNA (2024) assessed the need for retail floorspace, and found no positive need and an anticipated overprovision of 5,039 sq m at 2041.
- **Leisure:** The Reading CDNA (2024) does not identify needs for any specific facilities, but bowling and ice skating remain gaps in Reading's offer.
- **Hotel:** No specific needs for hotel development have been identified.
- **Community use:** There are known to be some specific community development needs including for healthcare facilities, early years provision and SEND facilities. However, these have not been quantified as a floorspace requirement and are likely to be modest in terms of space.
- **Other:** No other quantified development needs have been identified.

Previous versions

- 1.13 The last version of the HELAA to be produced was in November 2017 to support the Reading Borough Local Plan, adopted in 2019. In particular, this identified the level of capacity to inform the planned levels of development for various uses contained in the plan. As this previous version was seven years ago, the 2024 HELAA is a completely fresh assessment, albeit using the same basic methodology. However, all sites that were included in the 2017 HELAA and where development has not subsequently been completed are included in this version.

2. Stage 1 – identification of sites and broad locations

2.1 The joint methodology divides stage 1 into four steps, as follows:

- Determining site size;
- Desktop review of existing information;
- Call for sites/broad locations; and
- Site/broad location survey.

Determining site size

2.2 It is important to identify a lower limit to the size of site that will be considered in this assessment, as otherwise this assessment would take in an unmanageable number of sites. The agreed joint methodology simply reflects the contents of the Planning Policy Guidance. This says that sites capable of accommodating five or more homes (for housing), or sites of 0.25 ha or over or capable of accommodating 500 sq m of floorspace (for economic development), should be included. However, the joint methodology adds that individual size thresholds can be used.

2.3 In Reading, given the higher density nature of the Borough as compared to the rest of Berkshire, there is an argument for a substantially lower size threshold than elsewhere. In the town centre, even some very small sites may accommodate at least ten homes. However, in other more suburban parts of the Borough, these densities would clearly be inappropriate. Therefore, different size thresholds will be needed in different parts of the Borough. On the other hand, it is very difficult to identify sites of less than ten dwellings across a 15-20 year timeframe, particularly in Reading, where sites of 5-9 dwellings can be small and difficult to predict, which is why this HELAA instead seeks to identify sites to accommodate at least ten homes.

2.4 The following size thresholds are used, which are based on how much land would be needed to accommodate ten homes in different parts of the Borough:

- Town centre – no lower size limit;
- Urban – 0.06 ha (equates to 160 dwellings per hectare)¹;
- Suburban and Rural – 0.13 ha (equates to 77 dwellings per hectare)².

2.5 It is considered that a similar threshold should be used for economic development uses. Whilst some types of economic use are less prone to differences in density (e.g. industrial and warehousing) and may not therefore require a lower threshold,

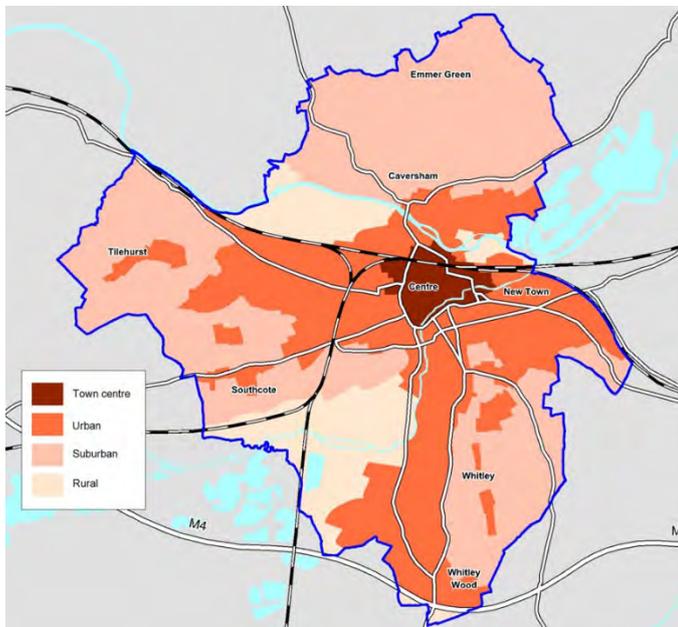
¹ The existing upper policy density for urban areas is 120 dwellings per hectare, but the potential for increasing densities means that a higher threshold should be used, at least at the site identification stage. 160 dph represents an approximate 33% density increase over the upper end of the existing policy range and is an appropriate basis for identifying sites (even if further investigation later in the assessment shows that a different density is appropriate).

² The existing upper policy density for suburban areas is 60 dwellings per hectare, but the potential for increasing densities means that a higher threshold should be used, at least at the site identification stage. 78 dph represents an approximately 30 percent density increase over the upper end of the existing policy range and is an appropriate basis for identifying sites (even if further investigation later in the assessment shows that a different density is appropriate).

many of these sites could potentially provide either type of use, so it makes sense for the size thresholds to be aligned.

- 2.6 Where a site is below that threshold but it has been established that it can accommodate ten dwellings or 500 sq m through other means, for instance through a planning permission, the site is included.
- 2.7 The Borough has been broken up into town centre, urban, suburban and rural areas in order to inform the appropriate size threshold, and this is shown in Figure 2.1 below. This broad categorisation has been based on a consideration taking into account the following factors:
- Town centre areas tend to be high density and mixed use (often mixed vertically) with a significant amount of commercial floorspace;
 - Urban areas are medium to high density, and are characterised by a variety of types of development, including: residential areas featuring significant amounts of flats and terraced housing, usually without dedicated private outdoor space or with small gardens; dedicated employment or retail park areas; and mixed areas along key routes or in district centres;
 - Suburban areas are generally residential in character, are composed of detached or semi-detached homes, or some larger terraced homes, with gardens, as well as larger areas of public open space; and
 - Rural areas are composed of agricultural land or open countryside, or those areas of public open space connected to surrounding rural areas which retain a rural feel.

Figure 2.1: Broad characterisation of the Borough for the purposes of site identification only



- 2.8 It is important to note that the categorisation shown on the map is a broad indication, and is for the purposes of HELAA site identification only. There may be individual streets within the zones shown as 'urban' below that may have a more suburban character, and vice versa. It does not indicate how any policies, for instance H2 in the

adopted Local Plan on density, should be applied. Nor does it necessarily dictate later consideration of the potential of the sites to accommodate development within this HELAA, as this will also be informed by the more specific character of certain areas and other site constraints.

Desktop review of existing information

- 2.9 There are many potential sources of sites or broad areas for consideration in the HELAA. These are summarised below:
- Existing development plan allocations – this includes those sites identified within the existing Reading Borough Local Plan (adopted 2019) as well as sites covered by existing development briefs;
 - Sites with existing planning permission – all permissions for at least ten new dwellings or 500 sq m (net change) which are either not started or are under construction at 1 April 2024;
 - Sites with a planning application with a resolution to grant planning permission subject to the signing of a Section 106 agreement at 1 April 2024 (or subsequently);
 - Undetermined planning applications at 1 April 2024;
 - Sites which formerly had planning permission but where the time limit of the permission had expired between 2017 (the base date of the previous HELAA) and 2024;
 - Sites subject to planning applications for 5 or more dwellings that were refused or withdrawn between 2017 and 2024;
 - Sites subject to pre-application enquiries and discussions between 2017 and 2024;
 - Sites considered within the previous HELAA (November 2017), including those that were not considered suitable, available or achievable at the time;
 - Sites nominated for development as part of the Local Plan Update process;
 - Sites on the latest Brownfield Lane Register;
 - Council-owned sites with development potential;
 - Vacant and derelict sites;
 - All existing employment areas, as the potential reallocation of employment to housing has long formed one of the key potential sources of future housing in Reading;
 - All undeveloped land outside the urban area; and
 - Sites known for any other reason. This included an in-depth examination of the Borough using aerial photography.

Base date

- 2.10 The base date for this version of the HELAA is 1 April 2024. This is the date for which the last information on development progress has been published. Information providing the basis for the assessment is correct to that date. In some cases, later

information where known is taken into account – for instance, the fact that a development has commenced after 1 April 2024 provides a guarantee that the site is available and will almost certainly be delivered in the plan period, and this is taken into account in the assessment. Likewise, where permission has been granted since that date it makes sense to use the permitted level of development rather than another calculation.

Call for sites or broad locations

- 2.11 The HELAA was prepared during 2024. It therefore took account of the call for sites to inform the Local Plan Partial Update, which commenced on 27th April 2024. These sites were subject to consultation in the November 2023 Regulation 18 consultation. It also takes account of any additional sites that were submitted during the Regulation 18 consultation. Therefore, the ‘call for sites’ stage was fulfilled through the Local Plan process in this case. Future versions of the HELAA that are not designed to be part of the Local Plan evidence base may need to undertake this as a separate stage.

Full list of sites

- 2.12 The desktop information and the call for sites together led to the collation of the full list of sites for consideration in the HELAA. In total, this meant considering 436 sites. In total, these sites cover around 738 hectares – some 18% of the entire Reading Borough area. This therefore represents a very thorough analysis.
- 2.13 The sites were collated into a database, and given a five-digit HELAA code. The first two letters represent the ward³, followed by three numbers. So, for instance, AB001 is the first site with an existing allocation in Abbey ward. Please note that some numbers are missing (e.g. AB014, PA002) usually because the development of those sites was completed in 2024.
- 2.14 A small number of sites need to be kept confidential, as they are derived from confidential pre-application discussions, or there are other sensitivities. These sites are given a general code with the prefix XX.
- 2.15 Existing floorspace on the site, unless this is known from e.g. planning application records, is estimated from mapping information, with a 90% ratio used to convert Gross External Area (GEA) to Gross Internal Area (GIA), other than for industrial and warehouse space where 95% is used.

Site/broad location survey

- 2.16 The joint methodology agreed several types of site which would generally be excluded from further assessment. These are sites which are within:

³ AB – Abbey; BA – Battle; CA – Caversham; CH – Caversham Heights; CO – Coley; CU – Church; EG – Emmer Green; KA – Katesgrove; KE – Kentwood; NO – Norcot; PA – Park; RE – Redlands; SO – Southcote; TH – Thames; TI – Tilehurst; WH – Whitley.

- The functional floodplain (Flood Zone 3b), as defined in the most up-to-date draft Strategic Flood Risk Assessment⁴;
 - A Special Area of Conservation (SAC);
 - A Special Protection Area (SPA);
 - 400 metres of the Thames Basin Heaths Special Protection Area;
 - A Ramsar site;
 - A Site of Special Scientific Interest (SSSI);
 - Suitable Alternative Natural Greenspace, i.e. land provided for informal recreation to offset impacts on the SPA;
 - Ancient woodland; or
 - A hazard zone which would prevent development, e.g. airport safeguarding zones⁵.
- 2.17 Only two of the above categories of land exist within Reading Borough – ancient woodland and functional floodplain. Although there are hazard zones within Reading, they are not of the type that would be an absolute bar on all development.
- 2.18 In terms of hazard zones, there has been a major change from the previous version of the HELAA, in that a significant area of Reading Borough is now within the Detailed Emergency Planning Zone (DEPZ) of the Atomic Weapons Establishment (AWE) Burghfield. The agreed joint methodology includes emergency planning zones within the hazard zone category. However, whilst in practice additional residential development within the DEPZ is likely to be unacceptable, for some other forms of development the acceptability is likely to depend on the form of development and how it can be accommodated within the off-site emergency plan. Therefore, the Council’s approach is not to exclude sites in the DEPZ at this stage but instead to consider it as part of the suitability assessment under stage 2.
- 2.19 The sites excluded from further consideration are listed in table 2.1

Table 2.1: Sites excluded from further consideration

Site Ref	Site Name	Area (ha)	Reason for exclusion
BA022	Scours Lane and Littlejohn’s Farm	101.42	Functional floodplain
SO004	Land at Searles Farm	93.7	Functional floodplain
TH036	View Island	1.62	Functional floodplain
TH050	3 Send Road	0.16	Functional floodplain
WH010	Plot 17, 500-600 Longwater Avenue	4.08	Functional floodplain
WH045	19 Island Road	0.15	Functional floodplain
XX031	Confidential site	0.07	Functional floodplain

⁴ A draft is currently with the Environment Agency for their input

⁵ This does not include all hazard zones – for instance, COMAH consultation zones are not an absolute constraint on development, and therefore require consideration later in the process.

- 2.20 This is not to say that certain sites may not be identified in the final Local Plan. A site in the functional floodplain may be suitable for a development for a water compatible use for instance befitting its flood risk. However, the functional floodplain issue means that these sites will not make any significant contribution to meeting the identified development needs.
- 2.21 Two of the sites are large areas located within the floodplains of the Thames (Scours Lane and Littlejohn's Farm) and Kennet (Land at Searles Farm). As well as functional floodplain, the sites are heavily constrained by biodiversity (in the case of Searles Farm), landscape and open space designations.
- 2.22 The next step was to assemble information relevant to the assessment of the remaining sites. This information came from a variety of sources:
- existing information, for instance from designations related to matters such as wildlife, heritage and air quality;
 - surveys of the sites; and
 - past planning reports, such as application and pre-application officer reports.
- 2.23 This information was then considered under Stage 2.

3. Stage 2 – site and broad location assessment

- 3.1 There are four main steps within stage 2, and our HELAA titles these steps 2a to 2d;
- Step 2a: Estimating development potential;
 - Step 2b: Assessing suitability;
 - Step 2c: Assessing availability; and
 - Step 2d: Assessing achievability.
- 3.2 The PPG methodology also notes a fifth step, ‘overcoming constraints’, but in Reading’s HELAA, much of this is embedded within the consideration of steps 2b, 2c and 2d.

Step 2a: Estimating development potential

- 3.3 The assessment of the development potential of each site is an estimate at this point, and is subject to potential adjustments through the HELAA process. The approach differed according to different types of site.
- 3.4 For sites with planning permission (including any sites where an application was undetermined at the base date of 1 April 2024 but permission was granted during the drafting of the HELAA), the development set out in the permission is taken as being the potential of the site. Whilst some sites may have greater potential than the permission allows for, this is no longer within the control of the Council, and the most likely scenario is that the permission will be built out. There were a handful of exceptions to this, where there is good reason to believe that an existing permission will not be implemented.

Pattern book approach

- 3.5 For a number of other sites, a ‘pattern book’ approach was used. This took examples of development permitted over the 10 years from 2013 to 2023 and used the average densities as a baseline. These examples are set out in Appendix 3. These resulted in the following densities:
- Town centre residential new-build – 334 dwellings per hectare (dph)⁶
 - Urban residential new-build – 116 dph
 - Suburban residential new-build – 45 dph⁷
 - Conversion to residential – 1 dwelling per 64 sq m of floorspace
 - Town centre office new-build – plot ration of 295%
 - Out of town office new-build – plot ratio of 78%

⁶ In the previous version of the HELAA (November 2017), different densities were used for town centre core and town centre fringe sites. However, in practice, many of the highest densities achieved have been in town centre fringe locations, so there is not considered to be any need to continue this distinction.

⁷ For suburban, this excluded two large sites where there was a particular requirement for on-site open space to compensate for loss of existing open space, as it was not considered that these were representative of likely future supply.

- Industrial/warehouse new-build – plot ratio of 35%
- Community new-build – plot ratio of 38%

3.6 However, reliance on recent achieved densities may not be entirely appropriate where there are proposals for policy changes that will affect density. In particular, the Local Plan Update proposes to increase the proportion of family dwellings of three bedrooms or more for new-build development in all locations, which will have density implications across the board. The above residential new build densities therefore need to be adjusted, although conversions to residential will not be affected as the policy does not apply to them. The calculation of the adjustments is described in Appendix 4, and results in the following adjusted densities that should be used.

- Town centre residential new-build – 327 dwellings per hectare (dph)
- Urban residential new-build – 112 dph
- Suburban residential new-build – 43 dph

3.7 It should be noted that the above densities were not necessarily applied across the board to the areas shown on the map in Figure 2.1. For instance, a site in an area shown as ‘urban’ in Figure 2.1 could have greater or lesser development potential than the pattern-book urban density shown above, depending on the character of the site itself and of surrounding areas.

3.8 It is also worth being aware that the above densities represent a significant increase in the prevailing densities of the existing areas of each type. Table 3.1 shows that each of the pattern book densities represents a significant uplift in density for the type of area. Existing densities of urban and suburban sites are calculated by plotting sample points (45 urban and 55 suburban) and calculating the density of residential land in a 1 hectare area surrounding that point. This is less appropriate in the town centre due to the prevalence of other uses, and it is therefore based on the density of 24 different existing residential plots. The analysis of existing density is set out in detail in Appendix 6.

Table 3.1: Comparison of existing and pattern book densities

Area type	Existing density (dph)	Pattern book density (dph)	Increase
Town centre	199	327	64%
Urban	77	112	45%
Suburban	32	43	34%

Site-by-site calculation

3.9 As Reading is a dense urban area with a wide mix of uses, often mixed vertically, there are many sites where the development potential is complicated and involves a range of uses. This is particularly the case in the town centre. For that reason, the development potential for many sites was calculated on a site-by-site basis, taking account of matters such as the likely acceptable development heights, plot coverage and possible mix of uses. In other cases, past permissions, refusals or pre-

application responses provide a good insight into the likely capacity for development, and inform the calculation.

- 3.10 Most of the site-by-site calculations are in the town centre, where a mix of uses often mean that pattern book approaches are not applicable. The calculations generally work on the basis of identifying the amount of floorspace that can be accommodated on each site, distributing it amongst the appropriate uses, and then converting the residential floorspace to dwelling numbers. Generally in these town centre calculations we assume a ratio of 90.4 sq m per flat for new build based on an analysis of a selection of town centre new build flatted schemes permitted between 2013 and 2023 (Appendix 3) as adjusted to account for the increase in policy requirements for three bedroom dwellings or larger (Appendix 4). Generally, for larger developments which would need to provide their own circulation space, open space etc, a plot ratio of 43% was used to calculate building footprints. For smaller sites which are already part of a development block, a plot ratio of 64% was used. Appendix 3 contains the sites that have been used to calculate all of these averages. The full HELAA schedules in Volume II of the study describe how each site development capacity has been derived.
- 3.11 Recent conversions have been on average 64 sq m per flat (excluding prior approvals where there are fewer controls on dwelling size and mix), and this can be applied to conversions of existing premises where this is the appropriate development.

Results of development potential

- 3.12 The development potential identified at this stage is an initial estimate. There is scope to adjust the development potential at each of the next stages of assessing suitability, availability and achievability.
- 3.13 Table 3.2 summarises the development potential at this stage. Because it includes all significant employment land, it shows great capacity for new housing set against a massive loss of employment uses, including virtually all of Reading's industrial and warehousing space. It is not therefore in any way an appropriate outcome, and should only be used as a starting point for this analysis.

Table 3.2: Total development potential

Use	Capacity
Residential (units)	40,648
Office (sq m)	-151,018
Industrial & warehouse (sq m)	-429,335
Retail & town centre (sq m)	-66,462
Leisure (sq m)	53,030
Hotel (sq m)	38,521
Community (sq m)	-1,977
Other (sq m)	-121,028

Step 2b: Assessing suitability

- 3.14 The purpose of this step is to assess whether a site is suitable for development. This is a wide-ranging assessment, taking in a range of factors. The factors examined are as follows:

General location

- Whether the site is in or adjoining an existing urban area;
- Distance from an existing centre;
- Whether the site is previously developed;
- Distance from existing public transport links;
- Existence of a clear existing highway link; and
- Whether there are access and highway safety issues.

Existing use

- Whether there are existing residential uses on site;
- Whether there are existing economic development uses on site;
- Whether there are existing other uses on site; and
- Vacancy.

Environmental and open space designations and issues

- Whether it is within or adjoining an Area of Outstanding Natural Beauty⁸;
- Whether it is within the Green Belt⁹;
- Whether it is identified public open space;
- Whether it is designated Local Green Space;
- Whether it is common land;
- Whether it is agricultural land, and of what grade;
- Whether it is affected by Tree Preservation Orders;
- Whether it is a Local Wildlife Site;
- Whether it is a Local Nature Reserve;
- Whether it is an area of Biodiversity Action Plan habitat;
- Whether it is within a Biodiversity Opportunity Area;
- Whether the presence of protected species is likely; and
- Whether it is within a Major Landscape Feature

Heritage issues

- Whether a scheduled ancient monument is within the site;
- Whether the site is in an area of archaeological potential;

⁸ There is no AONB within Reading, but the Chilterns AONB does adjoin Reading Borough to the Northwest and there is work underway on considering extensions to the AONB.

⁹ There is no Green Belt in Reading

- Whether the site is within a conservation area or its setting;
- Whether the site is within a historic park or garden or its setting;
- Whether the site includes a listed building or its setting; and
- Whether the site includes a locally listed building or its setting.

Health and safety issues

- Whether the site is within a consultation zone for a COMAH site or affects a hazardous pipeline;
- Whether the site is within the DEPZ or consultation zone for the Atomic Weapons Establishment at Burghfield;
- Whether the site is affected by potential contamination;
- Whether the site is affected by potential land instability;
- Whether the site is in the Air Quality Management Area;
- Whether the site is subject to potential light pollution;
- Whether the site is subject to potential noise and disturbance; and
- Any other health and safety issues.

Flood risk¹⁰

- Proportion of the site in Flood Zones 2 and 3a according to national flood mapping;
- Highest level of surface water flood risk identified based on most up to date draft of the Strategic Flood Risk Assessment¹¹; and
- Whether there is likely flood risk from other sources.

