READING BOROUGH LOCAL PLAN PARTIAL UPDATE – SEQUENTIAL AND EXCEPTION TEST

May 2025

Contents

1. Context and methodology

1.1 Introduction

1.1.1 Flood risk is an issue that has will become increasingly important as the effects of climate change are felt. In Reading, flooding is a significant constraint, as it affects the majority of the Borough's undeveloped land, as well as substantial parts of the urban area, including the centre. The Council's Strategic Flood Risk Assessment (2024)[1] details the extent of flood risk in the Borough, and also provides an overview of historic flooding in Reading.

1.1.2 The National Planning Policy Framework (NPPF) applies a Sequential and Test and, in some cases, an exception test to the development of land which is at risk of flooding. These Tests apply to both allocations in the development plan and planning applications. Therefore, a Local Plan which proposes to allocate sites for development in locations at risk of flooding should be supported by a Sequential and, if necessary, exception test. Planning Practice Guidance outlines more detail on how these tests should be applied.

1.2 Policy context

1.2.1 The NPPF sets the national policy context for consideration of flood risk. It states that:

> *"All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property."* (paragraph 167)

1.2.2 Local planning authorities allocating land in a Local Plan should apply the Sequential Test to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with lower probability of flooding. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the exception test can be applied in cases where it is necessary.

1.2.3 In line with Planning Practice Guidance, the exception test is required in the following instances:

- Highly vulnerable development (including basement dwellings and permanent residential caravans) in Flood Zone 2;
- More vulnerable development (including most forms of residential, hospitals, health services and schools) in Flood Zone 3a;
- Essential infrastructure in Flood Zones 3a and 3b.

[1] https://images.reading.gov.uk/2024/12/Reading-Strategic-Flood-Risk-Assessment-November-2024.pdf

1.2.4 The exception test consists of two elements, both of which are required to be passed. Firstly, a development must provide wider sustainability benefits to the community that outweigh flood risk. Secondly, a site-specific flood risk assessment must be carried out, and this should show that the development will be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

1.2.5 Planning Practice Guidance[2] contains considerably more detail on the application of both the Sequential and exception tests.

1.3 The Local Plan Partial Update

1.3.1 The Reading Borough Local Plan was adopted in November 2019, and included a comprehensive set of policies and allocated sites to deliver the levels of development need identified at the time.

1.3.2 There is a statutory requirement to carry out a review of development plans within five years of adoption. The purpose of this review is to understand whether there is a need to update the plan in whole or in part. A Local Plan Review was carried out in March 2023, and it came to the conclusion that there is a need to update around half of the policies in the plan. Among those policies in need of update were those that set out the level of provision for different uses including housing that would be made over the plan period, and almost all policies that allocated sites for development.

1.3.3 The first consultation stage of the Local Plan Partial Update, a Consultation on Scope and Content under Regulation 18, was undertaken between November 2023 and January 2024. The second stage is to be a Pre-Submission consultation under Regulation 19 beginning in November 2024.

1.3.4 The 2019 Local Plan was accompanied by a Sequential and Exception Test at the time (published in November 2017). All allocated development sites where flood risk was an issue were covered by this assessment, as well as several other possible sites that were ultimately not included in the Local Plan. Many of those allocations are to be carried forward in the Partial Update, and it is not considered to be necessary to reassess those sites unless there are increases to the risk of flooding on those sites or a reduced justification for developing on sites at risk of flooding.

1.3.5 This version of the Sequential and Exception Test therefore focuses for the most part on those new sites that are proposed to be included within the Partial Update.

1.4 Methodology

1.4.1 The Council has used the following methodology for carrying out the Sequential and Exception Test.

1.4.2 **Stage A: Identify the sites to be assessed:** The first stage is to identify which sites need to be subject to the sequential test. The Local Plan Partial Update consists of a mix of new and existing development sites. Whilst all new sites that are at risk of flooding clearly require compliance with the sequential test, existing sites that are

[2] Flood risk and coastal change - GOV.UK (www.gov.uk)

already adopted may not unless the flood risk has increased (or changed in character) or unless the justification for developing in an area at risk of flooding has changed, specifically due to a reduced need for development.

1.4.3 **Stage B: Identify all potential development sites and their flood risk:** This stage all identified opportunities for development, and will identify their flood risk. These sites are consistent with those sites set out in the Housing and Economic Land Availability Assessment (HELAA 2024), as, whilst the consideration is presented separately here to aid understanding, the carrying out of the Sequential Test was an integral part of that HELAA process. The sites are ranked in ascending order of flood risk, and the approach to this ranking is described in section 3.

1.4.4 A Strategic Flood Risk Assessment (SFRA) was produced in November 2024 to inform the production of the Partial Update, and in doing so it also informed the HELAA. It continues to be the source of information on the functional floodplain, the potential effects of climate change, reservoir flooding and some other flood risk. However, new national mapping has been produced more recently, notably surface water flood maps in January 2025 and national flood zones in March 2025. These more recent sources are used in place of the SFRA for surface water flood risk and flooding from rivers and the sea.

1.4.5 **Stage C: Identify the need for development**: This section will identify the development needs for Reading, as informed by a number of assessments or other considerations. In the main, these are quantitative needs, but more qualitative issues are also considered.

1.4.6 **Stage D – Carry out the sequential test of proposed development sites in ascending order of flood risk:** This Stage considers all sites to which the sequential test needs to be applied (from Stage A) where there is an identified risk of flooding from any source. Sites are assessed in ascending order of flood risk. For each site, the following analysis will be undertaken:

- Summarise flood risk from all sources;
- Identify the need that the development would fulfil (from Stage C);
- Examine opportunities to reduce and minimise flood risk;
- Assess suitability of the development according to Table 2 of Planning Practice Guidance on Flood Risk and Coastal Change[3]; and
- Conclude – has the sequential test been passed? If so, is the Exception Test required?

1.4.7 **Stage E: Apply Exception Test where it is required:** Where a site passes the Sequential Test, an Exception Test is sometimes required, depending on the vulnerability of the use and the flood risk. Table 2 of Planning Practice Guidance on Flood Risk and Coastal Change sets out where an Exception Test is required.

1.4.8 The assessment in Stage D identifies where the Exception Test is required, and for those sites the two elements are as follows.

[3] Flood risk and coastal change - GOV.UK

- Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?
- Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?

1.4.9 Finally, a conclusion is included in section 7 which summarises which sites have passed the sequential test and, where relevant, Exception Test.

2. Stage A: Identifying the sites to be assessed

2.0.1 Sites in the Local Plan Partial Update include sites that are already allocated in the 2019 adopted Local Plan, and a number of new sites.

2.1 Existing sites

2.1.1 A large number of sites that are in the existing Local Plan have not yet been built out and their allocation is proposed to be continued. These sites were subject to sequential and, where necessary, exceptions testing at the time they were allocated, with the submission draft Local Plan being subject to a Sequential and Exception Test document produced in November 2017. There should therefore only be a need to re-run this process where:

a. The need for the type of development has reduced; and

b. Flood risk on the site has increased or fundamentally changed.

2.1.2 In terms of point a, the vast majority of the sites were residential, and included on the basis of the amount of need for new housing. This has only increased since the Local Plan was prepared and adopted. The housing need identified for the purposes of the previous Sequential and Exception test was 699 homes per year. It is now considered to be 735 homes per year, as set out in the Housing Needs Assessment (2024). The need for office and industrial or warehouse development has also increased since the 2019 Local Plan, from 52,775 sq m to 85,803 sq m in the case of offices and from 148,440 sq m to 167,113 sq m for industrial and warehouse floorspace. The only significant quantitative need which is considered to have decreased is for retail development, but the Local Plan Partial Update does not allocate any sites for purely retail development.

Rivers and sea

2.1.3 In terms of the level of flood risk, table 2.1 looks at the existing allocations from the 2019 Local Plan that would continue to be allocated in the updated version and assesses whether the level of flood risk from rivers or sea on site has changed, expressed in terms of a percentage of the site at each level of flood risk[4]. In terms of the changes, a change of up to 2 percentage points (for instance 5% compared to 7%) is considered to be within the range of measurement issues between the two sets of data and is not considered on its own to be an increase or reduction.

2.1.4 Mapping of national flood zones for rivers and the sea changed on 25th March 2025. For the purposes of this analysis, the most recent (March 2025) data is used, but it is worth being aware that when the HELAA was prepared to feed into the Pre-Submission consultation it was 2024 national flood zones that were used. For most of the Borough the differences are slight, but in the far south of Reading there were some quite significant changes. These mainly affected allocated or existing employment sites.

[4] Please note that the percentages in the table are not cumulative – so, if 20% of a site is at high risk of flooding and 40% is at medium risk, the 40% at medium risk includes the 20% at high risk rather than being additional to it – so in this case, 60% of a site is at low risk

Table 2.1: Changes in flood risk on existing allocated sites – rivers and sea

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
CR11a – Friar Street and Station Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR11b – Greyfriars Road Corner	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR11c – Station Hill	Flood Zone 3 + 70% - 7%	**Unchanged** Flood Zone 3 + 70% - 9%
CR11d – Brunel Arcade and Apex Plaza	All Flood Zone 1	**Unchanged** Flood Zone 3 + 70% - 2% Flood Zone 3 + 35% - 1% Flood Zone 3 + 25% - 1% [all less than 5%]
CR11e – North of the Station	Flood Zone 2 – 89% Flood Zone 3 + 70% - 89% Flood Zone 3 + 35% - 77% Flood Zone 3 + 25% - 62%	**Increased** Flood Zone 2 – 90% Flood Zone 3 + 70% - 94% Flood Zone 3 + 35% - 76% Flood Zone 3 + 25% - 62% Flood Zone 3 – 4%
CR11f – West of Caversham Road (part – Shurgard)	Flood Zone 2 – 100% Flood Zone 3 + 70% - 100% Flood Zone 3 + 35% - 68% Flood Zone 3 + 25% - 53%	**Increased** Flood Zone 2 – 100% Flood Zone 3 + 70% - 100% Flood Zone 3 + 35% - 83% Flood Zone 3 + 25% - 65%
CR11f – West of Caversham Road (part – 97-115 Caversham Road)	Flood Zone 2 – 100% Flood Zone 3 + 70% - 100% Flood Zone 3 + 35% - 85% Flood Zone 3 + 25% - 70%	**Increased** Flood Zone 2 – 100% Flood Zone 3 + 70% - 100% Flood Zone 3 + 35% - 91% Flood Zone 3 + 25% - 85%
CR11g - Riverside	Flood Zone 2 – 80% Flood Zone 3 + 70% - 80% Flood Zone 3 + 35% - 26% Flood Zone 3 + 25% - 13%	**Increased** Flood Zone 2 – 59% Flood Zone 3 + 70% - 86% Flood Zone 3 + 35% - 35% Flood Zone 3 + 25% - 22%
CR11i – Napier Court (part – Napier Court offices)	Flood Zone 2 – 90% Flood Zone 3 + 70% - 90% Flood Zone 3 + 35% - 29% Flood Zone 3 + 25% - 13%	**Mixed** Flood Zone 2 – 82% Flood Zone 3 + 70% - 73% Flood Zone 3 + 35% - 36% Flood Zone 3 + 25% - 13%

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
CR11i - Napier Court (part – Network Rail land)	Flood Zone 2 – 58% Flood Zone 3 – 31% Flood Zone 3 + 70% - 72% Flood Zone 3 + 35% - 41% Flood Zone 3 + 25% - 31%	**Increased** Flood Zone 2 – 61% Flood Zone 3 – 21% Flood Zone 3 + 70% - 79% Flood Zone 3 + 35% - 50% Flood Zone 3 + 25% - 41%
CR12a – Cattle Market	Flood Zone 2 – 60% Flood Zone 3 + 70% - 82%	**Increased** Flood Zone 2 – 66% Flood Zone 3 + 70% - 89% Flood Zone 3 + 35% - 38% Flood Zone 3 + 25% - 27%
CR12b – Great Knollys Street and Weldale Street	Flood Zone 2 – 26% Flood Zone 3 + 70% - 26%	**Increased** Flood Zone 2 – 20% Flood Zone 3 + 70% - 28% Flood Zone 3 + 35% - 13%
CR12c – Chatham Street, Eaton Place and Oxford Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR12d – Broad Street Mall	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR12e – Hosier Street	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR13a – Reading Prison	Flood Zone 2 – 8%	**Reduced** All Flood Zone 1
CR13b – Forbury Retail Park	Flood Zone 2 – 20%	**Reduced** All Flood Zone 1 other than a small portion within the part of the allocation that is already under construction
CR13c – Forbury Business Park and Kenavon Drive	Flood Zone 2 – 92% Flood Zone 3 + 70% - 7% Flood Zone 3 + 35% - 1% Flood Zone 3 + 25% - 1%	**Mixed** Flood Zone 2 – 10% Flood Zone 3 + 70% - 22%
CR13d – Gas Holder, Alexander Turner Close	Flood Zone 2 – 100% Flood Zone 3 + 70% - 28%	**Increased** Flood Zone 2 – 70% Flood Zone 3 – 5% Flood Zone 3 + 70% - 62% Flood Zone 3 + 35% - 57% Flood Zone 3 + 25% - 4%
CR14a – Central Swimming Pool, Battle Street	All Flood Zone 1	**Unchanged** All Flood Zone 1

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
CR14d – 173-175 Friar Street and 27032 Market Place	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR14h – Central Club, London Street	Flood Zone 2 – 34%	**Reduced** All Flood Zone 1
CR14i – Enterprise House, 89-97 London Street	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR14j – Corner of Crown Street and Southampton Street	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR14l – 187-189 Kings Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
CR14m – Caversham Lock Island	Flood Zone 2 – 100% Flood Zone 3 – 42%	**Increased** Flood Zone 2 – 100% Flood Zone 3 – 42% Flood Zone 3 + 70% - 100% Flood Zone 3 + 35% - 77%
SR1a – Land south of Island Road (part)	Flood Zone 2 – 19% Flood Zone 3 – 3%	**Reduced** All Flood Zone 1
SR1a – Land south of Island Road (part)	Flood Zone 2 – 39% Flood Zone 3 – 7% Flood Zone 3 + 70% - 6% Flood Zone 3 + 35% - 5% Flood Zone 3 + 25% - 3%	**Reduced** Flood Zone 2 – 39% Flood Zone 3 – 4% Flood Zone 3 + 70% - 6% Flood Zone 3 + 35% - 5% Flood Zone 3 + 25% - 5%
SR1a – Land south of Island Road (part)	Flood Zone 2 – 99% Flood Zone 3 – 5% Flood Zone 3 + 70% - 4% Flood Zone 3 + 35% - 3% Flood Zone 3 + 25% - 3%	**Increased** Flood Zone 2 – 99% Flood Zone 3 – 12% Flood Zone 3 + 70% - 16% Flood Zone 3 + 35% - 13% Flood Zone 3 + 25% - 12%
SR1c – Island Road A33 Frontage	Flood Zone 2 – 88%	**Reduced** All Flood Zone 1
SR2 – Land North of Manor Farm Road	Flood Zone 2 – 5%	**Unchanged** Flood Zone 2 – 5%
SR3 – Land South of Elgar Road	All Flood Zone 1	**Unchanged** All Flood Zone 1

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
SR4a – Pulleyn Park, Rose Kiln Lane (part – Pulleyn park)	Flood Zone 2 – 100% Flood Zone 3 – 10% Flood Zone 3 + 70% - 13% Flood Zone 3 + 35% - 11% Flood Zone 3 + 25% - 10%	**Reduced** Flood Zone 2 – 6% Flood Zone 3 – 3% Flood Zone 3 + 70% - 5% Flood Zone 3 + 35% - 3% Flood Zone 3 + 25% - 3%
SR4b – Rear of 3-29 Newcastle Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
SR4c – 169-173 Basingstoke Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
SR4d – 16-18 Bennet Road	Flood Zone 2 – 24% Flood Zone 3 – 8%	**Reduced** Now all Flood Zone 1
SR4e – Part of Former Berkshire Brewery Site	Flood Zone 2 – 73%	**Mixed** Flood Zone 2 – 55% Flood Zone 3 - 45%
WR1 – Dee Park	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR2 – Park Lane Primary School, Downing Road and The Laurels	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3b – 2 Ross Road and Meadow Road (part – 2 Ross Road)	Flood Zone 2 – 5% Flood Zone 3 + 70% - 5%	**Increased** Flood Zone 2 – 5% Flood Zone 3 + 70% - 7% Flood Zone 3 + 35% - 4%
WR3b – 2 Ross Road and Meadow Road (part – Meadow Road)	Flood Zone 2 – 38% Flood Zone 3 + 70% - 38% Flood Zone 3+ 35% - 23% Flood Zone 3+ 25% - 17%	**Reduced** Flood Zone 2 – 5% Flood Zone 3 + 70% - 23% Flood Zone 3+ 35% - 4% Flood Zone 3+ 25% - 4%
WR3f – 4 Berkeley Avenue	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3g – 211-221 Oxford Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3h – Rear of 303-313 Oxford Road	All Flood Zone 1	**Unchanged** All Flood Zone 1