Design and amenity

- Whether there are overlooking/privacy issues that would prevent or particularly constrain development;
- Whether there are character issues that would prevent or particularly constrain development¹²; and
- Surrounding residential density.

Utilities issues

- Whether there are potential issues with water utilities in this location;
- Whether there are potential issues with wastewater utilities in this location;
- Whether there are potential issues with electricity utilities in this location;

¹⁰ This does not pre-empt the results of any sequential or exceptions test or a detailed flood risk assessment, which will be a separate requirement if a relevant site is to be allocated.

¹¹ A draft is currently with the Environment Agency for their input

¹² There are almost always character issues that affect the form of development, but this is used mainly where there are clear reasons why the development capacity from step 2a needs to be significantly adjusted to account for character

- Whether there are potential issues with communications infrastructure in this location; and
- Whether there are on-site utilities, e.g. a sub-station that needs to be moved.

Other considerations

- Whether the site includes a public right of way;
 - Whether the site is identified as an asset of community value;
 - Whether the site is needed for minerals use;
 - Whether the site is needed for waste use;
 - Whether the site is safeguarded for the delivery of a national or strategic transport scheme; and
 - Whether there are particular community aspirations for the site.
- 3.15 Taking the above factors into account, an overall conclusion on suitability is reached. Each site is considered '**suitable**', '**potentially suitable**', '**suitability unknown**', or '**unsuitable**'. Only sites that are suitable or potentially suitable proceed to the next step at this point. It should be noted that the presence of one or more constraints above does not necessarily render a development 'unsuitable', and whether these constraints are likely to be capable of being overcome (the 'overcoming constraints' step from the PPG) is factored into the suitability stage, as well as, where appropriate, the availability and achievability stages. The judgement made on suitability is a balanced one taking account of the whole picture. It is also vital to note that identifying some suitability for development on a site does not mean that any specific development is suitable, and nor is it a guarantee that development will be granted permission in the future – it is a balanced judgement on the potential of the site based on the information available.
- 3.16 If any of the factors above mean that the quantitative development potential from step 2a needs to be amended to make a development suitable (for example removal of part of the site with particular constraints, or a reduction in density to avoid significant harm to neighbouring areas), an adjustment is made at this point.
- 3.17 Where a site is considered to only be suitable for an amount of development that falls below the 10-dwelling threshold, it will be classed as 'unsuitable'. This is to prevent double counting, given that there are allowances built into the calculations for smaller-scale development (see stage 3), so in this sense 'unsuitable' means unsuitable for inclusion as a specific site in the HELAA rather than unsuitable for development.
- 3.18 The totals for specific sites after the suitability analysis are set out in Table 3.3. Appendix 1 shows which sites were not considered to be suitable. Only sites considered 'suitable' or 'potentially suitable' were carried forward into the next stage.

Table 3.3: Summary of ‘suitable’ or ‘potentially suitable’ sites

Use	Capacity
Residential (units)	16,675
Office (sq m)	25,884
Industrial & warehouse (sq m)	129,629
Retail & town centre (sq m)	-59,555
Leisure (sq m)	59,255
Hotel (sq m)	38,795
Community (sq m)	33,591
Other (sq m)	-70,741

Step 2c: Assessing availability

- 3.19 The starting point for assessing availability is to contact the owners and developers of the sites in question. We sought to contact all landowners that own a significant part of the identified ‘suitable’ sites, with certain exceptions. There was no need to make contact where a site is already under construction, as it is clearly available and achievable, or where full information was already known through other discussions. There were certain sites, where it was felt for reasons of sensitivity that it would be unwise to contact owners to avoid misunderstandings (for instance where a site had previously received only negative feedback from the Council, based on policies that may not be carried forward). This was a small number of mostly small sites, with a combined potential of less than 70 dwellings, and assumptions have been made about their availability based on existing information.
- 3.20 Responses were only received in relation to a small percentage of sites, around 20%. As a result, assumptions needed to be made about availability based on known information, for instance from applications or pre-application discussions or from other sources. In most cases there is some past history on a site which might indicate potential availability, for instance nominations during a call for sites or previous applications or pre-application enquiries, and this information was taken into account in assessing availability.
- 3.21 The following considerations fed into the consideration of whether a site was available:
- Any stated landowner intention, including any progress made with planning discussions;
 - Any legal issues affecting the availability of the site;
 - Whether there are existing uses that require relocation; and
 - Likely timescale for site becoming available.
- 3.22 This consideration led to each site being identified as being **‘available’**, **‘potentially available’**, **‘availability unknown’** or **‘not available’**.
- 3.23 Where the assessment of availability led to a different conclusion about how much development could be accommodated on the site, an allowance was made for

adjusting the figure. As an example, this adjustment could reduce the overall development possible because a part of the site is not considered available in the plan period. This was the case for the previous versions of the HELAA where Major Opportunity Sub-Areas under multiple ownerships are grouped together, but since these have been split out in this version, a situation of needing to adjust the availability figures has not arisen.

- 3.24 Some landowners responded with calculations of the development potential that were higher than the Council's. This is not unexpected, and unless there was good reason to amend the capacity, the assessment usually keeps to the figure that had emerged from the suitability analysis.
- 3.25 Appendix 1 shows which sites were not considered to be available. Only sites considered 'available' or 'potentially available' were carried forward into the next stage.

Table 3.4: Summary of 'available' or 'potentially available' sites

Use	Capacity
Residential (units)	14,441
Office (sq m)	18,891
Industrial & warehouse (sq m)	137,105
Retail & town centre (sq m)	-44,036
Leisure (sq m)	57,833
Hotel (sq m)	47,903
Community (sq m)	26,175
Other (sq m)	-29,267

Step 2d: Assessing achievability

- 3.26 The submissions from owners and developers resulting from the availability assessment also fed into the conclusions on achievability. Once again, this does mean making some assumptions in some cases on the basis of best available information.
- 3.27 The following considerations fed into the consideration of whether a site was achievable:
- Whether access to the site was achievable;
 - Whether there are any legal issues, e.g. covenants, likely to influence whether the development can be achieved;
 - Whether adjacent uses would affect achievability of the development;
 - Whether the development would be likely to be viable;
 - Whether there is likely to be market demand for the development on the site;
 - Whether there are any exceptional development or site preparation costs that might impact on achievability;

- Whether there are achievability issues related to the provision of necessary infrastructure;
 - Whether external funding is required and available; and
 - The likely build-out rates of development.
- 3.28 In general, the information above is largely quite hard to come by unless a development is some way down the line of the planning process or the information has been provided by a landowner or developer. In general therefore, development on sites was assumed to be achievable unless there were clear reasons to think otherwise.
- 3.29 This consideration led to each site being identified as being **‘achievable’**, **‘potentially achievable’**, **‘achievability unknown’** or **‘not achievable’**.
- 3.30 As for availability, where the assessment of achievability led to a different conclusion about how much development could be accommodated on the site, an allowance was made for adjusting the figure. An example of where this might be necessary is if build-out rates suggested that it could not all be delivered in the period of the HELAA, but in practice no sites needed an adjustment at this point.
- 3.31 Appendix 1 shows which sites were not considered to be achievable. Only sites considered ‘achievable’ or ‘potentially achievable’ were carried forward into the next stage.

Table 3.5: Summary of ‘achievable’ or ‘potentially achievable’ sites

Use	Capacity
Residential (units)	14,013
Office (sq m)	18,891
Industrial & warehouse (sq m)	139,016
Retail & town centre (sq m)	-44,036
Leisure (sq m)	29,391
Hotel (sq m)	50,514
Community (sq m)	26,175
Other (sq m)	-29,267

Summary

- 3.32 The summary of this process for each site is set out in Appendix 1 of this report, and it shows the conclusion on suitability, availability and achievability for each site. From this analysis, we can determine whether a site is **‘developable’** (within 5 years), **‘deliverable’** (within years 6-10 and 11-15), **‘potentially developable’** or **‘not developable within the next 15 years’**. The full set of information for each site is available as a separate Volume II.

Variance rates

- 3.33 As the HELAA process compares likely supply against need, realistic assumptions are needed on how much of the development will come forward in the plan period.

This is done through the use of ‘variance rates’ – a percentage discount applied to the figures to account for changes in the level of development that is delivered, including sites not being delivered at all. In previous versions, ‘non-implementation’ rates have been used, but the use of ‘variance rates’ allows increases in delivery to be taken into account at the same time.

- 3.34 In order to inform such rates, an analysis has been carried out of past delivery of residential planning permissions and allocations in Reading. This analysis is set out in Appendix 5, and it identifies the following level of historic variance:
- Planning permission granted but not commenced – 7%
 - Development plan allocation without planning permission (town centre) – 42%
 - Development plan allocation without planning permission (rest of Borough) – 36%
- 3.35 These past rates can be used to inform the setting of variance rates. However, where there is no planning permission, it is considered that to use the variance rates above in all cases would be unduly pessimistic, particularly where a landowner or developer has confirmed the availability of land for development and the intention to bring it forward. There is no reliable way to calculate the likelihood of such sites coming forward. It is considered that 15% is a reasonable assumption in such cases, as this is a mid-point of the rates the Council has historically applied to sites with planning permission (10%) and plan allocations (20%) when calculating five year supply.
- 3.36 It is also considered that sites owned by the Council and where there is a planning permission in place for the next phase of Local Authority New Build should not have a variance rate applied, as the Council is in a position to confirm that these developments are agreed and programmed.
- 3.37 It is therefore proposed that the following variance rates be applied:
- Development commenced at time of publication¹³ – 0%
 - Development with planning permission granted for Local Authority New Build – 0%
 - Planning permission granted (or resolved to be granted) but development not yet commenced – 7%
 - No planning permission but intention to bring forward for development confirmed – 15%
 - No planning permission and intention to bring forward for development not confirmed (town centre) – 42%
 - No planning permission and intention to bring forward for development not confirmed (outside town centre) – 36%

Summary of results

- 3.38 Of the sites considered, 188 sites were considered to be suitable, available and achievable (or potentially suitable, available and achievable).

¹³ Either construction underway or CIL commencement notice issued

- 3.39 Planning Practice Guidance states that the outputs of a HELAA should include “an indicative trajectory of anticipated development based on the evidence available”. In most cases, full information on build-out rates is not available, but it is nevertheless possible to classify the sites into those that are deliverable, developable or potentially developable. These are explained below, and are informed by the relevant definitions in the NPPF. Please note that this is a best estimate at this point, and there are no proposals to explicitly phase the rate at which sites come forward.
- 3.40 **‘Deliverable’** sites are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In general, deliverable sites already have full planning permission, unless there are particular reasons that a site will come forward within that five year period.
- 3.41 **‘Developable’** sites, for years 6-10 and 11-15 of the plan period, should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 3.42 **‘Potentially developable’** sites are still considered to have some likelihood of coming forward in the plan period, but are distinguished from ‘developable’ sites as the evidence to support their developability is reduced. This is not a separate category within the NPPF, and would be considered to be a subset of ‘developable’ sites for the purposes of complying with the NPPF. In general, ‘potentially developable’ sites are those which have been identified as both ‘potentially available’ and ‘potentially achievable’.
- 3.43 For clarity, all sites in the above three categories contribute to the capacity identified in the HELAA.
- 3.44 It is also worth noting that, the figure for ‘deliverable’ sites may not accord with the figure for five-year housing land supply identified in other evidence supporting the Local Plan. This is because some sites will deliver within both years 1-5 and 6-10, for instance those sites where a hybrid planning permission is in place containing both outline and full elements, or other sites which are particularly large. The comprehensive information on when delivery is expected to take place is within the Local Plan Housing Trajectory.
- 3.45 In summary, the result of stage 2 of the HELAA is set out in table 3.6.

Table 3.6: Summary of assessment of sites and broad locations

Use	Deliverable	Developable	Potentially developable	Total from Stage 2
Residential (units)	4,019	6,995	874	11,887
Office (sq m)	21,164	27,428	-16,212	32,380
Industrial & warehouse (sq m)	32,772	102,652	-6,298	129,127
Retail & town centre (sq m)	-14,233	-17,745	-4,913	-36,892
Leisure (sq m)	3,983	24,318	-365	27,936
Hotel (sq m)	6,579	35,004	5,284	46,867
Community (sq m)	12,185	590	11,207	23,982
Other (sq m)	-18,345	-33	-3,317	-21,695

4. Stage 3 – windfall assessment and additional allowances

- 4.1 The methodology allows for some allowance to be made for ‘windfalls’. Windfalls are sites which have not previously been identified and which do not make up part of the identified supply. However, clearly the purpose of a HELAA is to seek to identify the sites where development is expected to come forward insofar as is possible, so it is desirable to keep the reliance on windfalls to a minimum. A reliance on windfalls must be adequately justified by evidence, taking account of the HELAA, historic windfall delivery rates and expected future trends.
- 4.2 We consider that there is a clear case for an allowance for small site windfalls of below ten dwellings. The cut-off for the HELAA is ten dwellings or more, and it is therefore logical to assume that smaller sites will continue to come forward in addition. Over the last 20 years (2004-2024), an average of 134 small site windfall dwellings have been completed each year, as set out in table 4.1 below.
- 4.3 However, this supply of small site windfalls has included an element of development of residential gardens. Paragraph 71 of the NPPF states that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, and previous policy required the removal of residential garden land from the windfall assessment. The experience in Reading (as shown in table 4.1) is that residential garden land as a source of small site windfalls has significantly reduced over the years, and it is not therefore considered appropriate to rely on garden land.

Table 4.1: Completions on small windfall sites 2004-2024

Year	Homes completed on small windfall sites (<10 dwellings)	Of which on garden land	Homes completed on small windfall sites not including garden land
2004-2005	141	38	103
2005-2006	152	11	141
2006-2007	157	43	114
2007-2008	177	30	147
2008-2009	203	43	160
2009-2010	193	23	170
2010-2011	134	12	122
2011-2012	117	4	113
2012-2013	134	6	128
2013-2014	114	8	106
2014-2015	155	16	139
2015-2016	127	9	118
2016-2017	103	6	97
2017-2018	141	5	136
2018-2019	124	21	103
2019-2020	120	18	102
2020-2021	107	8	99
2021-2022	72	7	65
2022-2023	104	5	99
2023-2024	91	4	87
Average 2004-2024	133	16	117

- 4.4 The 20-year average of small site windfalls minus garden land is therefore 117 per year. Using this as an estimate of future small site windfalls within the HELAA is therefore one possible approach. However, this masks a particular issue with small site windfall delivery in recent years, which is an overall reduction, which is particularly clear since 2018. Four of the five lowest levels of small site windfall delivery (with or without garden land) in the 20 year period have been the last four years. The average of the five years from 2009-2014 (128) is 4% lower than the average 2004-2009 (133). The average of the following five years 2014-2019 (119) saw a further 7% reduction, with the average 2019-2024 (90) being a significant 24% reduction. There is no clear policy-related reason why this should be the case. Nor does it reflect lower overall housing delivery in those years in particular, as the lowest small-site levels of 65 and 87 were in the same years as strong overall delivery levels of 850 and 1,021 respectively were seen. It may be that the smaller sites that are most straightforward to develop are simply being used up. Either way, it seems to point to a lower likelihood that the 20-year average delivery can be maintained over the forthcoming plan period.

- 4.5 This issue can be addressed by using a shorter-term recent average and decreasing it over the plan period. The average delivery of small-sites not including garden land over the last five years is 90. This would represent a more robust basis for the first five years (2024-2029). It is considered appropriate to apply a 5% reduction for every five year period, which should therefore reflect a gradual reduction over time. The effects of this can be seen in table 4.3.
- 4.6 The above does not include any allowance for small-site windfalls for non-C3 residential development, which usually constitutes changes of use to or from HMOs or small residential care properties. This is important to include, because the delivery of such developments contribute to the accommodation available and will be monitored alongside dwellings. Such small developments are often a net gain of a HMO as a change of use from residential, which will have been recorded as a net loss in the monitoring of dwellings. The dwelling equivalent is calculated as described in Section 7.

Table 4.2: Completions of non-C3 residential on small windfall sites 2019-2024

Year	Dwelling equivalent completed
2019-2020	14
2020-2021	6
2021-2022	8
2022-2023	-3
2023-2024	7
Average 2019-2024	6

- 4.7 We therefore believe that an allowance of 6 dwellings per year on small sites for non-C3 accommodation should be added to the small site windfall figure, meaning starting from a level of 96. The proposed figures are set out in table 4.3.

Table 4.3: Small site windfall levels to be applied

Years	Final small site windfall
2024-2029	96
2029-2034	91
2034-2039	87
2039-2041	82

- 4.8 Over the period 2024-2041, that means 1,534 dwellings in total.
- 4.9 We have not included an allowance for larger windfalls in this HELAA. It is our experience that such larger windfalls are a regular feature of development in Reading, with changes in a fast-moving market meaning that sites in existing use that had not been anticipated to have particular development potential come forward for development quite quickly. Nevertheless, it is considered that this HELAA process is more thorough than was often the case in the past, and it is not therefore proposed to rely on larger windfalls for housing.

- 4.10 It is also not proposed to include a windfall allowance for any sites for economic development. A large proportion of sites within the town centre and employment areas are included in the site assessment, and it is assumed that most such development will take place in those areas.
- 4.11 When windfalls are factored in, as well as past completions between 2023 and 2024, the results of the first iteration of the assessment are as set out in Table 10. The level of need identified is also included for comparison.

Additional allowances

- 4.12 Policy H14 of the Local Plan deals with suburban regeneration and renewal. It identifies the scope for regeneration and renewal within Reading's suburban areas that would improve the local built environment, improve and modernise the housing stock and deliver additional homes. The regeneration of Dee Park, Phases 1 and 2 of which were completed some years ago, provides a good model for how such regeneration can take place. Those estates in primarily Council ownership form the most obvious locations for such regeneration to take place.
- 4.13 At the same time, the next phase of the Council's Local Authority New Build programme mostly has planning permission, and the Council will begin to think about the following phases, which would likely include some elements of estate regeneration that may deliver additional dwellings as well as replace housing that is coming towards the end of its life. A large proportion of this is likely to be delivered within the plan period (to 2041).
- 4.14 The extent of any further LANB programme has not yet been detailed or approved. It is not appropriate at this stage to include any detail of potential sites or areas within this HELAA, and the HELAA methodology is not the best way to assess the capacity of area-wide regeneration such as this.
- 4.15 Therefore, it is considered appropriate to make an allowance for what could be delivered as part of area regeneration involving LANB. Discussions have been undertaken at officer level involving Housing and Planning teams to understand the likely capacity of these areas and realistic delivery timescales, which have taken into account where there would be a need to replace existing homes that are nearing the end of their life. These discussions have identified that a net gain of **400 dwellings** could realistically be delivered within the plan period through this route. It is therefore considered that this should be included as an additional allowance.

Table 4.4: Summary of HELAA results (first iteration)

Type of development	Need (2023-41)	Completions (2023-24)	HELAA sites – deliverable	HELAA sites – developable	HELAA sites – potentially developable	HELAA sites – total	Windfalls	Additional allowances	Total supply (2023-41)	Difference between need and supply
Housing (dwellings)	13,230 ¹⁴	1,028	4,019	6,995	874	11,887	1,534	400	14,849	+1,619
Office (sq m)	85,803 ¹⁵	-2,589	21,164	27,428	-16,212	32,380	0	0	29,791	-56,012
Industry/warehousing (sq m)	167,113 ¹⁶	-3,878	32,772	102,652	-6,298	129,127	0	0	125,249	-41,864
Retail and town centre (sq m)	-5,039 ¹⁷	705	-14,233	-17,745	-4,913	-36,892	0	0	-36,187	-31,148
Leisure (sq m)	None	-2,744	3,983	24,318	-365	27,936	0	0	25,192	+25,192
Hotel (sq m)	None	0	6,579	35,004	5,284	46,867	0	0	46,867	+46,867
Community use (sq m)	None	5,707	12,185	590	11,207	23,982	0	0	29,689	+29,689
Other use (sq m)	None	-3,941	-18,345	-33	-3,317	-21,695	0	0	-25,636	-25,636

¹⁴ From Reading Housing Needs Assessment, 2024¹⁵ From Reading Commercial Development Needs Assessment, 2024¹⁶ From Reading Commercial Development Needs Assessment, 2024¹⁷ From Reading Commercial Development Needs Assessment, 2024

5. Stage 4 – assessment review

- 5.1 Where there is a shortfall against needs, the next stage of the HELAA process is to revisit the Sites and Broad Location stage to understand whether there are measures that can be taken to change the conclusions on whether sites are suitable, available and achievable.
- 5.2 In our HELAA, much of this consideration took place within the main assessment itself. For instance, sites where there were potential contamination issues were not ruled out at that stage but were rather considered potentially suitable, subject to mitigation measures. However, there were three major areas which can be revisited at this stage, namely looking again at suitability in terms of flood risk, re-examining suitable densities and considering an alternative balance between residential and offices.

Flood risk

- 5.3 There is not considered to be any flexibility on the sites that have been excluded based on their location within the functional floodplain (Flood Zone 3b).
- 5.4 Outside the functional floodplain, only five sites were considered to be unsuitable solely on flood risk grounds. In all cases these were sites in Flood Zone 3a for residential development where it was considered that the exception test would be unlikely to be fulfilled based on the distance to safe areas outside Flood Zone 3. These sites are set out in Table 5.1, and the total capacity is for a net gain of 105 dwellings and a net loss of industrial and warehousing and retail floorspace.

Table 5.1: Sites considered unsuitable solely on flood risk grounds

Site code	Site address	Resi (units)	Ind/Whg (sq m)	Retail (sq m)
CA002	Cantay House, Ardler Road, Caversham	37	-1757	0
CA003	Former Caversham Nursery, 82 Gosbrook Road	18	0	0
CA004	68 St John's Road	18	-1,030	0
TH049	383 Gosbrook Road	19	-402	0
XX011	Confidential Site 11	13	-66	-291
TOTAL	N/A	105	-3,255	-291

- 5.5 Therefore, the sites that could potentially be delivered if flood risk issues were to be overcome would have a capacity of around 100 dwellings, although once availability, achievability and variance rates are considered this would be reduced further.
- 5.6 In these cases, overcoming those flood risk issues would be extremely challenging. This is because these sites have all been considered unsuitable due to being unlikely to pass the exception test due to the distance to any land outside Flood Zone 2. This situation is unlikely to change other than as a result of significant changes in flood zones, likely due to new flood defences. There are no current proposals for new

flood defences in the area, and as such it is unlikely that a different approach to flood risk will have a significant effect on capacity.

Changing densities

- 5.7 It is possible to test how changes to assumptions on development density could affect the capacity of the identified sites.
- 5.8 Density assumption changes would affect those sites where a ‘pattern book’ approach has been applied as set out in paragraph 3.5. It would not affect those sites where there has been a site-by-site conclusion on development potential, as these conclusions are much more fine-grained and take account of specific matters such as nearby heritage assets or residential amenity.
- 5.9 It is worth bearing in mind that, as shown in table 3.1, the pattern book densities already result in a significant uplift over existing densities. Therefore, the scope to simply increase densities without having a major impact on local character is very limited indeed.
- 5.10 Table 5.2 shows the effect of different levels of increase in the pattern book approach in terms of the number of homes that would result.

Table 5.2: Effect on increases in pattern book densities on dwelling numbers

Density increase	Town centre density	Urban density	Suburban density	Dwellings 2023-2041	Dwellings net change
No change	327	112	43	14,849	0
Increase by 5%	343	118	45	15,094	+245
Increase by 10%	360	123	47	15,321	+382
Increase by 20%	392	134	52	15,790	+941
Increase by 50%	491	168	65	17,233	+2,384
Increase by 75%	572	196	75	18,415	+3,566

- 5.11 The table shows that, in order to significantly boost housing supply over the plan period, significant increases in density are also required, of 20% or more. This is on top of density assumptions that are already somewhere close to the maximum that could be achieved without a detrimental impact on local character. For this reason, it is not proposed to apply any arbitrary increases to the assumed densities.
- 5.12 It is worth noting that the 75% density increase scenario is what would be needed in order to meet the need identified in the standard methodology using the sites in the HELAA. A density increase of that magnitude would very significantly alter the character of large parts of Reading. Based on experience with how density relates to height in Reading, it is estimated that this would mean an average additional four storeys on developments in the town centre, two storeys on urban developments and one storey on suburban developments, albeit it should be noted that the relationship between density and height is not necessarily linear and depends on a variety of factors.

Residential and office balance – increasing offices

- 5.13 The HELAA identifies a shortfall in meeting office needs amounting to 56,012 sq m. It is worth testing how these needs could be met in full through the HELAA. However, since sites within the HELAA have limited capacity for total development, reducing this shortfall will reduce the other uses that can be provided, in particular residential.
- 5.14 There are two routes to increase offices within the HELAA without increasing total development capacity. The first is to exclude some sites which have been identified for a loss of offices, almost all of which would provide residential, either as a conversion or redevelopment. Sites with planning permission are assumed to be already fixed, but of the remaining sites it is possible to identify those where the greatest office floorspace could be retained with the lowest reduction in residential. Using 11 sites¹⁸ it is possible to increase office floorspace by 35,737 sq m and reduce residential by 507 dwellings. It is worth bearing in mind that this approach takes no account of the likely continued availability and achievability of those sites as offices, and many of them have been included for development precisely because they are unlikely to have a future as office sites.
- 5.15 The second route is to increase the proportion of offices that are assumed on those sites without planning permission which the HELAA identifies for a mix of offices and residential¹⁹. In the initial run of the assessment, it was assumed that the split on these sites would be 50% office and 50% residential. However, this can be reassessed with a greater emphasis on office floorspace. Even if these sites were increased to 100% offices it would not meet the 56,012 sq m shortfall, but, in combination with the sites referenced in paragraph 5.14 above, it is possible to make up this shortfall. This would require the mix to be changed to 24% residential and 76% offices, and this would mean an additional increase of 20,981 sq m offices and an additional reduction of 237 dwellings.

Table 5.3: Impacts of eliminating the office shortfall on residential supply

Element	Offices (sq m)	Residential (dwellings)
HELAA capacity	29,791	14,879
Change as a result of excluding selected office to residential sites	+35,737	-507
Additional change as a result of increasing office proportion on mixed use sites	+20,981	-237
Potential amended HELAA capacity if office needs are to be met in full	86,509	14,135 ²⁰

- 5.16 The results of this assessment demonstrate that rebalancing the HELAA to eliminate the shortfall in meeting office needs would result in provision of 744 fewer dwellings. The total dwellings to be provided would still exceed the number identified in the Housing Needs Assessment (totalling 13,230), so in theory both office and residential

¹⁸ AB013, AB052, AB083, AB084, AB103, KA003, KA045, KA046, RE017

¹⁹ AB002, AB003, AB004, AB005, AB006, AB007, AB008, AB009, AB011, AB057, AB058, AB082

²⁰ An annual figure of 785

needs could be met. However, in reality this is not considered deliverable. Most of the sites identified for a loss of offices are fringe locations with a history of vacancy and which are unlikely to have any realistic future as office sites. As a result it is not considered appropriate to adjust the HELAA conclusions for this reason.

- 5.17 As a general comment, there is a very large amount of office floorspace which has outstanding planning permission. There are 217,715 sq m of offices which had outstanding planning permission at 31 March 2024, which is significantly above the need. In theory therefore, the need could be met. However, many of these are not expected to have any likelihood of delivery as offices and are instead included as allocations for industrial and warehousing space, so this would reduce the proportion of industrial and warehouse needs that could be met, and would still result in Reading failing to meet its employment needs. Nevertheless, this does illustrate that there is flexibility to deliver the office need if the market is there, albeit at the expense of other needs.

Residential and office balance – increasing housing

- 5.18 The other way in which to consider the residential and office balance is to examine what contribution could be made if the mixed use sites (other than those where planning permission is already granted) were to be developed or converted for a larger proportion of residential.
- 5.19 As set out in paragraph 5.15 above, the assumed mix in the HELAA on these sites is 50% residential, 50% offices. The effects of different assumptions that increase the proportion of residential are summarised in table 5.4.

Table 5.4: Testing increases in residential proportion of mixed use sites

Assumption	Change in residential (dwellings)	Change in offices (sq m)
60% residential, 40% offices	+91	-8,070
75% residential, 25% offices	+227	-20,175
80% residential, 20% offices	+273	-24,210
100% residential, 0% offices	+455	-40,349

- 5.20 The amount of residential that would be generated by significant changes in the mix are relatively modest, and would increase the shortfall in meeting identified office needs, in addition to changing the characteristics of the areas affected to be more residential in nature, which is unlikely to be appropriate on these sites which are all in very close proximity to Reading Station. Even changing these sites to 100% residential would make up less than half of the increase that would be necessary if Reading's housing need were to be based on the standard methodology (955 dwellings).

Conclusion

- 5.21 The assessment review has not highlighted any potential for additional capacity to be found to help meet development needs. As a result, no second iteration of the

HELAA incorporating changed assumptions is included here, and the conclusions set out in table 4.4 remain the final conclusions.

6. Stage 5 – final evidence base

- 6.1 Planning Practice Guidance expects a HELAA to present a set of standard outputs constituting the final evidence base, as follows:
- *“a list of all sites or broad locations considered, cross-referenced to their locations on maps;*
 - *an assessment of each site or broad location, including:*
 - *where these have been discounted, evidence justifying reasons given;*
 - *where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;*
 - *an indicative trajectory of anticipated development based on the evidence available.”*
- 6.2 Table 4.4 contains a table summarising the results of the HELAA, and Appendix 1 contains a full summary of how each site has been treated within the assessment. These are the main outputs of the HELAA.
- 6.3 The items above are available as follows:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps – Appendix 1.
 - an assessment of each site or broad location – summary in Appendix 1, detailed tables in Volume II.
 - where these have been discounted, evidence justifying reasons given – in detailed tables in Volume II.
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when – the type and quantity of development is included in overall form in table 4.4 (which also gives an indication of timescales for development by 5 year band), and for each individual site in Appendix 1 (taking account of variance rates). The quantity of development on each site before variance rates are considered is in the detailed tables in Volume II, as is any actions needed to ensure that development is suitable, available or achievable.
 - an indicative trajectory of anticipated development based on the evidence available – for housing, this is shown in the Housing Trajectory within the Pre-Submission Draft Local Plan Partial Update.

7. Assumptions about other forms of residential

- 7.1 Because of the complicated inter-relationships between standard residential in the C3 use class and other forms of residential, such as residential care or student housing, both the need and the supply has been considered together through the HELAA process. Many of the sites in the analysis may be equally suitable for either use. This section describes how those forms of residential have been translated into a dwelling equivalent for the purposes of the calculations.
- 7.2 Where residential accommodation falls within the C3 or C4 use class, it is considered to be a single dwelling. However, in line with National Planning Practice Guidance, other types of residential accommodation can be counted towards meeting housing needs on the basis that it frees up existing residential accommodation.
- 7.3 The way that the different types of accommodation are treated in Reading is set out below.

Student accommodation

- 7.4 The Housing Needs Assessment looked at whether there is a need for new student housing in Reading to 2041. It did not identify a specific need for additional purpose-built student accommodation, although it did note that the impacts of the Covid pandemic will have impacted figures over this period.
- 7.5 However, new student accommodation, of which there is a notable amount in the pipeline, frees up existing housing. The HELAA needs to make assumptions about how the contribution that student accommodation makes to supply should be calculated.
- 7.6 Planning Practice Guidance²¹ states that “*studio flats designed for students, graduates or young professionals*”, i.e. “*a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling*”, can be counted on a one for one basis. This is an increasingly common form of student accommodation in Reading, and the HELAA therefore counts such a studio as a single dwelling.
- 7.7 For more traditional study bedrooms, PPG also states that:
- “Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting.”*
- 7.7 The census data referred to (number of students in student-only households) has most recently been published for 2011. At this stage, in Reading there were a total of 1,644 student-only households and 5,035 students living in student-only households. This meant that the average household size of student-only households was 3.06.
- 7.8 However, PPG does refer to taking steps to avoid double-counting. One possible aspect to be cautious of is the degree to which students, particularly part-time or

²¹ Paragraph: 034 Reference ID: 68-034-20190722

postgraduate students, are occupying their own permanent housing and would not be expected to make use of purpose-built student accommodation. In particular, in 2011 there were 516 student-only households in Reading with only one student in the household. It could be expected that a number of these would be occupying their own permanent housing. If these single-student households were excluded from the figures there were 4,519 students in 1,128 multi-student households, an average of 4.00 per household. It is suggested that using a figure of four student bedspaces equating to one dwelling would be the most robust basis for calculating supply, as using the alternative figure of 3.06 is likely to overstate the contribution that student accommodation makes to overall housing supply.

- 7.9 The figure of four bedspaces equating to one dwelling was used in the previous version of the HELAA, although it was not based on any specific census figures at the time, and the approach is therefore continued here.

Houses in Multiple Occupation

- 7.10 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 there are bedsits with shared toilet facilities, it is assumed that four bedsits equates to one dwelling.

Residential care and other accommodation for older people

- 7.11 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. PPG states that any contribution should be based on the amount of accommodation released into the housing market. More specifically, it states that *“to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.”*
- 7.12 The published Census data referred to is the ‘Age of Household Reference Person²² (HRP) by number of adults in household’, and the PPG links to this information from the 2011 Census. For 2011, it shows that, there were 6,382 households in Reading where the HRP is 75 or older and a total of 9,463 adults in those households, meaning an average of 1.48 adults per household. This information is not available in the same form for 2021, for instance because the 2021 Census uses the 65 plus age category for the HRP rather than 75 plus, and there is therefore a less clear relationship with the age groups that may be moving into care.
- 7.13 However, what is not clear is how this information would be used in calculating the amount of housing freed up by the provision of residential care. Wherever there is

²² The Household Reference Person (HRP) is the person who owns or is responsible for renting the property.

more than one adult within a household, it is very possible that the HRP moving into care will not free the property up, as a partner or adult son or daughter may well continue to live in the property. It is only for single-adult households where the provision of residential care will reliably free up the dwelling. According to the 2011 Census, 3,690 of the 6,382 households with a HRP of 75 or more contained only one adult, i.e. 58%. If we use this figure and assume that the number of dwellings freed up is 58% of the number of care bedspaces provided, this will mean that 1.73 bedspaces equate to one dwelling. It is considered that this is the figure that should be used to calculate the equivalent housing supply.

- 7.14 The Housing Needs Assessment has also identified a need for an additional 915 specialist older person housing units between 2023 and 2041, comprising 188 units of housing with care, 477 units of housing with support and up to 250 residential care bedspaces. All of these needs are included within the overall housing need figure of 735 per annum. Therefore, residential care will count towards the overall housing need.

Serviced apartments

- 7.15 Serviced apartments, or apart-hotels, are short-term lets of residential units, to people staying temporarily in Reading. Some of these units are associated with a hotel, others are located independently. It is not considered that serviced apartments help to meet any of Reading's housing need, and nor does their provision free up any existing housing, because the occupants would have been likely to stay in a hotel room if the serviced accommodation were not available. Therefore, serviced apartments will not be counted against housing need.

Empty homes

- 7.16 No allowance has been made in calculating housing supply for the re-occupation of empty homes. PPG is clear that the use of empty homes in such calculations would need to be robustly justified, and it is not considered that there are exceptional circumstances to justify a reliance on empty homes in Reading.

Summary

- 7.17 The following will be included in housing supply on the basis set out below:
- Student accommodation (self-contained studios) – one studio equates to one dwelling
 - Student accommodation (study bedrooms) – 4 beds equate to one dwelling
 - HMO (in a dwelling format) – one HMO equates to one dwelling
 - HMO (bedsits with shared facilities) – 4 beds equate to one dwelling
 - Residential care – 1.73 beds equate to one dwelling.
- 7.18 Serviced accommodation and empty homes will not be included in housing supply.

8. Conclusion

- 8.1 The conclusions of the assessment of capacity when considered against need are set out below.
- 8.2 There is capacity to provide 14,849 dwellings from 2023 to 2041 in Reading Borough. When considered against identified need from the Reading Housing Needs Assessment, this means there is a surplus of 1,619 homes up to 2041²³. When considered against local housing need from the standard methodology, this means there is a shortfall of 955 dwellings up to 2041.
- 6.3 There is capacity to provide approximately 30,000 sq m of offices in Reading Borough between 2023 and 2041. This represents a shortfall against identified needs of around 56,000 sq m. There is flexibility to provide higher levels of offices, based purely on existing permissions, but this would reduce the ability to meet other needs.
- 6.4 There is capacity to provide approximately 125,000 sq m of industrial and warehousing space in Reading Borough between 2023 and 2041. This represents a shortfall against identified needs of almost 42,000 sq m. In the case of industry and warehousing, it is considered that there may be scope for considerable on-site expansion within the existing employment areas which has not been fully considered by the HELAA process. Separate work will be undertaken on this, which may mean that there is not a need to seek provision of unmet needs in other areas.
- 6.5 Estimated capacity for retail floorspace represents a loss of around 36,000 sq m. This outstrips the level of oversupply estimated in the Commercial Development Needs Assessment by around 31,000 sq m.
- 6.6 The capacity identified for community uses represents an increase of around 30,000 sq m. The needs for community facilities are around qualitative needs for specific facilities, so it is expected to be possible to meet those needs within a limited growth in overall floorspace.
- 6.7 No quantitative need is identified for leisure or hotel uses, but respective capacities of 25,000 sq m and 47,000 sq m have been identified.
- 6.8 The full, site-by-site tables for the various stages (1-2d) of the methodology are contained in a separate volume (Volume II).

²³ It is recognised that the HELAA produces a very slightly different dwelling total to the Housing Trajectory set out in the Local Plan, by one dwelling overall. This is due to the way that HELAA assessments have been translated into dwelling ranges for allocated sites in the plan, which are rounded to the nearest ten for large sites, and a mid-point of that range is then used in the Trajectory, which can result in a very slightly higher or lower number for individual sites.

Appendix 1: Site summaries

A1.1 Table A1.1 summarises the result of the HELAA for each site. It includes basic information on each site, and the outcome of the suitability, availability and achievability analysis. It shows the final level of development that the HELAA generates for each site.

Table A1.1: Summaries of HELAA process for each site

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	29-35 Station Road	J	0.04	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	474	0	-108	0	4997	0	0
AB002	17-27 Station Road	J	0.06	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	10	-621	0	0	0	0	0	0
AB003	13-15 Station Road	J	0.02	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-112	0	0	0	0	0	0
AB004	23 Friar Street	J	0.01	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	1	-37	0	0	0	0	0	0
AB005	24 Friar Street	J	0.02	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	1	-89	0	0	0	0	0	0
AB006	27-29 Friar Street	J	0.03	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-153	0	0	0	0	0	0
AB007	1 Merchants Place	J	0.02	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	1	-82	0	0	0	0	0	0
AB008	30-31 Friar Street	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	15	-342	0	37	0	0	0	0
AB009	32-34 Friar Street	J	0.04	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-94	0	0	0	0	0	0
AB010	35-39 Friar Street	J	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	96	-1535	0	826	-268	0	0	0
AB011	8 Merchants Place	J	0.01	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	1	56	0	-114	0	0	0	0
AB012	52-55 Friar Street and 12 Greyfriars Road	J	0.26	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB013	Greyfriars House, 20 Greyfriars Road	J	0.12	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	51	-3267	0	0	0	0	0	0
AB015	Station Hill Plot F, Garrard Street	J	0.18	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	184	0	0	762	0	0	0	0
AB016	Station Hill Phase 2	J	0.91	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	34736	0	1174	0	0	0	5941
AB017	Station Hill Phase 3	J	0.89	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	7.0	401	41633	0	2735	0	12072	0	0
AB018	Cattle Market	J	2.46	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	593	0	0	0	0	0	0	-4057
AB019	45 Caversham Road	J	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	40	0	0	0	0	0	0	0
AB020	31 Great Knollys Street	J	0.04	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	-69	-156	0	0	0	0	0
AB021	Unit B1-B11, Great Knollys Street	J	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB022	Bellman Court, Great Knollys Street	J	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB023	63 Great Knollys Street	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	19	0	-108	0	0	0	0	0
AB024	Units A1-A3 Great Knollys Street	J	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB025	Unit A2, North Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB026	1a North Street	J	0.04	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	0	-212	0	0	0	0	0

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB027	16 North Street	J	0.04	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	9	-91	0	0	0	0	0	0
AB028	12-14 North Street	J	0.04	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB029	Units C1-C11, Weldale Street	J	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB030	7 Weldale Street	J	0.14	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	27	0	-277	0	0	0	0	0
AB031	Land between Chatham Street and Weldale Street	J	1.21	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	165	0	0	184	0	0	0	0
AB032	Chatham Street	J	1.62	No	Potentially suitable	Potentially available	Unachievable	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB033	Broad Street Mall	J, M	1.78	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	392	0	0	1396	0	0	0	0
AB034	Fountain House, 2 Queens Walk	M	0.12	No	Suitable	Potentially available	Potentially achievable	Potentially developable	7.0	45	-5095	0	0	0	0	0	0
AB035	Pentahotel, Oxford Road	M	0.32	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB036	Queens Court, Queens Walk	M	0.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB037	20 Hosier Street	M	0.08	No	Suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	393	0	2963	0	-539
AB038	19-23 St Mary's Butts	M	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB039	Hosier Street	M	1.91	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	442	0	0	1717	0	0	0	-2323
AB040	Hexagon Theatre, Hosier Street	M	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	0	1516	0	0	0
AB041	Thames Valley Police, Castle Street	M	0.55	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	153	0	0	0	0	0	0	-8924
AB042	Magistrates Court, Castle Street	M	0.4	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB043	Reading Prison	K	1.44	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	0	0	8500	0	0	-7650
AB044	Eaton House, 106-112 Oxford Road	J	0.44	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	94	-2460	0	0	0	0	0	0
AB045	10 Eaton Place	J	0.04	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	11	-197	0	0	0	0	0	0
AB046	115 Chatham Street	J	0.17	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	54	0	0	0	0	0	0	0
AB047	121 Chatham Street	J	0.05	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	7	0	0	0	0	0	0	0
AB048	Future House, 125 Chatham Street	J	0.08	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	42.0	8	-261	0	0	0	0	0	0
AB049	The Face Bar, Ambrose Place	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	19	0	0	0	0	0	0	-582
AB050	Central Swimming Pool, Battle Street	J	0.55	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	52	0	0	0	0	0	476	0
AB052	173-175 Friar Street	K	0.14	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	24	-1647	0	0	0	0	0	0
AB053	27-32 Market Place	K	0.04	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	7	-558	0	-685	0	0	0	0
AB054	3-10 Market Place, Abbey Hall & Abbey Square	K	0.27	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	182	-5729	0	0	0	0	0	0