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
WR3i – Part of Former Battle Hospital, Portman Road[5]	Flood Zone 2 – 95%	**Increased** – Flood Zone 2 – 100% Flood Zone 3 + 70% - 100% Flood Zone 3+ 35% - 100% Flood Zone 3+ 25% - 100%
WR3j – Land at Moulsford Mews	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3k – 784-794 Oxford Road	All Flood Zone 1	**Increased** Flood Zone 2 – 17% Flood Zone 3 + 70% - 53%
WR3l – 816 Oxford Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3n – Amethyst Lane	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3o – The Meadway Centre, Honey End Lane	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3p – Former Alice Burrows Home, Dwyer Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3r – Former Charters Car Sales, Oxford Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3s – Land at Kentwood Hill	All Flood Zone 1	**Unchanged** All Flood Zone 1
WR3t – Land at Armour Hill	All Flood Zone 1	**Unchanged** All Flood Zone 1
CA1a – Reading Boat Club, Thames Promenade	Flood Zone 2 – 100% Flood Zone 3 – 61% Flood Zone 3+ 70% - 100% Flood Zone 3+ 35% - 93% Flood Zone 3+ 25% - 92%	**Increased** Flood Zone 2 – 100% Flood Zone 3 – 62% Flood Zone 3+ 70% - 100% Flood Zone 3+ 35% - 98% Flood Zone 3+ 25% - 98%
CA1c – Land at Lowfield Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
CA1d – Rear of 200-214 Henley Road, 12-24 All Hallows Road and 7 & 8 Copse Avenue	All Flood Zone 1	**Unchanged** All Flood Zone 1

[5] Now known as Land at Portman Way

Site	Flood risk at time of 2017 Sequential and Exception test	Change to flood risk 2025
CA1e – Rear of 13 and 14a Hawthorne Road and 284-292 Henley Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
CA1f – Rear of 1 & 3 Woodcote Road and 21 St Peters Hill	All Flood Zone 1	**Unchanged** All Flood Zone 1
CA2 – Caversham Park	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1b – Dingley House, 3-5 Craven Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1c – Land rear of 8-26 Redlands Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1d – Land adjacent to 40 Redlands Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1e – St Patricks Hall, Northcourt Avenue	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1i – 261-275 London Road	All Flood Zone 1	**Unchanged** All Flood Zone 1
ER1k – 131 Wokingham Road	All Flood Zone 1	**Unchanged** All Flood Zone 1

2.1.5 In general, whilst the existing flood risk has reduced or remained unchanged on many sites, flood risk when allowing for climate change scenarios has often increased.

2.1.6 There are therefore 17 sites where at least one element of fluvial flood risk has increased (other than where the total land at risk of flooding is below 5%) and where the sequential test may need to be undertaken afresh. These are highlighted in grey in table 2.1.

Surface water

2.1.7 The 2024 SFRA also produced information on the risk of surface water flooding. This identified levels of risk of 1 in 30 years, 1 in 100 years and 1 in 1000 years. These extents were identical to those in the 2017 SFRA. However, subsequently the Environment Agency published new mapping of surface water flood risk in January 2025, and the extent of changes has been considered below.

Table 2.2: Flood risk on existing allocated sites – surface water flood risk

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
CR11a – Friar Street and Station Road	Low – 8% Medium – 2% High – 1%	**Unchanged** Low – 8% Medium – 2% High – 1%
CR11b – Greyfriars Road Corner	Low – 9% Medium – 6% High – 3%	**Unchanged** Low – 8% Medium – 5% High – 3%
CR11c – Station Hill	Low – 15% Medium – 6% High – 2%	**Increased** Low – 20% Medium – 6% High – 3%
CR11d – Brunel Arcade and Apex Plaza	Low – 7% Medium – 5% High – 4%	**Unchanged** Low – 6% Medium – 5% High – 3%
CR11e – North of the Station	Low – 22% Medium – 7% High – 2%	**Increased** Low – 47% Medium – 13% High – 7%
CR11f – West of Caversham Road (part – Shurgard)	Low – 12% Medium – 2%	**Unchanged** Low – 12% Medium – 3%
CR11f – West of Caversham Road (part – 97-115 Caversham Road)	Low – 14% Medium – 4% High – 2%	**Increased** Low – 59% Medium – 18% High – 5%
CR11g - Riverside	Low – 2%	**Unchanged** Low – 4% Medium – 1% High – 1%
CR11i – Napier Court (part – Napier Court offices)	Low – 2%	**Increased** Low – 21% Medium – 8%
CR11i - Napier Court (part – Network Rail land)	Low – 2%	**Increased** Low – 11% Medium – 7% High – 3%

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
CR12a – Cattle Market	Low – 41% Medium – 5%	**Mixed** Low – 29% Medium – 9% High – 3%
CR12b – Great Knollys Street and Weldale Street	Low – 24% Medium – 12% High – 4%	**Unchanged** Low – 24% Medium – 14% High – 5%
CR12c – Chatham Street, Eaton Place and Oxford Road	Low – 9%	**Unchanged** Low – 8% Medium – 2% High – 1%
CR12d – Broad Street Mall	Low – 6% Medium – 2%	**Reduced** Low – 2% Medium – 1%
CR12e – Hosier Street	Low – 12% Medium – 3% High – 2%	**Increased** Low – 20% Medium – 5% High – 3%
CR13a – Reading Prison	Low – 10% Medium – 1%	**Increased** Low – 11% Medium – 6% High – 2%
CR13b – Forbury Retail Park	Low – 13% Medium – 3% High – 1%	**Unchanged** Low – 15% Medium – 5% High – 3%
CR13c – Forbury Business Park and Kenavon Drive	Low – 11% Medium – 3% High – 2%	**Increased** Low – 20% Medium – 11% High – 6%
CR13d – Gas Holder, Alexander Turner Close	Low – 11% Medium – 3%	**Increased** Low – 10% Medium – 6% High – 3%
CR14a – Central Swimming Pool, Battle Street	Low – 44% Medium – 33% High – 19%	**Reduced** Low – 46% Medium – 25% High – 15%

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
CR14d – 173-175 Friar Street and 27032 Market Place	Low – 11% Medium – 6%	**Increased** Low – 27% Medium – 7% High – 7%
CR14h – Central Club, London Street	Low –1%	**Unchanged** Low – 1%
CR14i – Enterprise House, 89-97 London Street	Low – 48% Medium – 38% High – 8%	**Increased** Low – 100% Medium – 94% High – 27%
CR14j – Corner of Crown Street and Southampton Street	Low – 5%	**Reduced** Low – 1%
CR14l – 187-189 Kings Road	None	**Unchanged** None
CR14m – Caversham Lock Island	Low – 8%	**Reduced** None
SR1a – Land south of Island Road (part 1)	Low – 3% Medium – 2% High – 1%	**Reduced** None
SR1a – Land south of Island Road (part 2)	None	**Unchanged** Low – 1% Medium – 1% High – 1%
SR1a – Land south of Island Road (part 3)	Low – 1% Medium – 1%	**Unchanged** None
SR1c – Island Road A33 Frontage	Low – 15% Medium – 3% High – 1%	**Reduced** Low – 9% Medium – 2% High – 1%
SR2 – Land North of Manor Farm Road	Low – 18% Medium – 6% High – 3%	**Reduced** Low – 9% Medium – 6% High – 3%
SR3 – Land South of Elgar Road	Low – 16% Medium – 4% High – 1%	**Reduced** Low – 8% Medium – 4% High – 2%

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
SR4a – Pulleyn Park, Rose Kiln Lane (part – Pulleyn park)	Low – 3%	**Increased** Low – 6% Medium – 4% High – 1%
SR4b – Rear of 3-29 Newcastle Road	None	**Unchanged** None
SR4c – 169-173 Basingstoke Road	Low – 23% Medium – 8% High – 4%	**Increased** Low – 39% Medium – 5% High – 2%
SR4d – 16-18 Bennet Road	Low – 75% Medium – 37% High – 12%	**Mixed** Low – 47% Medium – 33% High – 20%
SR4e – Part of Former Berkshire Brewery Site	Low – 52% Medium – 5% High – 1%	**Reduced** Low – 12% Medium – 4% High – 2%
WR1 – Dee Park	Low – 25% Medium – 12% High – 7%	**Reduced** Low – 13% Medium – 6% High – 3%
WR2 – Park Lane Primary School, Downing Road and The Laurels	Low – 2%	**Unchanged** Low – 2%
WR3b – 2 Ross Road and Meadow Road (part – 2 Ross Road)	Low – 6%	**Increased** Low – 10% Medium – 7% High – 6%
WR3b – 2 Ross Road and Meadow Road (part – Meadow Road)	None	**Unchanged** None
WR3f – 4 Berkeley Avenue	None	**Unchanged** None
WR3g – 211-221 Oxford Road	Low – 52% Medium – 4% High – 1%	**Reduced** Low – 11% Medium – 6% High – 2%
WR3h – Rear of 303-313 Oxford Road	Low – 53% Medium – 2%	**Increased** Low – 67% Medium – 11% High – 1%