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB055	Vue Cinema, The Oracle	M	0.53	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	102	0	0	-819	-3763	0	0	0
AB056	Oracle Riverside Car Park	M	0.91	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB057	Apex Plaza, Forbury Road	K	0.93	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	101	-8431	0	0	0	0	0	0
AB058	Brunel Arcade, Station Approach	K	0.58	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	42.0	101	9126	0	928	0	0	0	-1854
AB059	143-145 Oxford Road	J	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB060	9-27 Greyfriars Road	J	0.17	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB061	Reading Central Library, Abbey Square	K	0.1	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	23	0	0	0	0	0	-2031	0
AB062	The Anchorage, 34 Bridge Street	M	0.15	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB063	The Oracle Shopping Centre, Yield Hall Place	M	0.04	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB064	78 Oxford Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB065	149-153 Oxford Road	J	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB066	40 Oxford Road	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB067	38 Oxford Road & 5 Cheapside	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB068	159 Oxford Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB069	Queens Arms PH, Great Knollys Street	J	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB070	37-43 Blagrove Street	K	0.04	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB071	Rising Sun 18 Forbury Road	K	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB072	The Butler PH, Chatham Street	J	0.11	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	0	0	0	0	0	157	0	-79
AB073	7 Blagrove Street	K	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB074	Land at Regent Court, Great Knollys Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB075	1-3 Greyfriars Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB076	160-163 Friar Street	K	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	20	-1292	0	0	0	0	0	0
AB077	15-18 Friar Street, 2-16 Station Road and Harris Arcade	K	0.31	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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AB078	Clarendon House 59-75 Queens Road	N	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	39	0	0	0	0	0	0	0
AB079	Rear of 8-32 Clifton Street	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB080	Part of City Wall House, 26 West Street	J	0.05	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	9	0	0	0	0	-352	0	0
AB081	Tangent House, 16 Forbury Road	K	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB082	Aquis House, 49-51 Forbury Road	K	0.35	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	42	417	0	0	0	0	0	0
AB083	33 Blagrove Street	K	0.07	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	21	-2282	0	0	0	0	0	0
AB084	Sapphire Plaza, Watlington Street	N	0.25	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	52	-3412	0	0	0	0	0	0
AB085	Royal Court, Kings Road	N	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB087	Epping House, 55 Russell Street	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB088	87 Broad Street	J	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB089	200-202 Broad Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB090	165 Oxford Road	J	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB091	House of Fraser, The Oracle	M	0.64	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	0	-4011	4011	0	0	0
AB093	1-15 Queen Victoria Street & 145-148 Friar Street	J	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	-2404	0	-477	0	4083	0	0
AB094	138-144 Friar Street	J	0.13	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	-745	0	5826	0	-1171
AB095	100 Kings Road	K	0.19	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	43	0	0	0	0	-3666	0	0
AB096	149-150 Friar Street and 2-4 Queen Victoria Street	K	0.02	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB097	Former Debenhams, The Oracle	M	0.56	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	162	0	0	-9447	0	0	0	0
AB098	Warwick Arms, 77-79 Kings Road	K	0.03	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB099	20-22 Duke Street	M	0.08	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	13	0	0	-612	0	0	0	0
AB100	23-24 Market Place	K	0.01	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB101	Civic Offices, Bridge Street	M	0.85	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	-1029	0	0	0	0	1495	0
AB102	13-15 Market Place	K	0.06	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	14	0	0	-670	0	0	0	0
AB103	Queens Wharf, Queens Road	N	0.08	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	9	-600	0	0	0	0	0	0
BA001	Rear of 303-315 Oxford Road	D	0.22	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	12	51	0	0	0	0	0	0

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BA002	Land adjacent to 22 Portman Way	D	0.21	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	18	0	-642	0	0	0	0	0
BA003	Land at Moulsoford Mews	C	0.16	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	24	0	0	147	0	0	0	0
BA004	784-794 Oxford Road	C	0.22	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA005	816 Oxford Road	C	0.23	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	16	0	0	0	0	0	0	-689
BA006	Land at Reading West Station	D	0.62	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA007	133-137 Wantage Road	C	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA008	2-6 Portman Road and 1-5 Loverock Road	D	1.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA009	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	D	1.4	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA010	14 Portman Road and the Portman Centre	D	1.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA011	16-22 Portman Road and 47-73 Loverock Road	B, C, D	1.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA012	24-28 Portman Road and 75-83 Loverock Road	B	1.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA013	Battle Farm Trading Estate and 60 and 85 Loverock Road	B	1.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA014	38-40 Portman Road and 103 Loverock Road	B	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA015	Albury Close	B	0.76	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA016	Broughton Close and 44-50 Portman Road	B	1.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA017	50-60 Portman Road and 117-123 Loverock Road	B	1.59	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA018	62 Portman Road	B	0.8	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA019	Bridgewater Close	C	1.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA020	Wigmore Lane	B	0.73	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA021	42 Portman Road	B	0.22	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	16	-917	0	0	0	0	0	0
BA022	Scours Lane and Littlejohn's Farm	B, D	101.42	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA023	126 Tilehurst Road	C	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA024	Curzon Club, 362 Oxford Road	C	0.08	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	28	0	0	117	0	0	-681	0

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BA025	Part of Tesco Car Park, Portman Road	C	0.59	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	49	0	0	0	0	0	0	0
CA001	St Martin's Precinct, Church Street	D	1.71	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	37	0	0	953	606	0	0	0
CA002	Cantay House, Ardler Road, Caversham	D	0.33	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA003	Former Caversham Nursery, 82 Gosbrook Road	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA004	68 St John's Road	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA006	Land rear of 27-43 Blenheim Road	A	0.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA007	Hemdean House School, Hemdean Road, Caversham	A	0.93	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	36.0	0	0	0	0	0	0	0	0
CH001	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	A	0.33	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	0	0	0	0	0	0
CH002	142 Kidmore Road, Caversham	A	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	A	0.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH004	20 Chazey Road	A	0.167	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH005	Outlands, Upper Warren Avenue	B	0.53	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH006	Highdown School, Surley Row	A	0.28	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH007	Chazey Farm, The Warren	B	1.69	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	36.0	29	0	0	0	0	0	0	0
CH008	Land at Chazey Court Farm	B	0.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH009	Plots A & B Gravel Hill	B	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH010	Highridge, Upper Warren Avenue	B	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH011	161 Upper Woodcote Road	B	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CU001	177 Basingstoke Road	F	0.4	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	9	0	0	0	0	0	0	0
CU002	Land rear of 50-52 Cressingham Road	F	0.239	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO001	Yeomanry House, Castle Hill	D	0.44	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	0	-818	0	0	0	0	857	0
CO002	4 Berkeley Avenue	D	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	0	0	0	0	0	-74
CO003	211-221 Oxford Road	D	0.16	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO004	53-55 Argyle Road	D	0.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	-474	0

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CO005	Reading Link Retail Park, Rose Kiln Lane	E	2.12	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	158	0	0	-5523	0	0	0	0
CO006	Webb's Close, Berkeley Avenue	D	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO007	31 Bath Road	D	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO008	Kilnbrook House	E	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO009	Rose Kiln Lane Court, Rose Kiln Lane	E	0.66	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	0	-2616	1760	0	0	0	0	0
CO010	8-12 Rose Kiln Lane	E	1.79	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO011	Land west of A33 and south of Berkeley Avenue	E	0.41	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO012	Fobney Mead, Island Road	E	2.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO013	72 Berkeley Avenue	D	0.33	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	9	0	0	0	0	0	-604	0
CO014	Wensley Road	E	2.36	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	46	0	0	0	0	0	0	0
CO015	4 Downshire Square	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO016	45 Tilehurst Road	D	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO017	48 Bath Road	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO018	Berkshire Records Office, Coley Hill	D	0.44	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	441	0	0	0	0	0	0
EG001	Part of Reading Golf Course, Kidmore End Road	A	12.13	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	223	0	0	0	-629	0	0	0
EG002	Land at Lowfield Road	A	0.93	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	17	0	0	0	0	0	0	0
EG003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	A	0.87	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	14	0	0	0	0	0	0	0
EG004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	A	0.37	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	6	0	0	0	0	0	0	0
EG005	Caversham Park	A	38.28	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	147	0	0	0	0	0	0	-10689
EG006	205-219 Henley Road	A	0.62	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	47	0	0	0	0	0	0	0
EG007	241-251 Henley Road	A	0.79	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG008	Rear of 9 Chalgrove Way, Emmer Green	A	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG009	58 Crawshay Drive, Emmer Green	A	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG010	Land north east of Caversham Park Road	A	0.49	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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KA001	John Lewis Depot, Letcombe Street	M	0.37	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	81	0	-1474	0	0	0	0	0
KA002	Central Club, London Street	M	0.05	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	16	0	0	0	0	0	-294	0
KA003	Enterprise House, 89-97 London Street	M	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	7	-419	0	0	0	0	0	0
KA004	Corner of Crown Street and Southampton Street	M	0.08	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	14	0	0	0	0	0	0	0
KA005	268 Elgar Road South	F	0.41	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	24	0	-1353	0	0	0	0	0
KA006	272-274 Elgar Road South	F	0.41	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	17	0	-831	0	0	0	0	0
KA007	Makro, Elgar Road South	F	3.51	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	199	0	0	-5565	0	0	0	0
KA008	Keyline Builders Merchants, Elgar Road South	F	1.05	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA009	Sehmi Builders Merchants, Rose Kiln Lane	E	0.38	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	16	0	-322	0	0	0	0	0
KA010	Pulleyn Park, Rose Kiln Lane	E	0.91	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	48	0	0	0	0	0	0	-1611
KA011	169-173 Basingstoke Road	F	0.8	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA012	The Woodley Arms PH, Waldeck Street	F	0.09	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	0	0
KA013	25-31 London Street	M	0.1	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA014	21 South Street	M	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA015	40 and 62-68 Silver Street	F	0.14	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	18	0	0	0	0	0	0	0
KA016	75-77 London Street	M	0.18	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	14	0	0	0	-1155	0	0	0
KA017	11 Glebe Road	F	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA018	Preston Road and Nimrod Way	F	2.82	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA019	Britten Road	F	2.9	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA020	160 Basingstoke Road	F	1.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA021	Graham, Cradock Road	F	1.27	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA022	Reading Approach & Chancery Gate Business Park, Cradock Road	F	2.36	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA023	196 Basingstoke Road & 5 Cradock Road	F	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA024	Arkwright Road	F	2.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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KA025	2-12 and 3-17 Boulton Road and 7 Cradock Road	F	2.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA026	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	F	1.57	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA027	19-37 Boulton Road	F	1.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA028	Car dealerships, north of Rose Kiln Lane	F	1.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA029	Hyperion Way	F	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA030	25-29 Rose Kiln Lane	E	3.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA031	21 Rose Kiln Lane	E	0.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA032	Car dealerships, Rose Kiln Lane	E	1.17	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA033	Land at 9 Upper Crown Street	F	0.35	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	43	0	0	0	0	0	0	-1569
KA034	Tunbridge Jones, Cradock Road	F	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA036	54-58 Queens Road	N	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	29	-1524	0	0	0	0	0	0
KA037	43 London Street	M	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	21	-141	0	0	0	0	0	-230
KA038	The Faculty, 23-27 London Road	M	0.05	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	14	0	0	0	0	-868	0	0
KA039	40-48 Mount Pleasant	F	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA040	34-38 Southampton Street	M	0.03	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	11	0	0	0	0	0	0	0
KA041	Zoar Strict Baptist Chapel, South Street	M	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA042	75-81 Southampton Street	M	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	19	0	0	-406	0	0	0	0
KA043	220 Elgar Road South	F	0.14	No	Potentially suitable	Available	Achievable	Deliverable (years 1-5)	7.0	15	0	-476	0	0	0	0	0
KA044	Trinity Hall, South Street	N	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA045	85-87 Basingstoke Road	F	0.06	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	36.0	10	-614	0	0	0	0	0	0
KA046	11 Basingstoke Road	F	1.93	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	15.0	143	-11093	0	0	0	0	0	0
KA047	85 Pell Street	M	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA048	12-18 Crown Street	M	0.09	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	41	0	0	0	0	-2966	0	0
KE001	Charters Car Sales, Oxford Road	B	0.33	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	36.0	7	0	0	0	0	0	0	-335
KE002	Land at Kentwood Hill	B	1.52	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	34	0	-66	0	0	0	0	0
KE003	Land at Armour Hill	B	0.41	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	10	0	0	0	0	0	0	0

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KE004	1025-1027 Oxford Road	B	0.19	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	11	0	0	0	0	0	0	0
KE005	Land adjacent to Stadium Way	B	0.5	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	153	0	0	0	0
KE006	Land at Scours Lane	B	0.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE007	1015 Oxford Road	B	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE008	The Restoration PH, 928 Oxford Road	B	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE009	Allotments and the Withies, Kentwood Hill	B	2.91	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE010	Victoria Recreation Ground, Kentwood Hill	B	1.87	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE011	64 Portman Road and 127 Loverock Road	B	0.74	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1045	0	0	0	0	0
KE012	Stadium Way	B	4.08	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1237	0	0	0	0	0
KE013	2-4 Deacon Way	B	0.58	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE014	Io Trade Centre, Deacon Way	B	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way	B	2.49	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE016	15-21 Deacon Way	B	1.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE017	Gresham Way Industrial Estate	B	0.76	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE018	Rear of 169-185 Rodway Road	B	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO001	Dee Park (excluding 103 Dee Rd)	C	16.4	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	91	0	0	0	0	0	3731	0
NO002	103 Dee Road	C	0.85	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	54	0	0	0	0	0	0	0
NO003	The Meadway Centre, Honey End Lane	C	2.99	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	215	0	0	1814	0	0	0	5079
NO004	2, 4, 6 Water Road and 158 Dee Road	C	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO005	16c Upton Road	C	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO006	1-15 St Georges Road	C	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	-432	0	0	0	0	0
NO007	Sterling Way Industrial Estate	C	1.55	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO008	Upton Road Industrial Estate	C	2.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO009	63-86 Rowe Court	C	0.1	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	22	0	0	0	0	0	0	0

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NO010	Grovelands Baptist Church, Oxford Road	C	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO011	Land adjacent to Thorpe House, Colliers Way	C	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA001	Alexander House, Kings Road	F	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	43	-2186	0	0	0	0	0	0
PA003	261-275 London Road	F	0.16	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	8	0	0	147	0	0	0	-309
PA004	131 Wokingham Road	F	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	8	0	0	189	0	0	0	-124
PA005	Land at Green Road	F	0.44	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA006	27 Hamilton Road	F	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA007	70-78 Wokingham Road	F	0.12	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA008	51 Church Road, Earley	F	0.23	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	10	-1718	0	0	0	0	0	0
RE001	3-29 Newcastle Road	F	0.47	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	12	0	0	0	0	0	0	0
RE002	Dingley House, 3-5 Craven Road	F	0.33	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	24	0	0	0	0	0	-704	0
RE003	Rear of 8-26 Redlands Road	F	0.74	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	14	0	0	0	0	0	0	0
RE004	Land adjacent to 40 Redlands Road	F	0.43	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	20	0	0	0	0	0	-237	0
RE005	St Patricks Hall, Northcourt Avenue	F	3.39	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	101	0	0	0	0	0	0	0
RE006	Royal Berkshire Hospital, London Road	F	7.75	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	0	0	0	10200	0
RE007	Land adjacent to 17 Craven Road	F	0.27	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	18	0	0	0	0	0	0	0
RE008	46 Redlands Road	F	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE009	78-86 London Road	F	0.28	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE010	Warwick House, Warwick Road	F	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	6	0	0	0	0	0	0	0
RE011	13-15 Craven Road	F	0.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE012	Land rear of 8-14 Allcroft Road	F	0.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE013	Land adjacent to 300 Kings Road	F	0.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	13	0	0	0	0	0	0	0
RE014	University of Reading, The Chancellors Way & Shinfield Road	F	1.17	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	7.0	0	0	0	0	0	0	0	0
RE015	60 Queens Road	N	0.22	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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RE016	Havell House, 62-66 Queens Road	N	0.06	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	10	-649	0	0	0	0	0	0
RE017	Princes House, 73a London Road	F	0.16	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	36.0	17	-1308	0	0	0	0	0	0
RE018	Mulberry House, 1A Eldon Road	F	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE019	The Willows, 2 Hexham Road	F	0.46	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	37	0	0	0	0	0	724	0
RE020	35 Christchurch Road	F	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO001	Amethyst Lane	C	0.57	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	19	0	0	0	0	0	-1102	0
SO002	Alice Burrows Home, Dwyer Road	E	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	28	0	0	0	0	0	0	0
SO003	Dellwood Hospital, Liebenrood Road	C	0.31	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	30	0	0	0	0	0	-873	0
SO004	Land at Searles Farm	E	93.7	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO005	Garages r/o 4-10 Frilsham Road	E	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO006	72 Bath Road	C	0.9	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	0	0	0	-98	504	0	-406
SO007	37 Circuit Lane	E	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO008	34 Parkside Road	C	0.3	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO009	Land at 132-134 Bath Road	E	0.51	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	18	-115	-711	0	0	0	0	0
SO010	18 Parkside Road	C	0.14	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	0	0
SO011	62-79 Armadale Court	C	0.38	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO012	Southcote Library, Coronation Square	E	0.17	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	16	0	0	0	0	0	-301	0
SO013	George and Dragon PH, 162 Bath Road	E	0.25	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	0	-337	0	0	0	0
TH001	80 Caversham Road	H, J	1.96	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	577	18348	0	1629	0	0	723	-10222
TH002	Station Retail Park, Vastern Road	H	1.82	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	592	22059	0	-2398	0	0	0	0
TH003	Reading Station Car Park, Vastern Road	H, K	1.27	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH004	Shurgard Self Storage, 75-77 Caversham Road	H	0.57	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	34	0	-1913	0	0	0	0	0
TH005	97a-117 Caversham Road	H	0.49	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	60	-243	0	0	0	0	0	0
TH006	55 Vastern Road	H	0.78	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	194	-4355	0	0	0	0	0	0
TH007	SSE site, Vastern Road	H	0.41	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH008	Napier Court, Napier Road	K	1.1	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	215	-4074	0	0	0	0	0	0
TH009	Network Rail depot, Napier Road	K	0.64	No	Suitable	Potentially available	Achievability unknown	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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TH010	Network Rail land, Napier Road	K, L	2.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH011	Forbury Retail Park Phase 1	K	2.65	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	597	0	0	-7825	0	0	0	0
TH012	Forbury Retail Park Phase 2	K,	1.34	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH013	Former Homebase & Toys R Us, Kenavon Drive	K	2.67	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	216	0	0	397	0	0	0	0
TH014	Former Kodak & Ventello, Kenavon Drive	L	2.07	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	344	0	-2003	0	0	0	0	0
TH015	38-41 Kenavon Drive	L	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	N/A	3	0	0	0	0	0	0	0
TH016	46 Kenavon Drive	L	0.03	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH017	47-48 Kenavon Drive	L	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH018	Blakes Lock Museum and Bel and The Dragon, Kenavon Drive	L	0.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH019	Former Gas Holder, Alexander Turner Close	L	0.71	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	130	0	0	0	0	0	0	0
TH020	187-189 Kings Road	N	0.1	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	-536	0	0	0	0	0	0
TH021	Caversham Lock Island	H, I	0.45	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	42.0	0	0	0	0	0	0	0	0
TH022	2 Ross Road	D	0.28	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	16	0	-693	0	0	0	0	0
TH023	Cleared site, Meadow Road	D	0.32	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	17	0	0	0	0	0	0	0
TH024	28-30 Richfield Avenue	D	0.8	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH026	Reading University Boat Club, Promenade Road	D	0.56	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	15	0	0	0	-365	0	0	0
TH027	Reading College (remainder), Kings Road	L, N	3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH028	Former Gas Works Building, Gas Works Road	K	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH029	Elite House, 179 Kings Road	N	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH030	Crowne Plaza Reading, Richfield Avenue	D	1.29	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	0	0	2825	0	0
TH031	Great Brighams Mead	H	1.04	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	110	-6190	0	0	0	0	0	0
TH032	Part of car park, Tesco Extra, Napier Road	L	0.88	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	60	0	0	0	0	0	0	0
TH033	Tesco Extra, Napier Road	I, L	4.57	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH034	Unit 1, Paddock Road Industrial Estate	I	0.4	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1283	0	0	0	0	0

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
TH035	72 George Street	D	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH036	View Island	D	1.62	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH037	131-215 Cardiff Road	D	1.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH038	140-146 Cardiff Road	D	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH039	Trafford Road	D	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH040	100-124 Cardiff Road and Barrett Court	D	3.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH041	Weighbridge Row	D	0.35	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH042	64 Cardiff Road and 21-61 Milford Road	D	0.86	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH043	2-12 Richfield Avenue	D	1.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH044	8 Tessa Road and 14-16 Richfield Avenue	D	1.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH045	7-13 & 14 Tessa Road and 1-9 & 11-14 Cremyll Road	D	2.25	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH046	1-5 Tessa Road and 18-26 Richfield Avenue	D	1.71	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH047	Milford Road	D	1.59	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH048	Unit 3-5 Meadow Road	D	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH049	383 Gosbrook Road	D	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH050	3 Send Road	D	0.16	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH051	2-4 Send Road	D	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH052	6 Send Road	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH053	Paddock Road	D	1.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH054	2 Norman Place	H	0.55	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	136	-3704	0	0	0	0	0	0
TH055	Reading Bridge House, George Street	H, K	0.4	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	163	-10447	0	0	0	0	0	0
TH056	Kennet Place, Kings Road	K	0.29	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	89	-5707	0	0	0	0	0	0
TH057	Part of Reading College, Kings Road	N	0.51	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	33	0	0	0	0	0	-204	0
TH058	389 Gosbrook Road	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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TH059	307-311 Gosbrook Road	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH061	Former Driving Range, Richfield Avenue	D	5.51	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	0	0	0	0	0	11333	0
TH062	71-73 Caversham Road	H	0.17	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	27	0	0	-900	0	0	0	0
TH063	173-177 Kings Road	N	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI001	Downing Road Playing Field	C	1.17	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI002	Park Lane Primary School, School Road	C	0.39	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI003	Park Lane Primary School Annexe, Downing Road	C	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI004	Park Lane Infants School, School Road	C	1.73	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI005	3-19 The Triangle, Tilehurst	C	0.52	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI007	Land east of Prince William Drive, Lower Elmstone Road	B	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI008	Moorlands Primary School, Church End Lane	C	2.05	No	Suitable	Available	Achievable	Potentially developable	36.0	0	0	0	0	0	0	729	0
WH001	Land south of Island Road at Smallmead	E	32.13	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	94221	0	0	0	0	0
WH002	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	E	9.7	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	26803	0	0	0	0	0
WH003	DHL, Gillette Way	F	4.53	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	325	0	-13228	0	0	0	0	0
WH004	Beacontree Plaza, Gillette Way	F	1.71	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	123	-5937	0	0	0	0	0	0
WH005	1-3 Gillette Way	G	1.75	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	118	0	-4177	0	0	0	0	0
WH006	The Micro Centre, Gillette Way	F	0.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH007	350 Basingstoke Road	F	1.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH008	ATS, Basingstoke Road	F	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH009	Bingo Hall, Basingstoke Road	F	1.36	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	97	0	0	0	-2061	0	0	0
WH010	Manor Park, Manor Farm Road	G	2.08	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	134	-6825	0	0	0	0	0	0
WH011	16-18 Bennet Road	G	0.74	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	0	-440	2170	0	0	0	0	0
WH012	Part of former Berkshire Brewery Site	G	3.68	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	14024	0	0	0	0	0

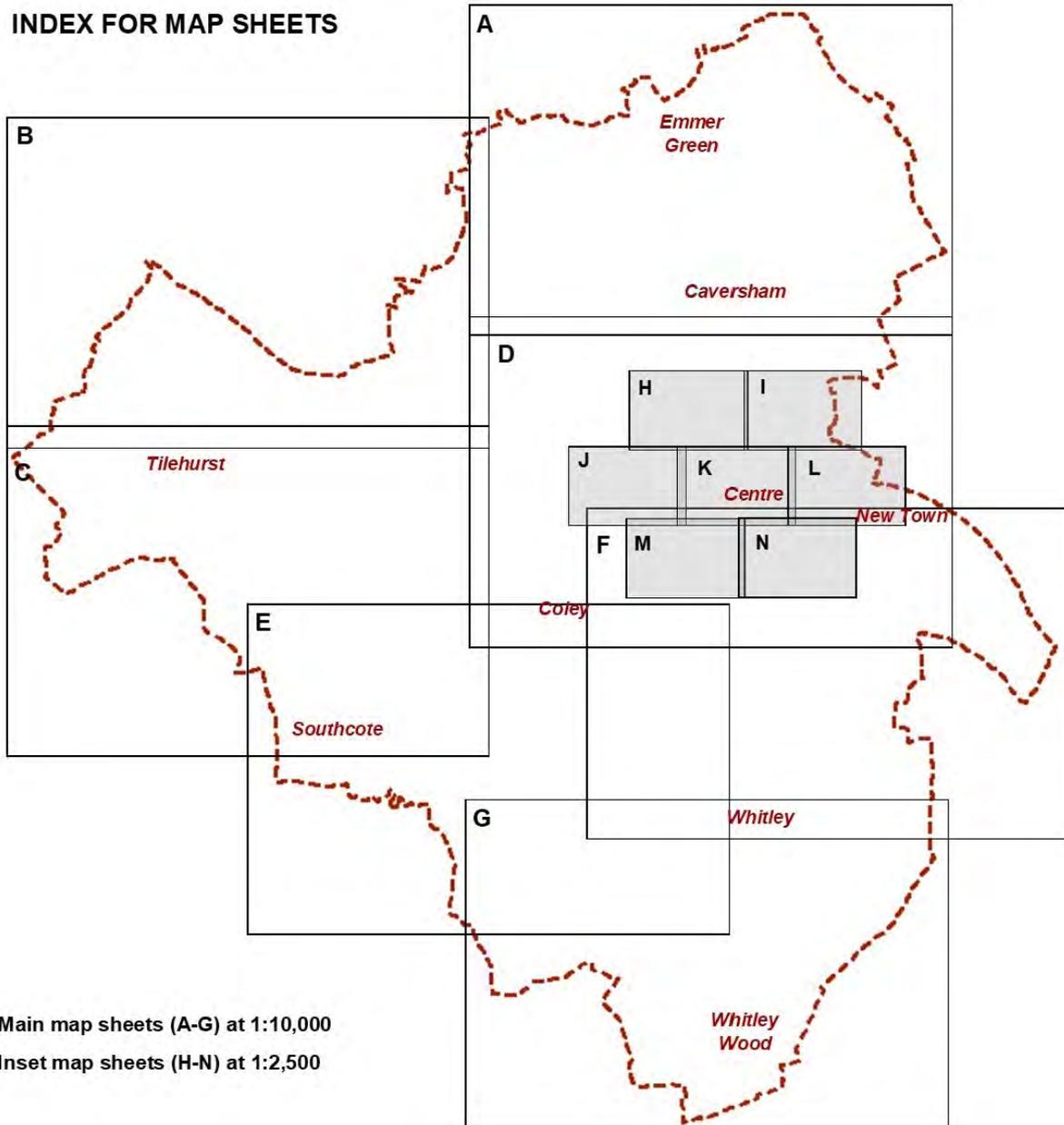
Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
WH013	Land south west of Junction 11 of the M4	G	3.84	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH014	Berkshire Van Hire, Basingstoke Road	G	0.27	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH015	Green Park Village, Longwater Avenue	E	24.41	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	302	0	0	0	0	0	0	0
WH016	Plot 8, 600 South Oak Way	G	3.16	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	0	19000	0	0	0	0	0	0
WH017	Plot 17, 500-600 Longwater Avenue	G	4.08	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH018	Land at Drake Way (South)	G	0.22	No	Suitable	Available	Potentially achievable	Potentially developable	36.0	16	0	0	0	0	0	0	0
WH019	Land at Drake Way (North)	G	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH020	22 Commercial Road	G	0.63	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH021	Madejski Stadium, Royal Way	G	17.7	No	Suitable	Potentially available	Unachievable	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH022	Land at the Madejski Stadium, Shooters Way	G	16.38	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	7.0	575	1834	0	1793	21642	21953	0	20721
WH023	St Paul's Church and Hall	G	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH024	448-452 Basingstoke Road	G	7.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH025	472 Basingstoke Road and Transcental, Bennet Road	G	1.8	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH026	14 Bennet Road	G	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH027	20-40 Bennet Road	G	3.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH028	Lancaster Jaguar, Bennet Road, Reading	G	1.93	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH029	Darwin Close and 9-21 Bennet Road	G	4.3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH030	Smallmead Road	G	1.33	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH031	Commercial Road East	G	3.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH032	464-468 Basingstoke Road	G	2.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH033	Acre Business Park	G	0.7	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH034	478 Basingstoke Road	G	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH035	1-4 Acre Road	G	4.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

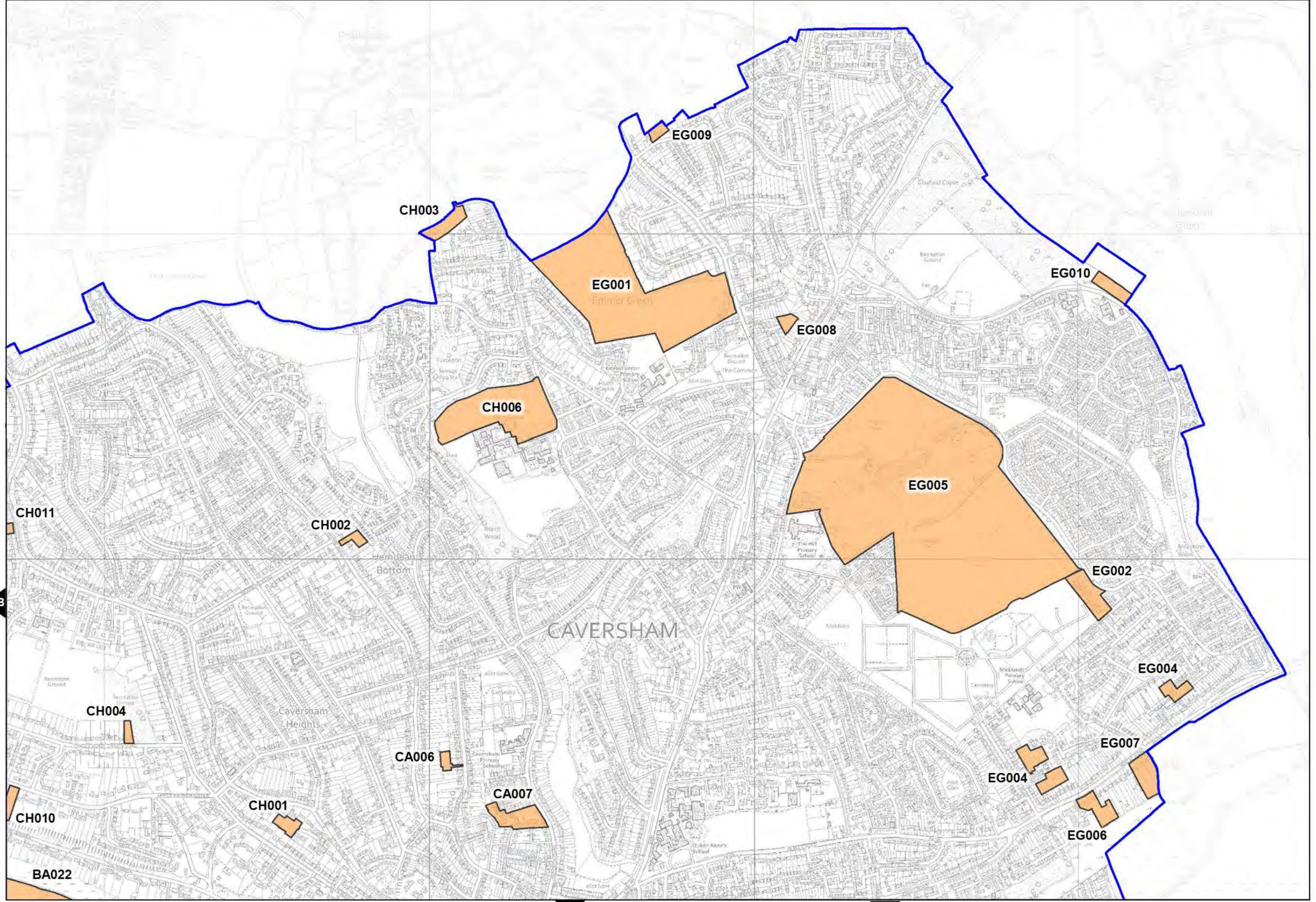
Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
WH036	Arena Business Park, Acre Road	G	2.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH037	Mayfield Trading Estate, Acre Road	G	1.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH038	Office buildings, Worton Drive and Imperial Way	G	3.98	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH039	Worton Drive industrial sites	G	10.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH040	Imperial Way	G	2.9	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH041	Tesco Distribution Centre, Imperial Way	G	19.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH042	Reading International Business Park	G	7.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH043	100-350 Longwater Avenue	G	9.84	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH044	400 Longwater Avenue	G	2.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH045	100-400 Brook Drive	G	9.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH046	450-500 Brook Drive	G	2.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH047	550 South Oak Way	G	1.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH048	Former Sales and Marketing Suite, Drake Way	G	0.25	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	16	0	0	0	0	0	0	0
WH049	Bennet Court, Bennet Road	G	0.75	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	-3045	3220	0	0	0	0	0
WH050	142 Whitley Wood Lane	G	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH051	19 Island Road	E	0.15	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH052	Brunel Retail Park, Rose Kiln Lane	G	3.22	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	12440	-13741	0	0	0	0
WH053	Site at Green Park Village, Flagstaff Road	E	0.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX001	Confidential Site 1	None	0.51	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX002	Confidential Site 2	None	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX003	Confidential Site 3	None	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX004	Confidential Site 4	None	0.12	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX005	Confidential Site 5	None	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

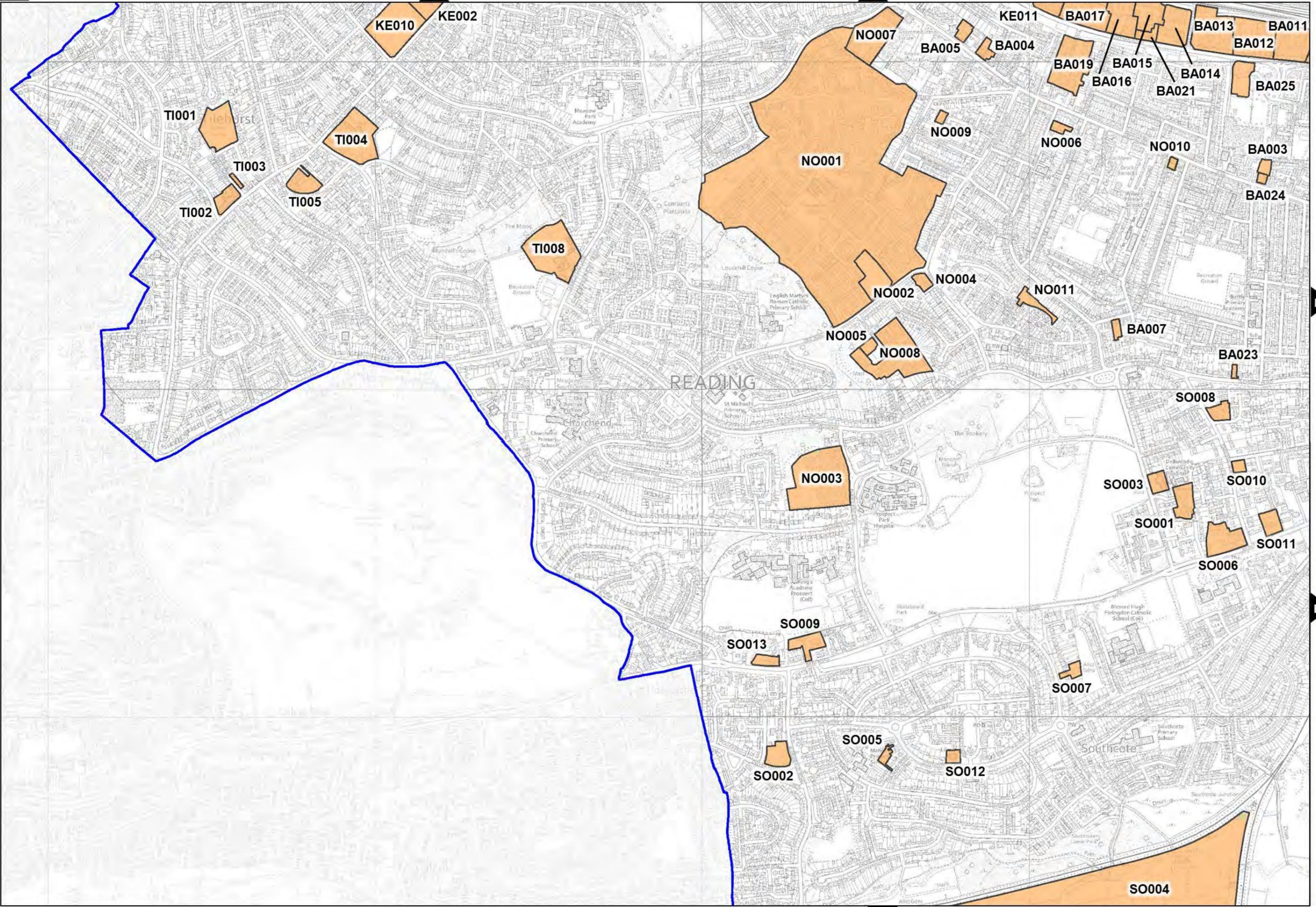
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XX006	Confidential Site 6	None	1.35	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	0	0	0	0	0	0	1220	0
XX007	Confidential Site 7	None	0.26	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX008	Confidential Site 8	None	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX009	Confidential Site 9	None	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX010	Confidential Site 10	None	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX011	Confidential Site 11	None	0.12	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX025	Confidential site 12	None	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX027	Confidential site 14	None	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX028	Confidential site 15	None	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX029	Confidential site 16	None	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX030	Confidential site 17	None	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX031	Confidential site 18	None	0.07	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX033	Confidential site 20	None	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX034	Confidential site 21	None	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX035	Confidential site 22	None	0.29	No	Potentially suitable	Potentially available	Achievability unknown	Potentially developable	N/A	0	0	0	0	0	0	0	0
XX036	Confidential site 23	None	0.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX037	Confidential site 24	None	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX038	Confidential site 25	None	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX039	Confidential site 26	None	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX040	Confidential site 27	None	0.41	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	20	0	0	0	0	0	0	0
XX041	Confidential site 28	None	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX044	Confidential site 29	None	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX045	Confidential site 30	None	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