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
WR3i – Part of Former Battle Hospital, Portman Road	Low – 66% Medium – 34% High – 13%	**Reduced** Low – 40% Medium – 17% High – 9%
WR3j – Land at Moulsford Mews	Low – 20% Medium – 4%	**Reduced** Low – 2% Medium – 1%
WR3k – 784-794 Oxford Road	Low – 52% Medium – 12% High – 1%	**Increased** Low – 29% Medium – 25% High – 12%
WR3l – 816 Oxford Road	Low – 4% Medium – 1% High – 1%	**Increased** Low – 13% Medium – 11% High – 5%
WR3n – Amethyst Lane	Low – 29% Medium – 7% High – 2%	**Increased** Low – 45% Medium – 8%
WR3o – The Meadway Centre, Honey End Lane	Low – 32% Medium – 16% High – 6%	**Reduced** Low – 21% Medium – 11% High – 7%
WR3p – Former Alice Burrows Home, Dwyer Road	Low – 4%	**Unchanged** Low – 3%
WR3r – Former Charters Car Sales, Oxford Road	None	**Unchanged** None
WR3s – Land at Kentwood Hill	None	**Unchanged** None
WR3t – Land at Armour Hill	None	**Unchanged** None
CA1a – Reading Boat Club, Thames Promenade	Low – 30% Medium – 3%	**Reduced** Low – 18% Medium – 4% High – 3%
CA1c – Land at Lowfield Road	Low – 5%	**Reduced** Low – 1% Medium – 1% High – 1%

Site	Level of surface water flood risk, 2017	Level of surface water flood risk, 2025
CA1d – Rear of 200-214 Henley Road, 12-24 All Hallows Road and 7 & 8 Copse Avenue	Low – 14% Medium – 10% High – 6%	**Reduced** Low – 6% Medium – 2% High – 1%
CA1e – Rear of 13 and 14a Hawthorne Road and 284-292 Henley Road	None	**Unchanged** None
CA1f – Rear of 1 & 3 Woodcote Road and 21 St Peters Hill	Low – 4% Medium – 2% High – 1%	**Reduced** Low – 1%
CA2 – Caversham Park	Low – 2%	**Unchanged** Low – 2%
ER1b – Dingley House, 3-5 Craven Road	Low – 24% Medium – 4%	**Reduced** Low – 11% Medium – 5%
ER1c – Land rear of 8-26 Redlands Road	Low – 22%	**Reduced** Low – 2%
ER1d – Land adjacent to 40 Redlands Road	Low – 31% Medium – 12%	**Reduced** None
ER1e – St Patricks Hall, Northcourt Avenue	Low – 8% Medium – 1%	**Unchanged** Low – 8% Medium – 3%
ER1i – 261-275 London Road	Low – 17%	**Reduced** Low – 1%
ER1k – 131 Wokingham Road	Low – 4%	**Reduced** None

2.1.8 Assessed surface water flood risk has changed on a significant number of sites. In some cases this represents a reduction, but there are 19 sites where the assessed level of risk has increased and a sequential test would therefore be required, and these are highlighted in grey in table 2.2. Some of these are the same sites identified in table 2.1.

Reservoirs

2.1.9 The SFRA 2024 has identified the level of risk from flooding from reservoirs and set out both a wet day and a dry day scenario. This differs substantially from the approach to the 2017 SFRA, which made no distinction between those scenarios. In addition, the 2017 SFRA considered only the potential for a failure of the Whiteknights reservoir in East Reading, which would have had a minimal impact on proposed development sites, whereas the 2024 SFRA also considers flooding from reservoirs upstream on the River Thames. For that reason, in every case where a risk of flooding from reservoirs is identified in the 2024 SFRA, this is an increase from the previously assessed scenario and a sequential test would be required.

Table 2.3: Changes in flood risk on existing allocated sites – reservoir flood risk

Site	Flood risk from reservoirs at time of 2017 Sequential and Exception test	Change to flood risk 2024
CR11a – Friar Street and Station Road	None	**Unchanged**
CR11b – Greyfriars Road Corner	None	**Unchanged**
CR11c – Station Hill	None	**Increased:** Wet day – 50%
CR11d – Brunel Arcade and Apex Plaza	None	**Increased:** Wet day – 5%
CR11e – North of the Station	None	**Increased:** Wet day – 96%
CR11f – West of Caversham Road (part – Shurgard)	None	**Increased:** Wet day – 100%
CR11f – West of Caversham Road (part – 97-115 Caversham Road)	None	**Increased:** Wet day – 100%
CR11g - Riverside	None	**Increased:** Wet day – 100%
CR11i – Napier Court (part – Napier Court offices)	None	**Increased:** Wet day – 100%
CR11i - Napier Court (part – Network Rail land)	None	**Increased:** Wet day – 100%
CR12a – Cattle Market	None	**Increased:** Wet day – 100%
CR12b – Great Knollys Street and Weldale Street	None	**Increased:** Wet day – 47%
CR12c – Chatham Street, Eaton Place and Oxford Road	None	**Unchanged**
CR12d – Broad Street Mall	None	**Unchanged**
CR12e – Hosier Street	None	**Unchanged**
CR13a – Reading Prison	None	**Unchanged**

Site	Flood risk from reservoirs at time of 2017 Sequential and Exception test	Change to flood risk 2024
CR13b – Forbury Retail Park	None	**Increased:** Wet day – 50%
CR13c – Forbury Business Park and Kenavon Drive	None	**Increased:** Wet day – 100%
CR13d – Gas Holder, Alexander Turner Close	None	**Increased:** Wet day – 100%
CR14a – Central Swimming Pool, Battle Street	None	**Unchanged**
CR14d – 173-175 Friar Street and 27032 Market Place	None	**Unchanged**
CR14h – Central Club, London Street	None	**Unchanged**
CR14i – Enterprise House, 89-97 London Street	None	**Unchanged**
CR14j – Corner of Crown Street and Southampton Street	None	**Unchanged**
CR14l – 187-189 Kings Road	None	**Unchanged**
CR14m – Caversham Lock Island	None	**Increased:** Wet day – 100%
SR1a – Land south of Island Road (part 1)	None	**Unchanged**
SR1a – Land south of Island Road (part 2)	None	**Unchanged**
SR1a – Land south of Island Road (part 3)	None	**Unchanged**
SR1c – Island Road A33 Frontage	None	**Unchanged**
SR2 – Land North of Manor Farm Road	None	**Unchanged**
SR3 – Land South of Elgar Road	None	**Unchanged**
SR4a – Pulleyn Park, Rose Kiln Lane (part – Pulleyn park)	None	**Unchanged**

Site	Flood risk from reservoirs at time of 2017 Sequential and Exception test	Change to flood risk 2024
SR4b – Rear of 3-29 Newcastle Road	None	**Unchanged**
SR4c – 169-173 Basingstoke Road	None	**Unchanged**
SR4d – 16-18 Bennet Road	None	**Unchanged**
SR4e – Part of Former Berkshire Brewery Site	None	**Unchanged**
WR1 – Dee Park	None	**Unchanged**
WR2 – Park Lane Primary School, Downing Road and The Laurels	None	**Unchanged**
WR3b – 2 Ross Road and Meadow Road (part – 2 Ross Road)	None	**Increased:** Wet day – 100%
WR3b – 2 Ross Road and Meadow Road (part – Meadow Road)	None	**Increased:** Wet day – 100%
WR3f – 4 Berkeley Avenue	None	**Unchanged**
WR3g – 211-221 Oxford Road	None	**Unchanged**
WR3h – Rear of 303-313 Oxford Road	None	**Unchanged**
WR3i – Part of Former Battle Hospital, Portman Road	None	**Increased:** Wet day – 100%
WR3j – Land at Moulsford Mews	None	**Increased:** Wet day – 10%
WR3k – 784-794 Oxford Road	None	**Increased:** Wet day – 75%
WR3l – 816 Oxford Road	None	**Increased** Wet day – 10%
WR3n – Amethyst Lane	None	**Unchanged**
WR3o – The Meadway Centre, Honey End Lane	None	**Unchanged**

Site	Flood risk from reservoirs at time of 2017 Sequential and Exception test	Change to flood risk 2024
WR3p – Former Alice Burrows Home, Dwyer Road	None	**Unchanged**
WR3r – Former Charters Car Sales, Oxford Road	None	**Unchanged**
WR3s – Land at Kentwood Hill	None	**Unchanged**
WR3t – Land at Armour Hill	None	**Unchanged**
CA1a – Reading Boat Club, Thames Promenade	None	**Increased:** Wet day – 100%
CA1c – Land at Lowfield Road	None	**Unchanged**
CA1d – Rear of 200-214 Henley Road, 12-24 All Hallows Road and 7 & 8 Copse Avenue	None	**Unchanged**
CA1e – Rear of 13 and 14a Hawthorne Road and 284-292 Henley Road	None	**Unchanged**
CA1f – Rear of 1 & 3 Woodcote Road and 21 St Peters Hill	None	**Unchanged**
CA2 – Caversham Park	None	**Unchanged**
ER1b – Dingley House, 3-5 Craven Road	None	**Unchanged**
ER1c – Land rear of 8-26 Redlands Road	None	**Unchanged**
ER1d – Land adjacent to 40 Redlands Road	None	**Unchanged**
ER1e – St Patricks Hall, Northcourt Avenue	None	**Unchanged**
ER1i – 261-275 London Road	Identified as being at risk from Whiteknights Reservoir flooding, with highest risk being identified as between 0.3 and 2m, between 0.5 and 2 m/s.	**Increased:** Wet day – 66%

Site	Flood risk from reservoirs at time of 2017 Sequential and Exception test	Change to flood risk 2024
ER1k – 131 Wokingham Road	None	**Unchanged**

2.1.10 In total, there are 22 sites where the assessed level of risk from reservoir flooding has increased and where the sequential test would therefore be required. There is a heavy overlap with sites at increased risk of flooding from rivers, as the area at risk of flooding from reservoirs upstream broadly equates to the Thames floodplain.

Conclusion

2.1.11 The previous sections have identified a number of existing allocated sites where assessed flood risk has increased from the 2017 SFRA.

2.1.12 However, on a number of these sites, planning permission has now been granted on the whole site for a development in line with the allocation, and in some cases development is already underway. It is not considered to be necessary to re-run the sequential test for those sites, which are as follows:

- CR11c – Station Hill
- CR11f – West of Caversham Road (part – 97-115 Caversham Road)
- CR13d – Gas Holder
- CR14d – 173-175 Friar Street and 27-32 Market Place
- SR4a – Part of Former Berkshire Brewery Site
- WR3h – Rear of 303-313 Oxford Road
- WR3j – Land at Moulsford Mews

2.1.13 The following existing allocated sites will therefore need to be subject to the sequential test, and potentially the exception test, due to the increased level of flood risk since the plan was adopted.

- CR11d – Brunel Arcade and Apex Plaza (increased level of reservoir flood risk)
- CR11e – North of the Station (increased level of fluvial, surface water and reservoir flood risk)
- CR11f – West of Caversham Road (part – Shurgard) (increased level of fluvial, surface water and reservoir flood risk)
- CR11g – Riverside (increased level of fluvial and reservoir flood risk)
- CR11i – Napier Court (part – Napier Court offices) (increased level of fluvial, surface water and reservoir flood risk)
- CR11i – Napier Court (part – Network Rail land) (increased level of fluvial, surface water and reservoir flood risk)
- CR12a – Cattle Market (increased level of fluvial, surface water and reservoir flood risk)
- CR12b – Great Knollys Street and Weldale Street (increased level of fluvial and reservoir flood risk)

- CR12e – Hosier Street (increased level of surface water flood risk)
- CR13a – Reading Prison (increased level of surface water flood risk)
- CR13b – Forbury Retail Park (increased level of reservoir flood risk)
- CR13c – Forbury Business Park and Kenavon Drive (increased level of fluvial, surface water and reservoir flood risk)
- CR14d – 173-175 Friar Street and 27-32 Market Place (increased level of surface water flood risk)
- CR14i – Enterprise House, 89-97 London Street (increased level of surface water flood risk)
- CR14m – Caversham Lock Island (increased level of fluvial and reservoir flood risk)
- SR1a – Land South of Island Road (increased level of fluvial flood risk)
- SR4a – Pulleyn Park, Rose Kiln Lane (increased level of surface water flood risk)
- SR4c – 169-173 Basingstoke Road (increased level of surface water flood risk)
- SR4d – 16-18 Bennet Road (increased level of surface water flood risk)
- WR3b – 2 Ross Road and Meadow Road (part – 2 Ross Road) (increased level of fluvial, surface water and reservoir flood risk)
- WR3b – 2 Ross Road and Meadow Road (part – Meadow Road) (increased level of reservoir flood risk)
- WR3i – Part of Former Battle Hospital, Portman Road (increased level of fluvial and reservoir flood risk)
- WR3k – 784-794 Oxford Road (increased level of fluvial, surface water and reservoir flood risk)
- WR3l – 816 Oxford Road (increased level of surface water and reservoir flood risk)
- CA1a – Reading Boat Club, Thames Promenade (increased level of fluvial and reservoir flood risk)
- ER1i – 261-275 London Road (increased level of reservoir flood risk)

2.2 New sites

2.2.1 In addition to the existing sites, a number of new sites have been identified in order to meet increased development needs. These sites and their level of flood risk are set out in Table 2.4.

Table 2.4: New allocations and their level of flood risk

Site	Rivers and sea 2025	Surface water 2025	Reservoir 2024	Sequential test required?
CR14g – The Oracle Riverside East	Flood Zone 2 – 20% Flood Zone 3 – 18% Flood Zone 3b – 16%	Low – 69% Medium – 34% High – 2%	None	Yes

Site	Rivers and sea 2025	Surface water 2025	Reservoir 2024	Sequential test required?
CR14n – Reading Central Library, Abbey Square	Flood Zone 2 – 4% Flood Zone 3 – 4% Flood Zone 3b – 4%	None	Wet day – 76%	Yes
CR14o – 100 Kings Road	Flood Zone 2 – 15% Flood Zone 3 – 10%	Low – 17% Medium – 13% High – 7%	Wet day – 100%	Yes
CR14p – Queens Wharf, Queens Road	All Flood Zone 1	Low – 73%	Wet day – 100%	Yes
CR14q – Havell House, 62-66 Queens Road	All Flood Zone 1	Low – 54% Medium – 54% High – 52%	Wet day – 100%	Yes
CR14r – John Lewis Depot, Mill Lane	All Flood Zone 1	Low – 14% Medium – 5%	None	Yes
CR14s – 20-22 Duke Street	Flood Zone 2 – 12% Flood Zone 3 – 10% Flood Zone 3b – 3%	Low – 48% Medium – 13%	None	Yes
CR14t – Aquis House, 49-51 Forbury Road	All Flood Zone 1	Low – 18% Medium – 1%	None	Yes
CR14u – 33 Blagrave Street	All Flood Zone 1	None	None	No
CR14v – 2 Norman Place	Flood Zone 2 – 21% Flood Zone 3 – 4%	Low – 6% Medium – 3%	Wet day – 100%	Yes
CR14w – Reading Bridge House, George Street	Flood Zone 2 – 96% Flood Zone 3 – 2%	Low – 4%	Wet day – 96%	Yes
CR14x – Part of Tesco Car Park, Napier Road	Flood Zone 2 – 100%	Low – 25%	Wet day – 96%	Yes
CR14y – Kennet Place, Kings Road	All Flood Zone 1	None	Wet day – 24%	Yes
CR14z – Sapphire Plaza, Watlington Street	All Flood Zone 1	Low – 16%	Wet day – 94%	Yes
CR14aa – Part of Reading College, Kings Road	All Flood Zone 1	Low – 10% Medium – 4%	None	Yes