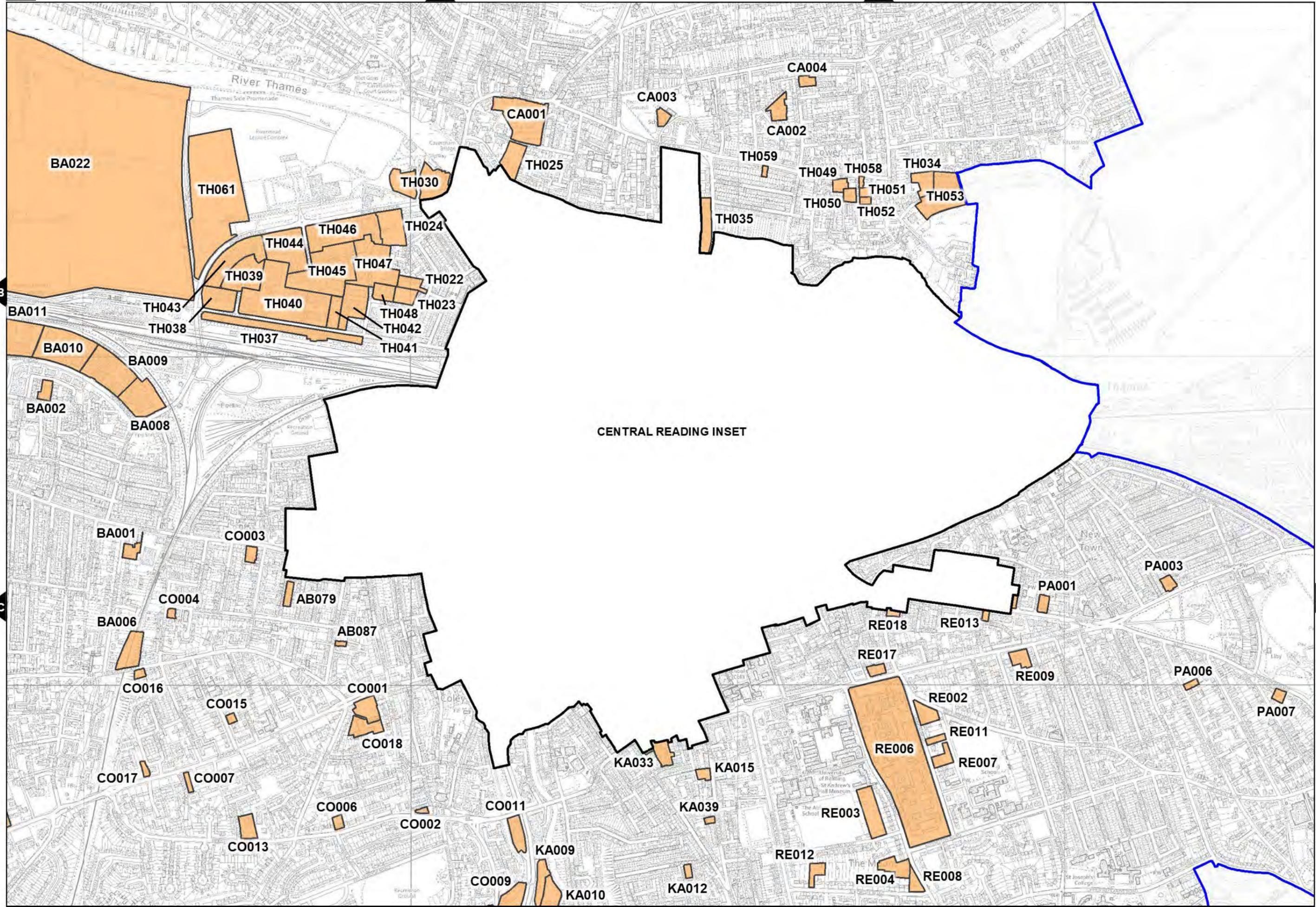
Appendix 2: Maps of sites

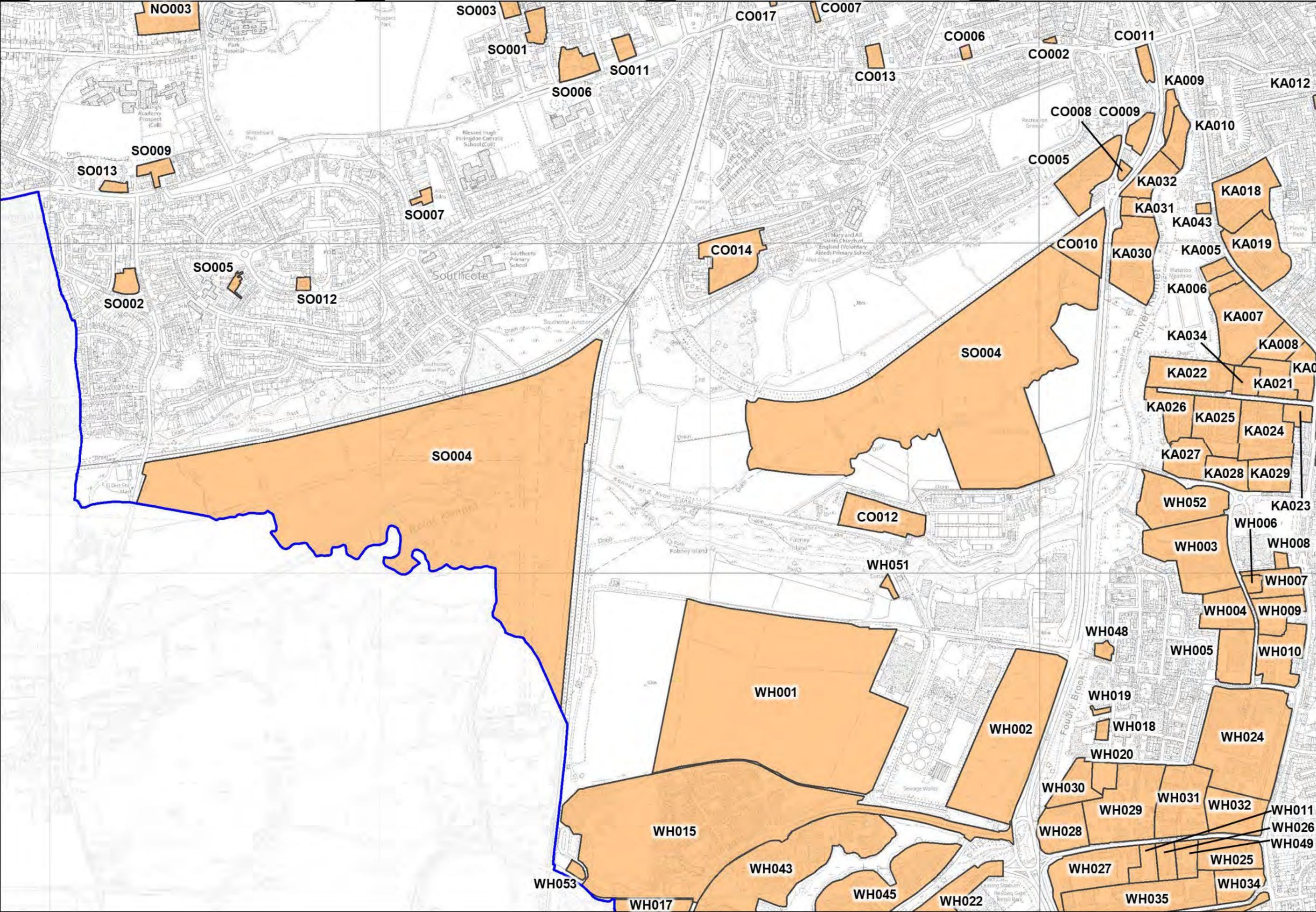
INDEX FOR MAP SHEETS



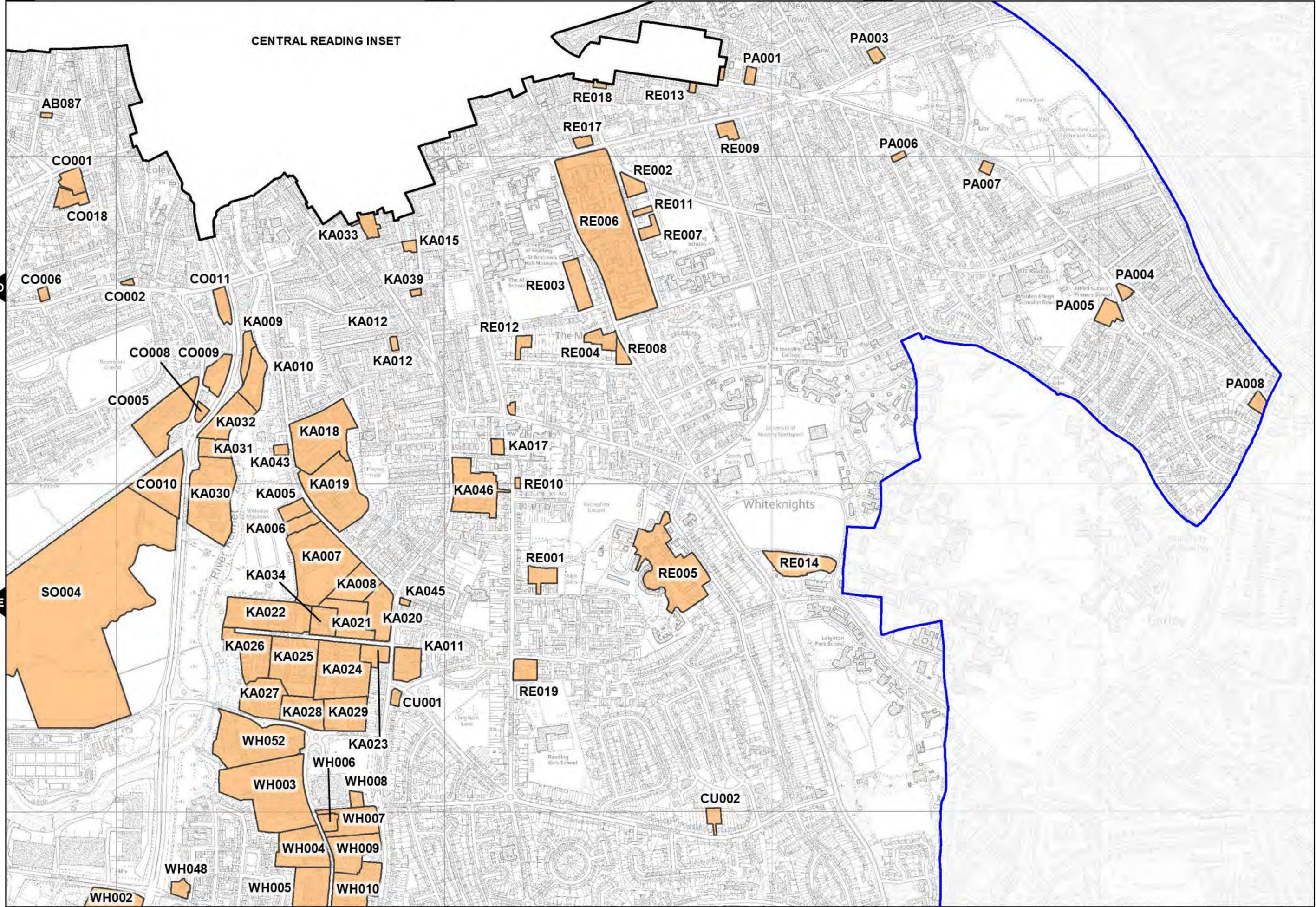


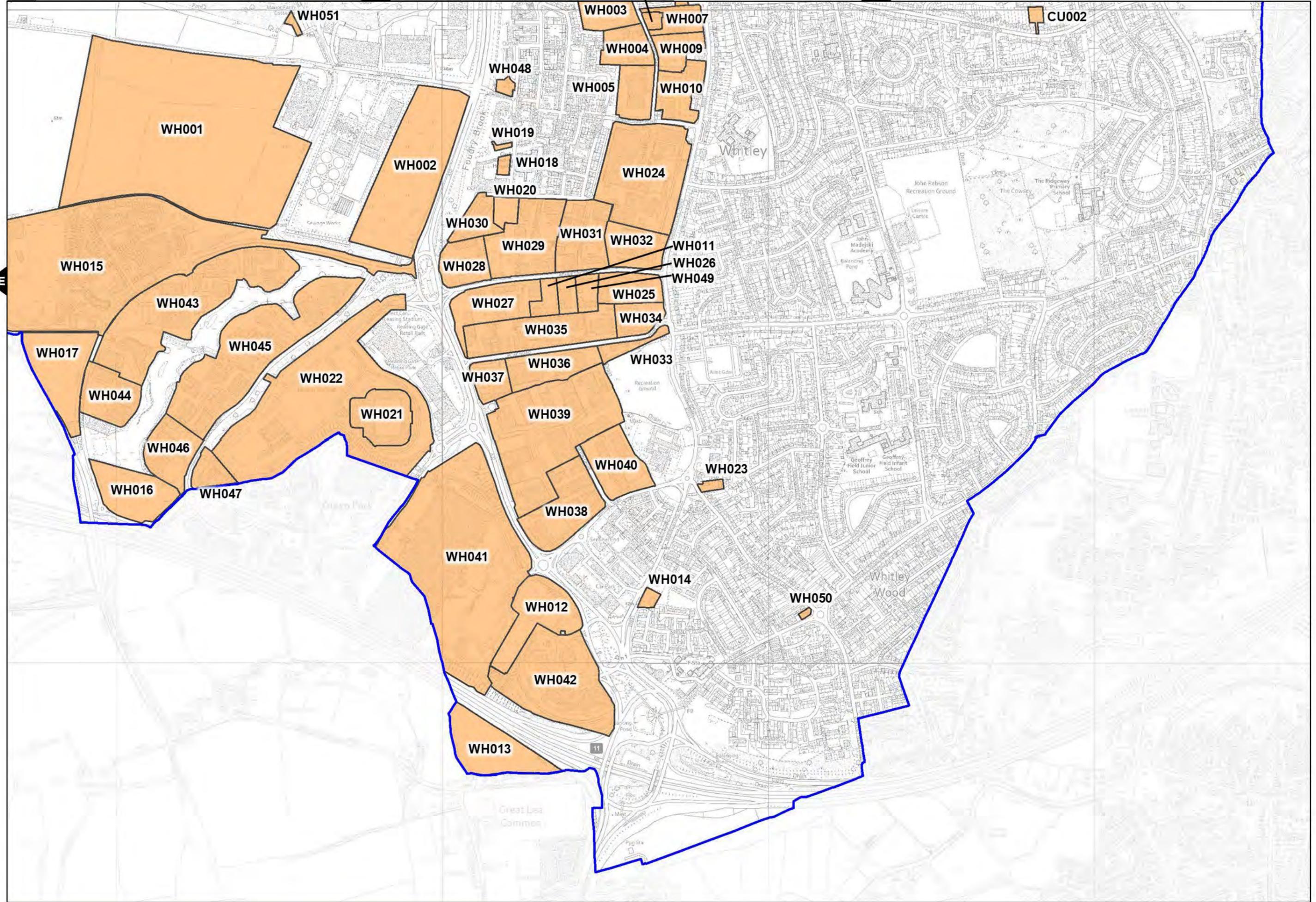




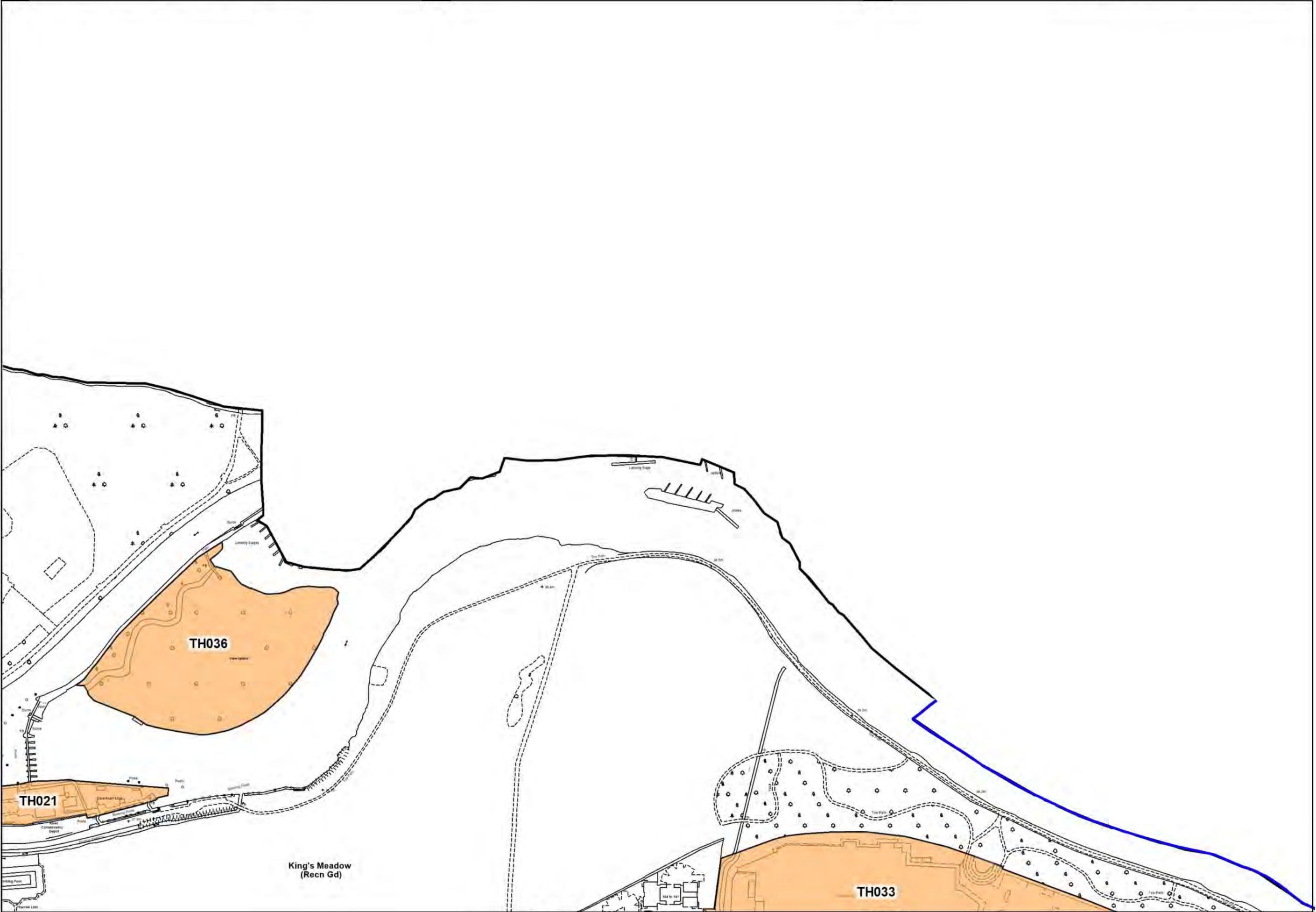


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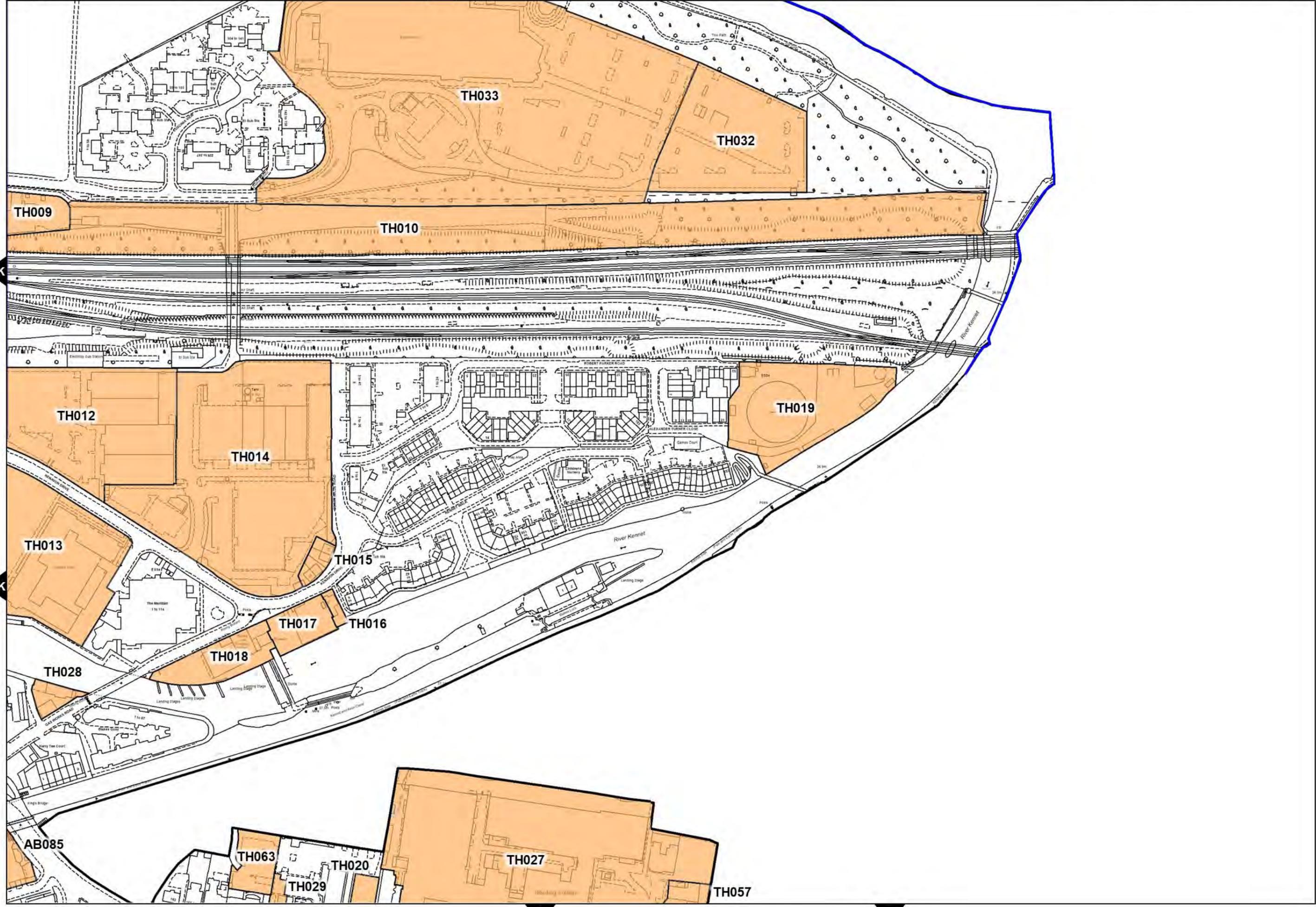
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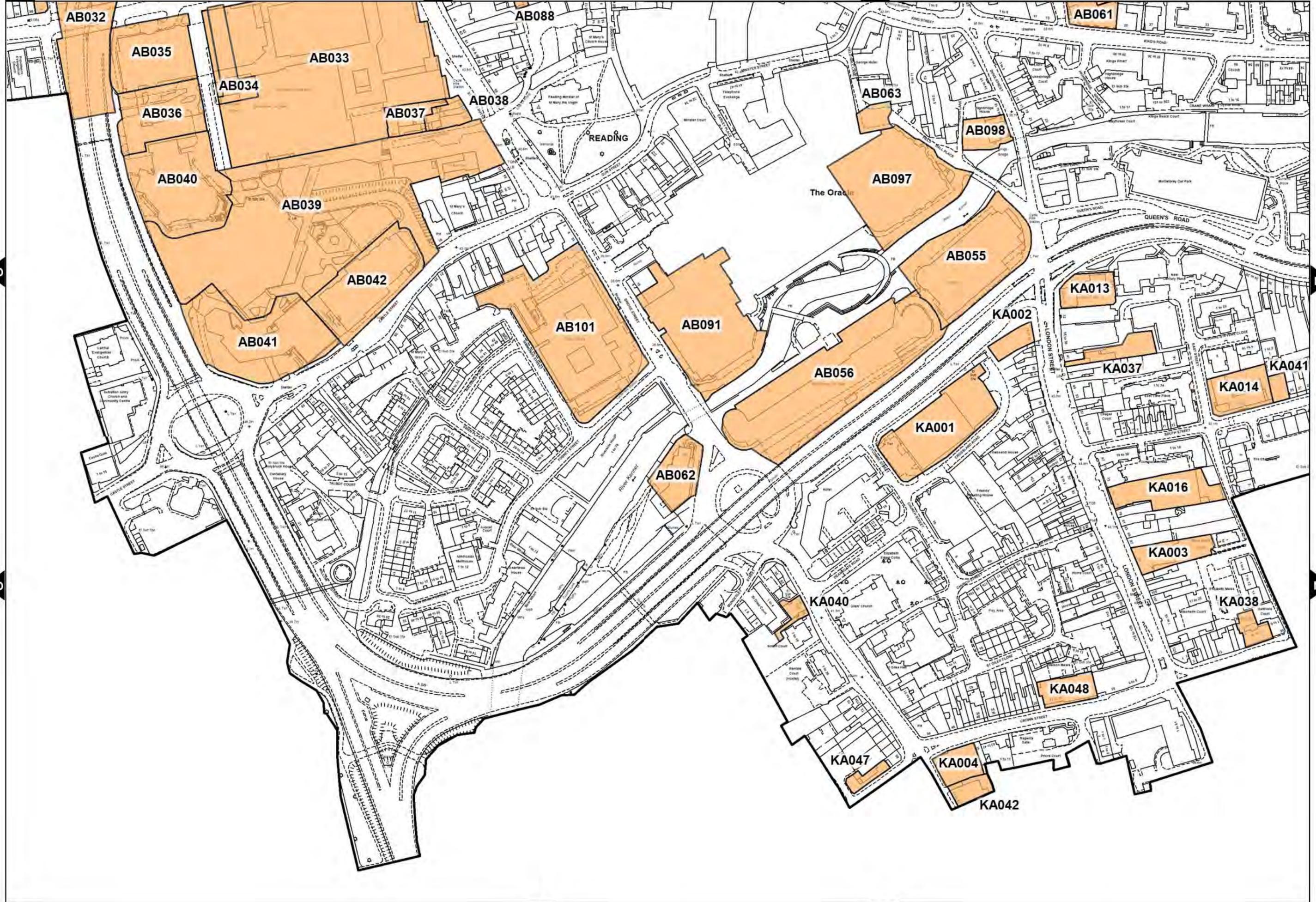
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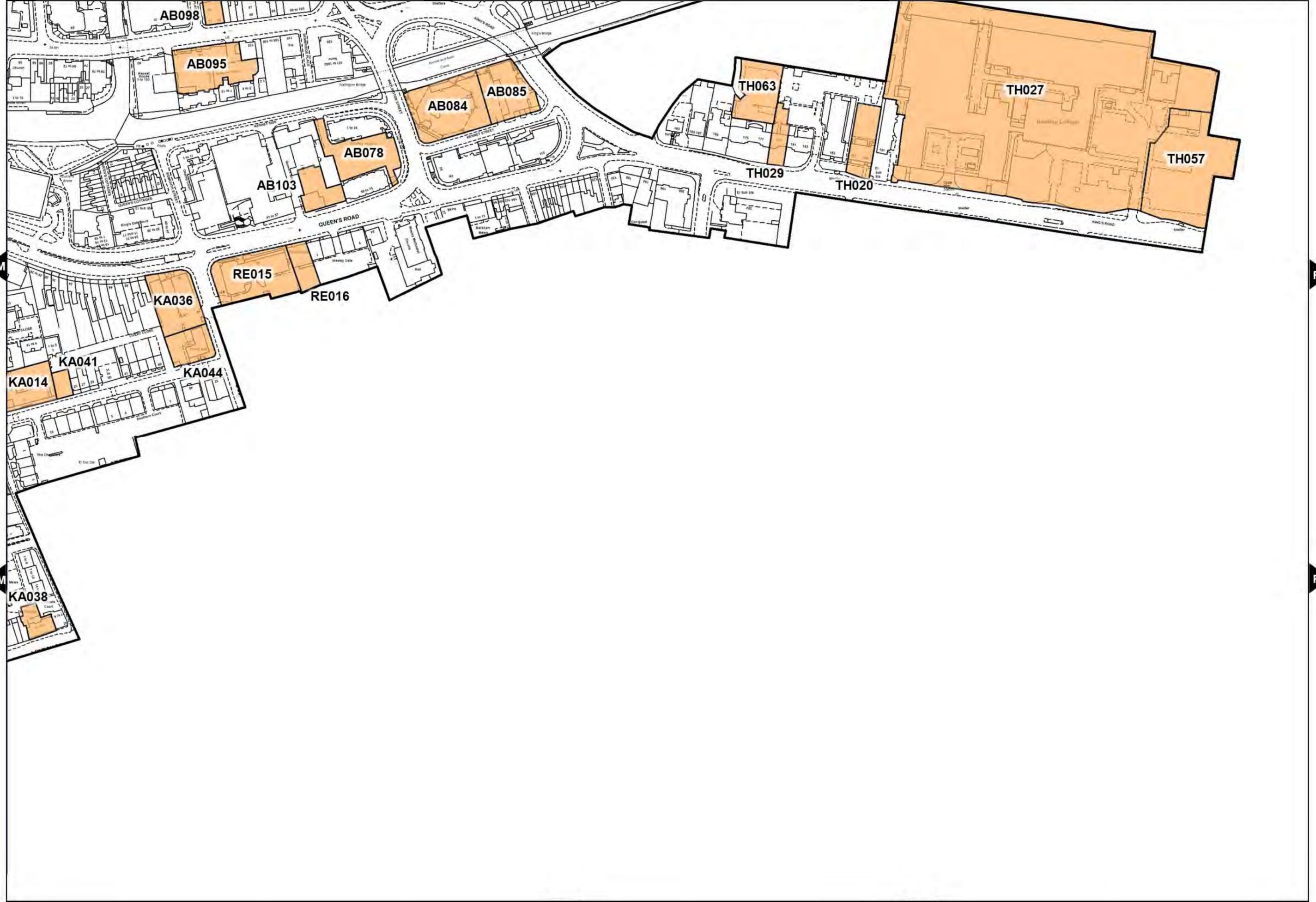
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Appendix 3: Calculation of basic pattern book densities