Site	Rivers and sea 2025	Surface water 2025	Reservoir 2024	Sequential test required?
CR14ab – 160-163 Friar Street	All Flood Zone 1	None	None	No
SR4g – Reading Link Retail Park, Rose Kiln Lane	Flood Zone 2 – 12%	Low – 10% Medium – 4% High – 1%	None	Yes
SR4h – 11 Basingstoke Road	All Flood Zone 1	Low – 21% Medium – 4% High – 1%	None	Yes
SR4i – 85-87 Basingstoke Road	All Flood Zone 1	None	None	No
SR4j – Land at Warwick House, Warwick Road	All Flood Zone 1	None	None	No
SR4k – Former Sales and Marketing Suite, Drake Way	All Flood Zone 1	None	None	No
SR4l – Land at Drake Way	All Flood Zone 1	None	None	No
WR3u – 132-134 Bath Road	All Flood Zone 1	Low – 32% Medium – 43% High – 53%	None	Yes
WR3v – Former Southcote Library, Coronation Square	All Flood Zone 1	None	None	No
WR3w – Part of Tesco Car Park, Portman Road	Flood Zone 2 – 66%	None	Wet day – 67%	Yes
WR3x – 1-15 St George's Road	All Flood Zone 1	Low – 10%	None	Yes
WR3y – 72 Berkeley Avenue	All Flood Zone 1	None	None	No
CA1h – Hemdean House School, Hemdean Road	All Flood Zone 1	Low – 16% Medium – 4% High – 2%	None	Yes
ER1l – Princes House, 23A London Road	All Flood Zone 1	None	None	No

Site	Rivers and sea 2025	Surface water 2025	Reservoir 2024	Sequential test required?
ER1m – Land adjacent to 17 Craven Road	All Flood Zone 1	Low – 39% Medium – 19% High – 13%	None	Yes
ER1n – 51 Church Road, Earley	All Flood Zone 1	None	None	No

2.2.2 Of the 31 new site allocations, a risk of flooding has been identified for 21 sites, and these sites require compliance with the sequential test.

2.3 Conclusion

2.3.1 The sequential test needs to be applied to 45 sites identified in the Local Plan Partial Update, as follows. Please note that in some cases, where sites were divided into more than one site as part of the 2017 sequential test to support the adopted Local Plan (and continued to be for the analysis in tables 2.1 to 2.3) for example SR1a and WR3b, from this stage onwards the whole allocation is considered together to allow a comprehensive assessment of the proposed development site.

Table 2.5: Sites to be subject to the sequential test

Local Plan Partial Update Reference	Site
CR11d	Brunel Arcade and Apex Plaza
CR11e	North of the Station
CR11f	West of Caversham Road
CR11g	Riverside
CR11i	Napier Court
CR12a	Cattle Market
CR12b	Great Knollys Street and Weldale Street
CR12e	Hosier Street
CR13a	Reading Prison
CR13b	Forbury Retail Park
CR13c	Forbury Business Park and Kenavon Drive
CR14d	173-175 Friar Street and 27-32 Market Place
CR14g	The Oracle Riverside East
CR14i	Enterprise House, 89-97 London Street
CR14m	Caversham Lock Island
CR14n	Reading Central Library, Abbey Square
CR14o	100 Kings Road
CR14p	Queens Wharf, Queens Road
CR14q	Havell House, 62-66 Queens Road

Local Plan Partial Update Reference	Site
CR14r	John Lewis Depot, Mill Lane
CR14s	20-22 Duke Street
CR14t	Aquis House, 49-51 Forbury Road
CR14v	2 Norman Place
CR14w	Reading Bridge House, George Street
CR14x	Part of Tesco Car Park, Napier Road
CR14y	Kennet Place, Kings Road
CR14z	Sapphire Plaza, Watlington Street
CR14aa	Part of Reading College, Kings Road
SR1a	Land South of Island Road
SR4a	Pulleyn Park, Rose Kiln Lane
SR4c	169-173 Basingstoke Road
SR4d	16-18 Bennet Road
SR4g	Reading Link Retail Park, Rose Kiln Lane
SR4h	11 Basingstoke Road
WR3b	2 Ross Road and Meadow Road
WR3i	Land at Portman Way
WR3k	784-794 Oxford Road
WR3l	816 Oxford Road
WR3u	132-134 Bath Road
WR3w	Part of Tesco Car Park, Portman Road
WR3x	1-15 St George's Road
CA1a	Reading Boat Club, Thames Promenade
CA1h	Hemdean House School, Hemdean Road
ER1i	261-275 London Road
ER1m	Land adjacent to 17 Craven Road

3. Stage B – Identify all potential development sites and their flood risk

3.1.1 This stage identifies all potential development sites in Reading Borough and the degree to which they are at risk of flooding.

3.1.2 The identification of potential development sites is from the Housing and Economic Land Availability Assessment (HELAA), which was published in November 2024. The HELAA represents a comprehensive assessment of all potential sites to determine which sites are suitable, available and achievable, and it is the main background to how the development allocations have been arrived at. Full details of the HELAA process, including how the sites were initially identified, can be found in the HELAA report itself[6], but it is important to note that this is a very thorough review of potential development capacity in Reading.

3.1.3 In order to carry out the sequential test, all sites derived from the HELAA need to be placed in order of risk of flooding. This has been set out by percentage of each site's area that is at risk of flooding, using the following sources:

- Flood risk from rivers and the sea – national flood zones published in March 2025;
- Flood risk from rivers and the sea considering the impacts of climate change – Strategic Flood Risk Assessment 2024;
- Surface water flood risk – national surface water flood mapping published January 2025; and
- Flood risk from reservoirs - Strategic Flood Risk Assessment 2024.

3.1.4 The ordering of sites has been done in the following priority, with 1 being the greatest risk, and with 5% again being used as the cut-off for whether a site is at risk of flooding from that particular source.

1. Largest proportion of the site within the functional floodplain or an area at high risk of surface water flooding (over 5%);
2. Largest proportion of the site within Flood Zone 3 or an area at medium risk of surface water flooding (over 5%);
3. Largest proportion of the site within an area that would become part of Flood Zone 3 with a 25% allowance for climate change (over 5%);
4. Largest proportion of the site within an area that would become part of Flood Zone 3 with a 35% allowance for climate change (over 5%);
5. Largest proportion of the site within an area that would become part of Flood Zone 3 with a 70% allowance for climate change (over 5%);
6. Largest proportion of the site within Flood Zone 2 or an area at low risk of surface water flooding (over 5%);
7. Largest proportion of the site within an area at risk of reservoir flooding on a dry day (over 5%);

[6] Housing Economic Land Availability Assessment, Volume 1 2024

8. Largest proportion of the site within an area at risk of reservoir flooding on a wet day (over 5%); and
9. Presence of potential groundwater flood risk.

3.1.5 Within each category, if two or more sites have the same proportion, the level of flood risk is differentiated according to the proportion in the next category. For instance, if three sites have 20% within Flood Zone 3, but 42%, 30% and 28% in Flood Zone 2, the site with 42% in Flood Zone 2 is at greater risk.

3.1.6 As the sequential test approach is to consider flood risk from all sources, sites with a risk of similar frequency of flooding are equated with one another, e.g. for these purposes Flood Zone 3 is equivalent to the medium (1 in 100 year) surface water flood risk area in terms of probability (even though the risk in Flood Zone 3 is described as high). Where a site includes land with a similar level of risk of fluvial and surface water flooding, whichever has the greater percentage of the site at risk of flooding is used. For instance, if a site has 10% within Flood Zone 3 and 25% with a medium risk of surface water flooding, the 25% is used.

3.1.7 Although this approach can result in some counter-intuitive results, where sites that have not previously been thought to be at risk of flooding are considered less sequentially preferable, the NPPF does not give a basis for distinguishing between these different sources when applying the sequential test, stating that *"the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source"* (paragraph 174).

3.1.8 The risk of groundwater and reservoir flooding is not accorded a likelihood that can be compared to fluvial and surface water flooding. The risk of reservoir flooding is considered to be a lower risk than the various 1 in 1000 year events, and therefore reservoir flooding is given less priority in the rankings, with a dry day event considered to be a higher level of flood risk than on a wet day. It is worth noting that the wet day flood extent is very similar to the fluvial flood extent from the Thames, whilst the dry day flood extent affects only two sites, neither of which are proposed to be allocated.

3.1.9 Groundwater flood risk is mainly linked to the Seaford Chalk bedrock, which is present through large areas of Reading and affects the majority of the development sites. It is only used to differentiate between sites where other flood risk is not present, as it represents a possibility rather than a specific assessed flood risk for the site.

3.1.10 Once the sequential preference is established, the sites are set out in ascending order of flood risk with those at lowest risk of flooding first. The sites are then given a rank of sequential preference.

3.1.11 A full list of all of the sites considered is set out in Appendix 1 in flood risk order together with their respective levels of flood risk.

4. Stage C – Identify the level of development need

4.0.1 The level of need for new development has been sourced from other evidence documents supporting the Local Plan, and is summarised below.

4.1 Housing

4.1.1 A Reading Housing Needs Assessment was undertaken in 2023. This forms the basis for the need that the Local Plan seeks to deliver.

4.1.2 The overall housing need is identified as being 735 homes per year between 2023 and 2041. This means a total need over the plan period of 13,230 dwellings.

4.1.3 However, not all of that need will be delivered on strategic sites to be identified in the Local Plan. The other allowances that would deliver part of this need are set out in the Housing and Economic Land Availability Assessment (HELAA, November 2023), and in summary include:

- Completed dwellings 2023-24 – 1,028 dwellings
- Small site windfalls (less than 10) 2024-41 – 1,534 dwellings
- Suburban renewal and regeneration – 400 dwellings[7]

4.1.4 Whilst in practice some of the small site windfalls and suburban renewal and regeneration sites may not be on land which is sequentially preferable, for these purposes where the sites are not known it is assumed that they will be.

4.1.5 Therefore, the remaining need after the above allowances are removed is **10,268 dwellings**, and this forms one basis for the sequential approach.

4.1.6 Within that overall need, the Reading HNA also identifies some more specific housing needs. Of particular concern is the need for family homes of three or more bedrooms, which Reading has long struggled to deliver. The HNA identifies that there is a need for 7,970 homes of three or more bedrooms as part of the overall need from 2023-24. This need would be reduced by considering completions, small site windfalls and suburban renewal, as set out below:

- Completed dwellings of 3 or more bedrooms 2023-24 – 61 dwellings
- Small site windfalls (less than 10) of 3 or more bedrooms 2024-41 – 1,028 dwellings[8]
- Suburban renewal and regeneration of 3 or more bedrooms – 268 dwellings[9]

4.1.7 Therefore, the remaining need for three or more bedroom dwellings after the above allowances are removed is **6,613 dwellings** (which is part of the 10,628 dwellings referred to above), and this forms another basis for the sequential approach.

[7] An allowance for regenerating housing estates owned primarily by the Council, on as yet unspecified sites.
[8] This is 67% of the overall small site windfall allowance, on the basis of the policy approach of H2
[9] This is 67% of the overall suburban renewal and regeneration allowance, on the basis of the policy approach of H2

4.2 Commercial

4.2.1 A Commercial Development Needs Assessment was undertaken in 2024. This assessed the need for office, industrial and warehouse, research and development, retail and commercial leisure development.

4.2.2 For retail and commercial leisure development, no specific need was identified, and the development of sites at risk of flooding is not therefore justified on the basis of meeting retail or commercial leisure needs.

4.2.3 For employment uses, a number of scenarios were developed, but of those scenarios, the following levels of need were identified as being appropriate to inform the Local Plan.

- Office need 2023-41 – 88,392 sq m (identified need of 85,803 sq m, less 2023-24 completions of -2,589 sq m);
- Industrial, warehouse and research and development need 2023-41 – 170,991 sq m (identified need of 167,113 sq m, less 2023-24 completions of -3,878 sq m).

4.3 Other Needs

4.3.1 As well as the above, there are other forms of development that are less straightforward to quantify that nevertheless make a major contribution to meeting the agreed aims of the area. Of particular relevance to this report is the need for uses involving some limited development to help make the best use of the waterways for sustainable forms of sport and recreation. Reading already benefits from such uses of the Thames in particular, with walking and cycling along much of its length in the Borough, a strong role for sports on the river such as rowing, complemented by riverside leisure uses such as eating and drinking. Clearly, such uses need to be considered against other factors such as flood risk, biodiversity and water quality, but where a balance can be struck, development can bring substantial economic and social benefits to the town.

4.3.2 These potential benefits are highlighted in documents such as the Thames Waterways Plan, produced by the River Thames Alliance. The original Thames Waterways Plan, which underlined the benefits of sport and recreation use of the river, was withdrawn in 2016, but a consultation on a successor in 2015 continued to identify the following strategic objectives:

- “The River Thames and its corridor should be promoted effectively as a visitor destination for the benefit of visitors and the local economy.
- To increase the use of the Thames for water-based sport and recreation, focussing particularly on better access for those groups of people whom Sport England identifies as particular priorities. These groups include disabled people, young people under 25 and older people over 50 years of age.”

4.3.3 Achieving such aims may require some development along the river, although much of it may be small scale and, in many cases, water compatible as defined in the NPPF. However, this still requires compliance with the sequential test, and these sites are therefore dealt with in this document.

4.3.4 Another need could be to bring a heritage asset back into use. Important heritage assets such as listed buildings may well be in a location that is at risk of flooding, particularly since older town centres were often located around rivers. According to the NPPF (paragraph 203), “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.” In line with that aim, plans do on occasion need to identify heritage assets that may be at risk of flooding for change or use or potentially extension in order to conserve and potentially enhance the asset, and there will be no sequentially preferable sites to achieve that aim because the asset is already in that location.

4.4 Conclusion

4.4.1 The following needs have been identified that will form the basis for carrying out the sequential approach to local plan allocations:

- Overall housing need of 10,268 dwellings;
- Need for family housing of three or more bedrooms of 6,613 dwellings;
- Need for offices of 88,392 sq m;
- Need for industrial, warehouse and research and development of 170,991 sq m;
- Qualitative needs such as bringing a heritage asset into use or promoting leisure use of the waterways.

5. Stage D – Carry out the sequential test of proposed development sites in ascending order of flood risk

5.0.1 In this section, the sequential test is carried out for each of the proposed development sites for which it is required in ascending order of flood risk. This is carried out in line with the NPPF and relevant Planning Practice Guidance.

5.0.2 For each site, the level of flood risk from all sources is identified, with maps showing the risk where relevant. The proposed uses and the level of need for those uses is then identified. The sequential preference of each site is then set out, along with a conclusion on whether or not there are sequentially preferable sites that can meet the need. The assessment considers whether the level of flood risk on the site can be reduced or mitigated. Finally, there is an overall conclusion for each site in terms of whether the sequential test is passed.

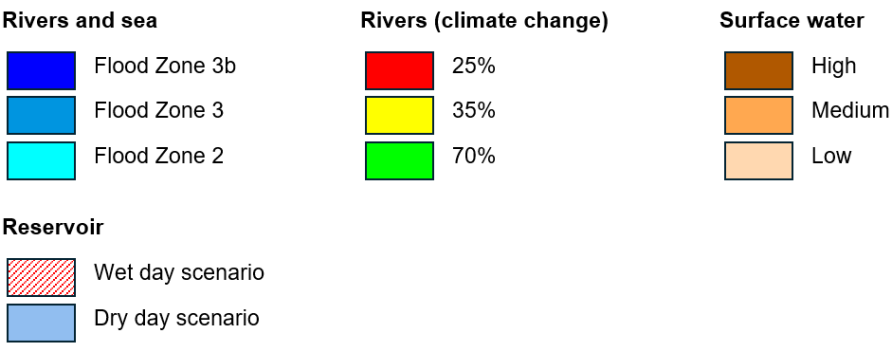
5.0.3 In terms of the level of flood risk identified on each site, the sources of information are as follows:

- Flood risk from rivers and the sea – national flood zones published in March 2025;
- Flood risk from rivers and the sea considering the impacts of climate change – Strategic Flood Risk Assessment 2024;
- Surface water flood risk – national surface water flood mapping published January 2025; and
- Flood risk from reservoirs - Strategic Flood Risk Assessment 2024.

5.0.4 It is worth noting that the national flood zones were published after the 2024 SFRA, so in some cases a climate change scenario, e.g. a 25% scenario, may be less extensive than the new Flood Zone 3. This does not arise frequently.

5.0.5 A full list of all potential sites considered within the HELAA is included in Appendix 2. This sets out the amount of development they are expected to contribute over the plan period (again, from the HELAA) and, where relevant, why they have not been considered to be suitable, available or achievable and why they do not therefore represent an appropriate sequentially preferable site.

Key for flood risk maps



5.1 CR14y: Kennet Place, Kings Road (ref ST135)

5.1.1 What is the level of fluvial flood risk?

None

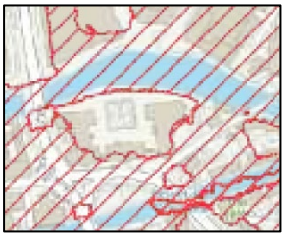
5.1.2 What is the level of surface water flood risk?

None

5.1.3 What is the level of other flood risk?

Reservoir flood risk (wet day) – 24%

Figure 5.1: Kennet Court reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.1.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use to residential for 84-126 dwellings. Residential is a more vulnerable use.

5.1.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.1.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 135 of 372 in terms of sequential preference.