Town centre residential sites

A3.1 Densities of town centre residential sites were calculated using the examples of town centre new build development of 10 dwellings or more in Table A3.1.

Table A3.1: Examples of town centre residential sites

Ref	Date permitted	Address	Dwellings	Site area (ha)	Density (dph)
150019	Sep 15	Kings Point, 120 Kings Road	103	0.15	686.7
150721	Feb 16	114 Oxford Road	16	0.14	114.3
162210	Jan 18	52-55 Friar Street and 12 Greyfriars Road	135	0.26	519.2
170326	Mar 18	Land between Weldale St and Chatham St	422	1.32	319.7
180358	Jan 19	Bristol and West Arcade, Market Place	35	0.2	175.0
182137	Dec 21	Broad Street Mall, Broad Street	422	2.75	153.5
182252	Mar 23	80 Caversham Road	620	2.2	281.8
190809	Mar 20	Thames Quarter, Kings Meadow Road	335	0.49	683.7
192032	Jul 21	Station Hill North, Station Hill	750	1.58	474.7
200188	Mar 22	55 Vastern Road	209	0.76	275.0
201420	Mar 21	45 Caversham Road	40	0.15	266.7
201533	Jul 21	Plot F, Station Hill	184	0.21	876.2
201537	Jul 21	Plot E, Station Hill	415	0.77	539.0
210349	Dec 21	115 Chatham Street	54	0.1	540.0
220856	Mar 23	Former Reading Family Centre, North Street	37	0.23	160.9
Overall	N/A	N/A	3,777	11.31	334.0

Urban residential sites

A3.2 Densities of urban residential sites were calculated using the examples of urban new build development of 10 dwellings or more in Table A3.2.

Table A3.2: Examples of urban residential sites

Ref	Date permitted	Address	Dwellings	Site area (ha)	Density (dph)
130609	Oct 13	Caversham House, 13-17 Church Road	14	0.15	93.3
131280	Dec 13	42 Kenavon Drive	192	2.49	77.1
140428	Oct 14	Wells Hall, Upper Redlands Road	34	2.07	16.4
150885	Mar 16	40 Silver Street	14	0.11	127.3
150890	Aug 15	1a Upper Redlands Road	10	0.14	71.4
151175	Apr 16	Elvian School, Bath Road	118	2.02	58.4
151944	Apr 16	Worton Grange, Imperial Way	175	3.26	53.7

Ref	Date permitted	Address	Dwellings	Site area (ha)	Density (dph)
152301	Mar 17	St Georges Hall, St Georges Road	12	0.17	70.6
160199	Nov 18	Land at Madejski Stadium, Shooters Way	618	4.94	125.1
162057	May 17	Alexander House, 205-207 Kings Road	56	0.16	350.0
170509	Oct 18	Kenavon Drive	765	2.8	273.2
170794	Oct 17	13-21 Crown Street and 27 Silver Street	80	0.33	242.4
171019	Dec 18	Green Park Village Phase 6A	339	1.44	235.4
171814	Nov 18	Former Cox & Wyman, Cardiff Road	96	1.31	73.3
180319	Oct 18	Battle Hospital site, Portman Road	211	2.78	75.9
180543	Sep 19	Former Sales & Marketing Suite, Drake Way	12	0.26	46.2
180683	Feb 19	Land adjacent to 300 Kings Road	14	0.06	233.3
181117	Aug 19	34-38 Southampton Street	11	0.03	366.7
190627	Jul 21	Gas Holder, Alexander Turner Close	130	0.71	183.1
191043	Jun 20	43 London Street	20	0.08	250.0
201135	May 21	Arthur Hill Pool, 221-225 Kings Road	14	0.11	127.3
201391	Jun 21	Land at 362 Oxford Road	26	0.13	200.0
210582	Sep 22	18 Parkside Road	10	0.14	71.4
Overall	N/A	N/A	2,971	25.69	115.6

Suburban residential sites

A3.3 Densities of suburban residential sites were calculated using the examples of suburban new build development of 10 dwellings or more in Table A3.3.

Table A3.3: Examples of suburban residential sites

Ref	Date permitted	Address	Dwellings	Site area (ha)	Density (dph)
131631	Apr 14	Former Highlands School, Wardle Avenue	10	0.50	20.0
141971	Mar 15	330 Tilehurst Road	10	0.20	50.0
151173	Apr 16	Government Buildings, Coley Park	71	1.91	37.2
151407	Apr 18	Warwick House, 1 Warwick Road	10	0.15	66.7
161390	Dec 16	Land at Conwy Close	57	1.04	54.8
161507	Jan 19	2-6 Water Road and 158 Dee Road	11	0.21	52.4
170959	Jun 18	199-207 Henley Road	42	0.96	43.8
181377	Jul 20	Norcot Community Centre, Lyndhurst Road	18	0.17	105.9
Overall	N/A	N/A	229	5.14	44.6

A3.4 The suburban sites in Table A3.4 below were excluded from the density used because they included a substantial on-site open space provision to compensate for loss of existing undesignated open space.

Table A3.4: Suburban residential sites not used for setting densities

Ref	Date permitted	Address	Dwellings	Site area (ha)	Density (dph)
200122	Dec 20	Wensley Road	46	2.36	19.5
211843	Mar 22	Reading Golf Club, Kidmore End Road	223	12.15	18.4

Conversions to residential

A3.5 The amount of dwellings that could be anticipated from conversion of existing floorspace has been calculated using the examples of residential conversions of 5 dwellings or more (excluding prior approvals, as these are not subject to policy on sizes of dwellings) in Table A3.5.

Table A3.5: Examples of conversions to residential

Ref	Date permitted	Address	Dwellings	Converted floorspace (sq m)	Dwelling per sq m
121540	Feb 14	4-8 Cross Street	9	422	47
130062	Oct 13	The Roundhead PH, Wensley Road	6	182	30
131146	Oct 13	308-314 Kings Road	46	2,748	60
150229	Jun 15	Hanover House, 202 Kings Road	14	1,310	47
150730	Oct 15	University of Reading, London Road	53	4,437	84
151034	Nov 16	35 Christchurch Road	10	387	39
152075	May 16	993 Oxford Road	6	300	50
160749	Feb 17	177 Kings Road	6	284	47
160775	Dec 16	173-175 Kings Road	15	1,120	75
161303	Jun 19	149 London Road	6	465	78
161420	Dec 16	Helena House, Brownlow Road	9	511	57
161449	Jan 17	100 Kings Road	9	889	99
170134	Nov 20	53-55 Argyle Road	10	474	47
170164	May 17	38 Queens Road	6	292	49
170251	Jun 18	City Wall House, 26 West Street	10	460	46
171742	Mar 18	22-24 Cross Street	6	327	55
180758	Oct 18	Addington House, 73 London Street	8	519	65
181218	Sep 18	108 London Street	7	456	65
181579	Dec 18	42 Queens Road	5	283	57
181716	May 19	2 Priory Avenue	6	403	67
181238	Jul 19	36 Queens Road	5	214	43
181504	Oct 19	393 London Road	5	180	36
190467	Dec 20	4 Kidmore Road	8	371	46
200301	May 20	13 Addington Road	5	241	48
201221	Mar 21	The Faculty, 23-27 London Road	15	933	62

Ref	Date permitted	Address	Dwellings	Converted floorspace (sq m)	Dwelling per sq m
201864	Dec 22	165 Oxford Road	5	426	85
Overall	N/A	N/A	290	18,634	64

Town centre office plot ratios

A3.6 The amount of new build town centre office floorspace that could be anticipated by site area has been calculated using examples of new-build office floorspace permitted in recent years in the town centre in Table A3.6. There are very few existing examples because there has been limited town centre new build office permitted in recent years, and floorspace that has been permitted is often an extension to an existing building or part of a mix of uses, so cannot be used in the same way.

Table A3.6: Examples of new-build town centre offices

Ref	Date permitted	Address	Site area (ha)	New-build floorspace (sq m)	Plot ratio (%)
101300	Nov 10	Aldwych House, Blagrove Street	0.24	13,467	561.1
121826	Jun 13	Energis House, Forbury Road	1.40	40,038	286.0
152269	Apr 16	32-41 West Street	0.41	6,867	167.5
Overall	N/A	N/A	2.05	60,372	294.5

Out of centre office plot ratios

A3.7 The amount of new build out of centre office floorspace that could be anticipated by site area has been calculated using examples of new-build office floorspace permitted in recent years outside the town centre in Table A3.7. There are very few existing examples because there has been limited new build office permitted in recent years.

Table A3.7: Examples of new-build out of centre offices

Ref	Date permitted	Address	Site area (ha)	New-build floorspace (sq m)	Plot ratio (%)
090530	Jul 09	Reading International Business Park	3.36	33,910	100.9
070488	Apr 07	Plot 8, 600 South Oak Way	3.28	20,430	62.3
140477	Mar 15	Junction Basingstoke Rd/Manor Farm Rd	0.25	1,400	56.0
141447	Mar 15	Plot 17, 500-600 Longwater Avenue	4.08	22,540	55.2
160569	Jan 17	400 Longwater Avenue	2.60	27,207	104.6
Overall	N/A	N/A	13.57	105,487	77.7

Industrial and warehouse plot ratios

A3.8 The amount of new build industrial/warehouse floorspace that could be anticipated by site area has been calculated using the examples of new-build industrial or warehouse floorspace permitted since 2010²⁴ in Table A3.8.

Table A3.8: Examples of new-build industrial and warehouse

Ref	Date permitted	Address	Site area (ha)	New-build floorspace (sq m)	Plot ratio (%)
100384	Dec 10	Unit 1 Paddock Road Industrial Estate	0.40	1,577	39.4
110320	Jun 11	Gresham Way Industrial Estate	0.12	346	28.8
110545	Nov 11	SGB Depot, A33 Relief Road	0.34	1,950	57.4
110750	Jul 12	25-27 Rose Kiln Lane	0.71	2,742	38.6
110808	Oct 11	Former Berkshire Brewery, Imperial Way	25.48	87,128	34.2
131314	Dec 13	Land at Imperial Way	1.37	3,373	24.6
140965	Feb 15	20 Upton Road	0.15	510	34.0
141602	Dec 14	Worton Drive	1.57	4,800	30.6
141789	Aug 15	Land North of Island Road	8.59	24,200	28.2
151777	Dec 15	7 Cradock Road	0.20	968	48.4
151944	Apr 16	Worton Grange, Imperial Way	1.00	4,293	42.9
171971	Mar 18	1 Darwin Close	0.28	2,291	81.8
190591	Apr 20	127a Loverock Road	0.39	1,667	42.7
192054	Apr 21	Reading International Business Park	3.70	15,080	40.8
200135	Jul 20	15 Boulton Road	0.17	990	58.2
201853	Jul 21	Brunel Retail Park, Rose Kiln Lane	3.50	13,376	38.2
Overall	N/A	N/A	47.97	165,291	34.5

Community plot ratios

A3.9 The amount of new build community use floorspace that could be anticipated by site area has been calculated using the examples of new-build community uses permitted since 2010²⁵ in Table A3.9.

Table A3.9: Examples of new-build community use

Ref	Date permitted	Address	Site area (ha)	New-build floorspace (sq m)	Plot ratio (%)
141490	Mar 15	Hodsoll Road	1.07	2,550	23.8
140708	Oct 14	Reading Girls School, Northumberland Av	0.98	13,230	135.0

²⁴ As there tend to be fewer new-build industrial permissions than for some other uses, so a longer time period has been used to identify examples

²⁵ As there tend to be fewer new-build community permissions than for some other uses, so a longer time period has been used to identify examples

Ref	Date permitted	Address	Site area (ha)	New-build floorspace (sq m)	Plot ratio (%)
130060	Apr 13	Fomer Meadway Comprehensive School	0.75	1,649	22.0
102167	May 10	Plots 3/4, Drake Way	0.98	9,236	94.2
150594	Aug 15	Land at Crescent Road	1.57	6,828	43.5
151175	Apr 16	Elvian School, Bath Road	2.97	9,000	30.3
171023	Aug 18	Mapledurham Playing Field	0.97	2,072	21.4
190761	Nov 19	384 The Meadway	0.26	918	35.3
212061	Jul 22	Richfield Driving Range, Richfield Avenue	5.43	11,333	20.9
Overall	N/A	N/A	14.98	56,816	37.9

Town centre new build floorspace per flat

A3.10 The amount of dwellings that could be anticipated per square metre of new-build floorspace, used to work out the dwelling yield from town centre site-by-site calculations as referred to in paragraph 3.8, has been calculated using the examples of town centre new-build residential development in Table A3.10. This is not the same as the average size of each dwelling, because it includes internal communal and circulation space.

Table A3.10: Examples of town centre new build floorspace

Ref	Date permitted	Address	Dwellings	Residential floorspace (sq m)	Sq m per dwelling
131280	Dec 13	Kenavon Drive Block A	75	7,056	94.1
131280	Dec 13	Kenavon Drive Block B	31	3,095	99.8
131280	Dec 13	Kenavon Drive Block C	15	1,424	94.9
150019	Sep 15	Kings Point, 120 Kings Road	103	9,206	89.4
150721	Feb 16	114 Oxford Road	16	1,258	78.6
162166	Nov 17	Thames Quarter, Kings Meadow Road	315	27,683	87.9
170326	Mar 18	Chatham Street/Weldale Street	422	36,520	86.5
170794	Oct 17	13 & 27 Crown Street and 21 Silver Street	80	4,912	61.4
180417	Jul 18	Crown Street & Newark Street	9	660	73.3
181117	Aug 19	34-38 Southampton Street	11	682	62.0
190627	Jul 21	Gas Holder, Alexander Turner Close	130	14,008	107.8
200188	Mar 22	55 Vastern Road	209	19,084	91.3
201420	Feb 21	45 Caversham Road	40	3,311	82.8
201533	Jul 21	Plot F, Station Hill	184	13,529	73.5
201537	Jul 21	Plot E, Station Hill	415	40,911	98.6
210349	Dec 21	115 Chatham Street	54	3,417	63.3
220856	Mar 23	Former Reading Family Centre, North St	37	3,190	86.2

Ref	Date permitted	Address	Dwellings	Residential floorspace (sq m)	Sq m per dwelling
Overall	N/A	N/A	2,146	189,946	88.5

Town centre new build residential site coverage: general

A3.11 The amount of a site that could be anticipated to be taken up by building footprint for new build residential developments in the town centre, used to work out residential floorspace for town centre site-by-site calculations as referred to in paragraph 3.8, has been calculated using the examples of town centre new-build residential development in Table A3.11. These are the same examples as in table A3.10.

Table A3.11: Examples of town centre new build residential plot coverage

Ref	Date permitted	Address	Site area (sq m)	Building footprint (sq m)	Plot coverage (%)
131280	Dec 13	Kenavon Drive Block A	2,588	1,008	38.9
131280	Dec 13	Kenavon Drive Block B	1,956	619	31.6
131280	Dec 13	Kenavon Drive Block C	1,084	356	32.8
150019	Sep 15	Kings Point, 120 Kings Road	1,436	751	52.3
150721	Feb 16	114 Oxford Road	1,444	351	24.3
162166	Nov 17	Thames Quarter, Kings Meadow Road	4,914	2,770	56.4
170326	Mar 18	Chatham Street/Weldale Street	13,209	4,127	31.2
170794	Oct 17	13 & 27 Crown Street and 21 Silver Street	3,305	1,398	42.3
190627	Jul 21	Gas Holder, Alexander Turner Close	7,091	3,146	44.4
200188	Mar 22	55 Vastern Road	7,657	3,195	41.7
201533	Jul 21	Plot F, Station Hill	1,897	1,147	60.5
201537	Jul 21	Plot E, Station Hill	7,106	3,756	52.9
210349	Dec 21	115 Chatham Street	1,693	958	50.5
220856	Mar 23	Former Reading Family Centre, North St	2,114	882	41.7
Overall	N/A	N/A	57,494	24,464	42.5

Town centre new build residential site coverage: small infill sites

A3.12 The amount of a site that could be anticipated to be taken up by building footprint for new build residential developments in the town centre for smaller sites already part of an existing development block, used to work out residential floorspace for town centre site-by-site calculations as referred to in paragraph 3.8, has been calculated using the examples of town centre new-build residential development in Table A3.12. Due to the small numbers of this type of development, a longer period has been used to identify examples, and this includes examples permitted as far back as 2001.

Table A3.12: Examples of town centre new build residential plot coverage

Ref	Date permitted	Address	Site area (sq m)	Building footprint (sq m)	Plot coverage (%)
011019	Nov 02	Rear of 26 The Forbury	665	203	30.5
011058	Feb 02	7 Cheapside	1138	1025	90.1
040758	Nov 04	St Laurence House, Abbey Square	457	357	78.1
051216	Nov 05	52-54 Kings Road	484	342	70.7
051266	Jun 06	4-10 Kennet Street/105-123 Queens Road	1964	1257	64.0
060194	Oct 06	85-103 Queens Road	1073	728	67.8
111403	Jul 11	5-21 Tudor Road	1325	895	67.5
180417	Jul 18	Crown Street & Newark Street	517	251	48.5
181117	Aug 19	34-38 Southampton Street	272	138	50.7
201420	Feb 21	45 Caversham Road	1,479	781	52.8
Overall	N/A	N/A	9,374	5,977	63.8

Appendix 4 – Adjustment to pattern book densities to account for proposed changes to housing mix policy

- A4.1 The Partial Update to the Local Plan proposes increasing the proportion of homes that are three bed or more in all locations to deliver more family housing to meet needs. This has implications for the density at which homes can be delivered.
- A4.2 The effect of increasing the proportion of 3-bed dwellings expected by policy can be assessed by looking at typical examples of how much bigger a 3-bed dwelling is than a 2-bed in new developments in Reading. The expectation will be that in general an increase in policy requirements will result mainly in a reduction in 2-bed dwellings, as developments in Reading tend to maximise 1-beds where they can.
- A4.3 It is worth noting that many of the examples on which the pattern book densities are based may not have been policy-compliant in the first place. It is likely that this would continue to be the case, but this assessment is based on an expectation that the amount of 3-bed dwellings would increase by the same proportion as the policy increase.
- A4.4 The way in which this will affect densities is likely to differ between houses and flats. These are therefore assessed separately.

Flats

- A4.5 Table A4.1 shows the difference in floorspace between 2-bed and 3-bed flats in recent permissions. On average these examples show that a 3-bed flat is 19 sq m larger than a 2-bed flat.

Table A4.1: Examples of differences between new-build 2-bed and 3-bed flats

Ref	Date permitted	Address	Typical 2-bed size (sq m)	Typical 3-bed size (sq m)	Additional floorspace (sq m)
150721	Feb 16	114 Oxford Road	64	83	19
162050	Jan 17	Phase 2c, Green Park Village	70	91	21
162166	Nov 17	Thames Quarter, Kings Meadow Road	73	95	22
170326	Mar 18	Chatham Street/Weldale Street	77	97	20
180319	Oct 18	Former Battle Hospital, Portman Road	72	80	8
182137	Dec 21	Broad Street Mall	62	96	24
190627	Jul 21	Gas Holder, Alexander Turner Close	72	88	16
200188	Mar 22	55 Vastern Road	74	113	37
201391	Jun 21	Land at 362 Oxford Road	79	94	15
201680	Apr 22	1A North Street, Caversham	93	103	10
210349	Dec 21	115 Chatham Street	68	81	13
210582	Sep 22	18 Parkside Road	67	82	15
Average	N/A	N/A	73	92	19

Houses

A4.6 Table A4.2 shows the difference in floorspace between 2-bed and 3-bed houses in recent permissions. On average these examples show that a 3-bed house is 23 sq m larger than a 2-bed house, which is a slightly larger increase than for flats.

Table A4.2: Examples of differences between 2-bed and 3-bed new build houses

Ref	Date permitted	Address	Typical 2-bed size (sq m)	Typical 3-bed size (sq m)	Additional floorspace (sq m)
121834	Jan 14	59 Armour Hill	113	128	15
151173	Apr 16	Government Buildings, Wensley Road	76	97	21
161496	Oct 16	Worton Grange, Imperial Way	77	105	28
180624	Feb 19	57 Baker Street	84	113	29
190040	Sep 20	Gardners Arms, Surley Row	100	110	10
201880	Jan 22	40-48 Mount Pleasant	82	101	19
211739	Dec 22	2-4 Send Road, Caversham	78	120	42
211843	Mar 22	Reading Golf Club, Kidmore End Road	75	96	21
Average	N/A	N/A	86	109	23

Implications for density pattern book

A4.7 The increases in floorspace for different types of dwelling can be used to adjust the pattern book densities generated in Appendix 3, by reference to how many additional 3-bed dwellings the policy in each area would result in and using this to estimate the overall change in floorspace and therefore in density. This can only be an estimate, as a number of assumptions are made, but it nonetheless helps to give an approximate impression of the effect of the policy change.

Table A4.3: Calculation of amendments to pattern book densities

Element	Town centre	Urban	Suburban
Baseline pattern book density (dwellings per hectare)	334.0	115.6	45.6
Existing policy 3-bedroom requirement (%)	5	50	50
Proposed policy 3-bedroom requirement (%)	15	67	67
Additional 3-bedroom homes per 100 dwellings	10	17	17
Additional floorspace per 3-bedroom dwelling (sq m)	19	19	23
Additional floorspace in a development of 100 dwellings (sq m)	190	323	391

Element	Town centre	Urban	Suburban
Total floorspace of a 100 dwelling development under existing policy (sq m)	8,850 ²⁶	10,310 ²⁷	9,750 ²⁸
Total floorspace of a 100 dwelling development under proposed policy (sq m)	9,040	10,633	10,141
Decrease from proposed policy to existing policy (%)	2.10	3.04	3.86
Adjusted density applying the above percentage decrease (dwellings per hectare)	327.0	112.1	42.9

Implications for other calculations

- A4.8 Table A3.10 demonstrates that, in the town centre, on average in recent permissions there is one dwelling per 88.5 sq m of total floorspace (including communal and circulation space). This is used to inform some of the manual calculations of development potential on town centre sites.
- A4.9 As shown in Table A4.1, across the examples used a 3-bed flat is on average 19 sq m larger than a 2-bed dwelling. It can be anticipated that development in the town centre will almost all be flats. The proposal is to increase the proportion of 3-bed dwellings in the town centre from 5% to 15%. This means that in a development of 100 dwellings, there would be expected to be an additional 190 sq m of floorspace. It is not expected that it would add any additional circulation space requirements as the number of dwellings does not change. If the existing average total floorspace per dwelling (including circulation and other communal space) is 88.5 sq m, this would mean that the total floorspace of a 100 dwelling development would increase from 8,850 sq m to 9,040 sq m. Therefore, the adjustment results in an average floorspace to dwelling ratio of **90.4 sq m**.

²⁶ This uses the 88.5 sq m per dwelling for town centre sites from Table A3.10

²⁷ Using the floorspace for 2-bed and 3-bed flats from urban examples in Table A4.1, urban 2-bed flats (examples 162050, 180319, 201391, 201680, 210582), assuming a 50/50 split and assuming 20 sq m per dwelling for communal or circulation space.

²⁸ This assumes a split of 50/50 2- and 3-bed units on a development, and uses the average size for each from table A4.2

Appendix 5: Variance rates

A5.1 In order to understand what allowance should be made for developments not coming forward within the plan period, a comparison can be made to what would have been expected in the past to what has been delivered in practice in Reading.

Planning permissions

A5.2 To reflect the 17-year period of the HELAA from 2024 to 2041, a comparison needs to be made to what had planning permission 17 years ago. Since a zero variance rate is to be applied to anything that is already commenced, the comparison needs to be those sites that had permission but were not commenced 17 years ago, looking only at sites of 10 dwellings or more as this is the cut-off for inclusion as an allocation. Table A5.1 therefore includes all sites which had unimplemented permission for 10 or more dwellings at 31 March 2006 and their progress 17 years later at 31 March 2023 (the last date for which complete monitoring data was available at the time of the analysis).

A5.3 In a number of cases, the permission that was outstanding in 2006 was replaced by a different permission, often for a different number of dwellings. This should still be taken into account, as it may well be that existing outstanding permissions go through further iterations before they are built.

Table A5.1: Sites with unimplemented permission for 10 or more homes at 31 March 2006 and progress by 31 March 2023

Site	Homes permitted 31 March 2006	Homes completed 31 March 2023
Chatham Street Car Park Complex	258	307
42 Kenavon Drive	542	192
Friars Walk, 71 Friar Street	71	0
Battle Hospital, 344 Oxford Road	315	488
Reading College, Green Road/Wokingham Road	95	94
St Laurence Hall/Abbey Mill House, Abbey Square	32	32
118 Chatham Street	24	14
139-141 Oxford Road	10	10
52-54 Kings Road	15	15
Central Pool, Battle Street	89	0
10-14 Carey Street	14	14
29-35 Station Road	103	0
21 Star Road	12	12
Former Prudential Warehouse, Patrick Road	11	11
129 Queens Road, Caversham	10	10

Site	Homes permitted 31 March 2006	Homes completed 31 March 2023
Commercial House, 24-26 East Street	32	32
16A Alpine Street	14	14
56-64 & Land rear of 56-66 Northumberland Avenue	11	11
74-76 London Street	14	12
7b Bath Road and 3-3A Parkside Road	13	13
273 London Road	15	0
372-390 Peppard Road	12	12
34 Eldon Terrace and 79 London Road	10	10
3-17 Newcastle Road	11	3
Alexandra House, 103 London Road	11	8
11-15 Armour Road	12	12
Total	1,756	1,326
Total (excluding 42 Kenavon Drive)	1,214	1,134

A5.4 There have been 1,326 dwellings delivered on sites that had an outstanding unimplemented planning permission for 10 dwellings or more in 2006. This leaves 430 dwellings undelivered from what had planning permission on those sites, which represents **24.5%** of the total.

A5.5 However, this includes a large site at 42 Kenavon Drive on the fringe of the town centre where the character of the permitted development changed substantially from a flatted development to one containing a large amount of houses. The inclusion of this site has a big influence on the resulting figure. There is very little likelihood of this situation being repeated on any significant scale due to the nature of the sites that are available, and therefore it is considered that it can be excluded. Doing so would result in only **6.6%** of the total being undelivered.

Development plan allocations

A5.5 In order to understand the likelihood of dwellings being delivered over the 17 years between 2024 and 2041, it is worth examining the degree to which previous allocations have been delivered. The existing Local Plan is only five years old, which is too recent to give a useful indication given the timescales for progressing development through the planning and construction processes. It is therefore worth looking at the documents that allocated residential sites that preceded the Local Plan, i.e. the Reading Central Area Action Plan (RCAAP, adopted January 2009) and the Sites and Detailed Policies Document (SDPD, adopted October 2012).

A5.6 The progress of the sites in the RCAAP is set out below. This excludes the Major Opportunity Areas, where the RCAAP did not include a number of dwellings. The allocations usually identified a range of dwelling numbers, so the midpoint of the range is used.

Table A5.2: Sites allocated for residential in the Reading Central Area Action Plan and progress by 31 March 2024

Site	Homes allocated 2009 (midpoint)	Homes completed 31 March 2024
RC4a: 108-116 Oxford Road, 10 Eaton Place & 115-125 Chatham Street	125	16
RC4b: Reading Family Centre, North Street	33	37
RC4c: 5-21 Tudor Road	28	29
RC4d: 9-27 Greyfriars Road	30	0
RC4e: 2-8 The Forbury & 19-22 Market Place	10	26
RC4f: 3-10 Market Place, Abbey Hall & Abbey Square	35	0
RC4g: 37-43 Market Place	8	36
RC4j: 25-31 London Street	23	0
RC4k: Corner of Crown Street and Southampton Street	18	0
RC4l: Corner of Crown Street and Silver Street	68	89
RC4m: 181-183 Kings Road	13	0
RC4q: 143-145 Oxford Road	15	0
RC4r: 21 South Street	28	0
RC4s: Reading Central Library, Abbey Square	23	0
Total	457	233

A5.7 There have been 233 dwellings delivered on allocated RCAAP sites over the 15-year period since the RCAAP was adopted. An allowance needs to be made for the additional two years to cover the period of the HELAA, which, on the basis that the progress so far equates to 15.5 dwellings per year, could be expected to be an additional 31 dwellings. This would leave 193 dwellings undelivered, which represents **42.2%** of the total.

A5.8 The Sites and Detailed Policies Document was adopted in October 2012, and allocated a number of additional sites primarily outside the town centre. Progress on those sites is outlined in Table A5.3.

Table A5.3: Sites allocated for residential in the Sites and Detailed Policies Document and progress by 31 March 2024

Site	Homes allocated 2012 (midpoint)	Homes completed 31 March 2024
SA2a: Worton Grange	225	175
SA2a: Little Chef, Basingstoke Road	14	0
SA2c: Land to the north of Manor Farm Road	450	0
SA8a: 784-794 Oxford Road	14	0

Site	Homes allocated 2012 (midpoint)	Homes completed 31 March 2024
SA8b: Alice Burrows Home, Dwyer Road	22	0
SA8c: Rear of 303-315 Oxford Road	11	0
SA8d: Dellwood Hospital, Liebenrood Road	14	0
SA8e: Bath Road Reservoir, Bath Road	80	88
SA8f: Part of former Battle Hospital, Bath Road	70	183
SA8g: Land adjacent to 40 Redlands Road	15	0
SA8h: Land at Lowfield Road	28	0
SA8i: Napier Court, Napier Road	225	0
SA9a: 211-221 Oxford Road & 10 & r/o 8 Prospect Street	15	14
SA9b: Elvian School, Bath Road	90	118
SA9c: 265-271 London Road	13	0
Total	1,286	578

A5.9 There have been 578 dwellings delivered on allocated SDPD sites over the 12-year period since the SDPD was adopted. An allowance needs to be made for the additional five years to cover the period of the HELAA, which, on the basis that the progress so far equates to 48.2 dwellings per year, could be expected to be an additional 241 dwellings. This would leave 467 dwellings undelivered, which represents **36.3%** of the total.

Appendix 6: Existing density analysis

A6.1 In assessing existing density, approaches differed between the town centre on one hand and urban and suburban sites on the other. This is because the sampling approach for urban and suburban sites would not be appropriate due to so much of the town centre being in non-residential use.

Town centre

A6.2 In the case of the town centre, the approach involved identifying existing town centre residential developments with no or minimal non-residential uses to ensure that residential density is meaningful. There were 24 sites or areas identified as set out in table A6.1. The average density of those existing sites is 199.1 dwellings per hectare.

Table A6.1: Existing density analysis in the town centre

Address	Dwellings	Site area (ha)	Density (dph)
Chatham Place	316	0.69	458.0
The Chatham, Weldale Street	23	0.05	460.0
Lion Court, Great Knollys Street	14	0.09	155.6
Regents Court and Malcolm Place	89	0.43	207.0
Tudor Road & Stanshawe Road North	42	0.24	175.0
Stanshawe Road South & Vachel Road North	59	0.3	196.7
Vachel Road South & Sackville Street North	81	0.35	231.4
Sackville Street South	9	0.09	100.0
53-54 St Marys Butts	2	0.01	200.0
Fobney Street area	446	3.68	121.2
St Lawrences House, Abbey Square	32	0.04	800.0
Mayflower Court & Kings Reach Court	35	0.13	269.2
Crane Wharf	23	0.12	191.7
Blakes Cottages & St James Wharf	43	0.33	130.3
Queens Cottages & Kings Oak Court	73	0.47	155.3
Osprey Court	11	0.09	122.2
Queens Wharf & Grantley Heights	103	0.44	234.1
Kennet Street (Q & Q2)	169	0.37	456.8
Royal Court, Kings Road	35	0.13	269.2
Blakes Quay & Harry Tee Court	104	0.66	157.6
The Meridian, Kenavon Drive	113	0.6	188.3
10-12 Abbots Walk	8	0.07	114.3
Thames Court, Norman Place	24	0.29	82.8
Projection West & Projection East	115	0.22	522.7
Overall	1,969	9.89	199.1

Urban and suburban areas

A6.2 Due to the much greater extent of these areas, a sampling approach was used of placing points at random on a map of urban and suburban areas of Reading and examining the residential density of each location. This was done by placing a 1 hectare box around each point, measuring the amount of residential land and the number of dwellings in each box. There were 45 urban locations and 55 suburban locations used. Table A6.2 sets out the results for urban sites and table A6.3 does the same for suburban sites. As these are random points on a map rather than addresses, these are numbered for each ward rather than showing a detailed location.

Table A6.2: Existing density analysis for urban sites

Location	Dwellings	Residential land (ha)	Density (dph)
Abbey 1	98	0.84	116.7
Abbey 2	100	0.75	133.3
Battle 1	52	0.76	68.4
Battle 2	58	0.52	111.5
Battle 3	74	0.84	88.1
Battle 4	80	0.78	102.6
Caversham 1	34	0.82	41.5
Caversham 2	22	0.74	29.7
Caversham 3	55	0.67	82.1
Coley 1	53	0.78	67.9
Coley 2	24	0.87	27.6
Coley 3	22	0.5	44.0
Katesgrove 1	61	0.72	84.7
Katesgrove 2	82	0.76	107.9
Katesgrove 3	76	0.85	89.4
Katesgrove 4	14	0.37	37.8
Katesgrove 5	54	0.72	75.0
Kentwood 5	34	0.71	47.9
Kentwood 6	32	0.71	45.1
Norcot 1	103	0.8	128.8
Norcot 2	36	0.49	73.5
Norcot 3	19	0.8	23.8
Norcot 4	12	0.33	36.4
Norcot 5	19	0.31	61.3
Park 1	68	0.79	86.1
Park 2	83	0.7	118.6

Location	Dwellings	Residential land (ha)	Density (dph)
Park 3	26	0.91	28.6
Park 4	75	0.75	100.0
Redlands 1	27	0.47	57.4
Redlands 2	67	0.83	80.7
Redlands 3	54	0.62	87.1
Redlands 4	27	0.75	36.0
Redlands 6	44	0.74	59.5
Southcote 1	44	0.82	53.7
Southcote 2	36	0.63	57.1
Southcote 5	54	0.77	70.1
Southcote 6	92	0.72	127.8
Thames 1	55	0.66	83.3
Thames 2	72	0.82	87.8
Thames 3	44	0.46	95.7
Thames 4	96	0.79	121.5
Thames 5	74	0.69	107.2
Tilehurst 3	30	0.74	40.5
Whitley 4	43	0.78	55.1
Whitley 5	111	0.78	142.3
Overall	2,436	31.66	76.9

A6.3 An existing density of 76.9 dwellings per hectare has therefore been identified for urban sites.

Table A6.3: Existing density analysis for suburban sites

Location	Dwellings	Residential land (ha)	Density (dph)
Caversham 4	20	0.78	25.6
Caversham 5	18	0.75	24.0
Caversham 6	12	0.82	14.6
Caversham 7	22	0.89	24.7
Caversham Heights 1	14	0.81	17.3
Caversham Heights 2	19	0.72	26.4
Caversham Heights 3	27	0.71	38.0
Caversham Heights 4	20	0.77	26.0
Caversham Heights 5	16	0.9	17.8
Caversham Heights 6	17	0.89	19.1
Caversham Heights 7	11	0.87	12.6

Caversham Heights 8	13	0.84	15.5
Caversham Heights 9	26	0.87	29.9
Church 1	11	0.9	12.2
Church 2	31	0.79	39.2
Church 3	27	0.9	30.0
Church 4	30	0.9	33.3
Church 5	30	0.82	36.6
Church 6	31	0.91	34.1
Church 7	32	0.84	38.1
Church 8	30	0.85	35.3
Coley 4	15	0.85	17.6
Coley 5	14	0.37	37.8
Coley 6	191	0.81	235.8
Coley 7	36	0.82	43.9
Emmer Green 1	15	0.82	18.3
Emmer Green 2	15	0.74	20.3
Emmer Green 3	19	0.76	25.0
Emmer Green 4	26	0.63	41.3
Emmer Green 5	6	0.46	13.0
Emmer Green 6	9	0.72	12.5
Emmer Green 7	14	0.87	16.1
Emmer Green 8	18	0.74	24.3
Kentwood 1	18	0.93	19.4
Kentwood 2	10	0.93	10.8
Kentwood 3	32	0.8	40.0
Kentwood 4	32	0.69	46.4
Kentwood 7	21	0.81	25.9
Norcot 6	27	0.84	32.1
Norcot 7	16	0.4	40.0
Park 5	37	0.84	44.0
Redlands 5	33	0.88	37.5
Southcote 3	18	0.79	22.8
Southcote 4	27	0.51	52.9
Southcote 7	13	0.87	14.9
Southcote 8	31	0.84	36.9
Southcote 9	31	0.77	40.3
Tilehurst 1	27	0.83	32.5
Tilehurst 2	28	0.87	32.2
Tilehurst 4	23	0.87	26.4

Tilehurst 5	23	0.56	41.1
Tilehurst 6	22	0.8	27.5
Whitley 1	20	0.71	28.2
Whitley 2	26	0.72	36.1
Whitley 3	29	0.76	38.2
Overall	1,379	43.14	32.0

A6.4 An existing density of 32.0 dwellings per hectare has therefore been identified for urban sites.