Sites ST1 to ST134 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 1,799 dwellings. There is a remaining need of 8,469 dwellings after sequentially preferable sites are considered.

5.1.7 If need remains, are there opportunities to reduce or minimise flood risk?

Opportunities to reduce flood risk are limited as the proposal is for the conversion of an existing building, and with the location of the highest flood risk is along the road frontage of the site, opportunities to reduce flood risk are likely to be limited.

5.1.8 Suitability of development on site

The site is within Flood Zone 1 where residential development is considered suitable, and is at risk of reservoir flooding on a wet day where residential development is suitable subject to the sequential test. The exception test is not required.

5.1.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.2 ER1i: 261-275 London Road (ref ST139)

5.2.1 What is the level of fluvial flood risk?

None

5.2.2 What is the level of surface water flood risk?

Low – 1%

Figure 5.2: 261-275 London Road surface water flood risk (1:1250)

5.2.3 What is the level of other flood risk?

Reservoir flood risk (wet day) – 66%

Figure 5.3: 261-275 London Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.2.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 10 to 14 dwellings along with 250-380 sq m of ground floor commercial use. Residential is a more vulnerable use and commercial is a less vulnerable use.

5.2.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.2.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 139 of 372 in terms of sequential preference.

Sites ST1 to ST138 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 1,888 dwellings. There is a remaining need of 8,380 dwellings after sequentially preferable sites are considered.

5.2.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The current site is wholly taken up with buildings or hardstanding used for a car wash among other uses. The introduction of residential development offers an opportunity to reduce flood risk by incorporating greater landscaping and allowing flood water to drain. The proposed allocation is also for ground floor commercial uses, which would reduce the direct impact of flood risk on residential properties. However, the small size of the site is likely to restrict the ability for alternative layouts.

5.2.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 1 where residential development is considered suitable, and is at risk of reservoir flooding on a wet day where residential development is suitable subject to the sequential test. The exception test is not required.

5.2.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.3 CR14n: Reading Central Library, Abbey Square (ref ST140)

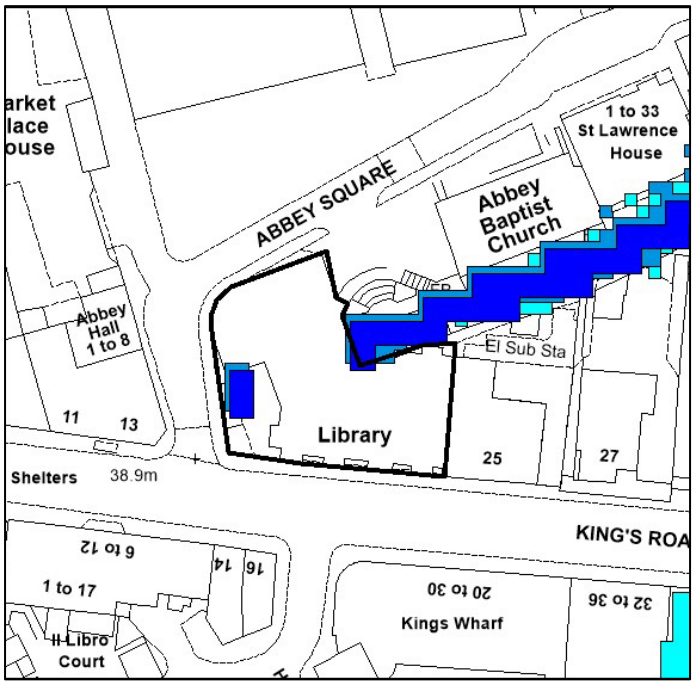
5.3.1 What is the level of fluvial flood risk?

Flood Zone 3b – 4%

Flood Zone 3 – 4%

Flood Zone 2 – 4%

Figure 5.4: Reading Central Library fluvial flood risk (1:1250)



5.3.2 What is the level of surface water flood risk?

None

5.3.3 What is the level of other flood risk?

Reservoir flood risk (wet day) – 76%

Figure 5.5: Reading Central Library reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.3.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 22-32 dwellings. Residential is a more vulnerable use.

5.3.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.3.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 140 of 372 in terms of sequential preference.

Sites ST1 to ST139 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 1,896 dwellings. There is a remaining need of 8,372 dwellings after sequentially preferable sites are considered.

5.3.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The Holy Brook runs through the site, and it is the brook itself that forms the extent of the fluvial flood risk. The brook is partially culverted and runs under the existing building, and flood risk could therefore be reduced by deculverting and by improving the banks of the watercourse for biodiversity. This is reflected in the policy. Flood risk can also be minimised by ensuring that development takes place outside the areas of highest flood risk, i.e. the brook itself and its banks. Again, the policy reflects this.

5.3.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 1 where residential development is considered suitable, and is at risk of reservoir flooding on a wet day where residential development is suitable subject to the sequential test. The exception test is not required.

5.3.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.4 WR3x: 1-15 St George's Road (ref ST171)

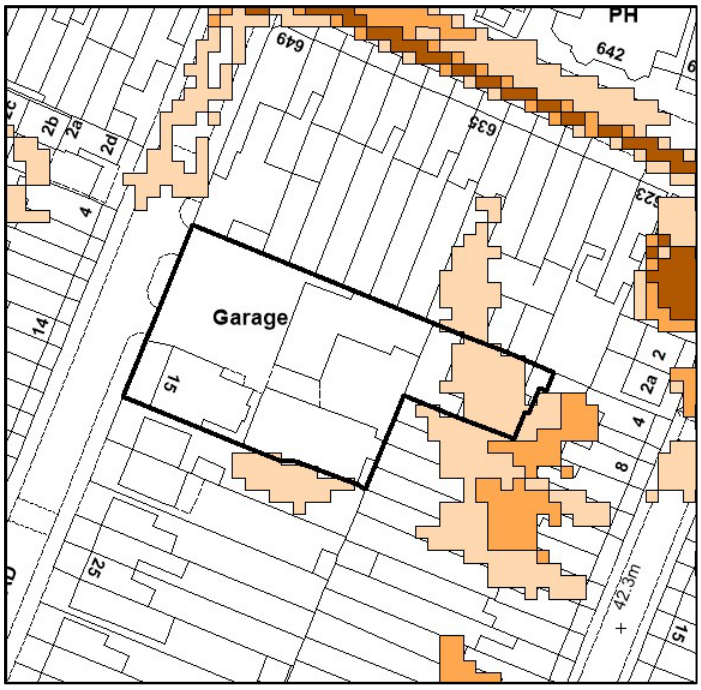
5.4.1 What is the level of fluvial flood risk?

None

5.4.2 What is the level of surface water flood risk?

Low – 10%

Figure 5.6: 1-15 St Georges Road surface water flood risk (1:1250)



5.4.3 What is the level of other flood risk?

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.4.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 11-17 dwellings. Residential is a more vulnerable use.

5.4.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.4.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 170 (jointly) of 372 in terms of sequential preference.

Sites ST1 to ST169 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,681 dwellings. There is a remaining need of 7,587 dwellings after sequentially preferable sites are considered.

5.4.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is entirely covered by hardstanding, and a residential development would offer greater opportunities for landscaping and introducing improved permeability to the site, which would reduce flood risk.

5.4.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.4.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.5 CR14aa: Part of Reading College, Kings Road (ref ST172)

5.5.1 What is the level of fluvial flood risk?

None

5.5.2 What is the level of surface water flood risk?

Medium – 4%

Low – 10%

Figure 5.7: Part of Reading College surface water flood risk (1:1250)

5.5.3 What is the level of other flood risk?

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.5.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for development for 31 to 47 dwellings. Residential is a more vulnerable use.

5.5.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.5.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 170 (jointly) of 372 in terms of sequential preference.

Sites ST1 to ST169 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,681 dwellings. There is a remaining need of 7,587 dwellings after sequentially preferable sites are considered.

5.5.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is comprised almost entirely of hardstanding and buildings, and the surface water flood risk relates to pooling within the surface car park. There would be opportunities to design any development to reduce or minimise this risk, particularly if more soft landscaping were to be introduced as part of a residential proposal.

5.5.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.5.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.6 CA1h: Hemdean House School, Hemdean Road (ref ST179)

5.6.1 What is the level of fluvial flood risk?

None

5.6.2 What is the level of surface water flood risk?

High – 2%

Medium – 4%

Low – 16%

Figure 5.8: Hemdean House School surface water flood risk (1:2500)

5.6.3 What is the level of other flood risk?

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.6.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for continued education and/or community use, or change of use and development 22-34 dwellings. Residential and education are both more vulnerable uses, although education represents no change from the current use.

5.6.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.6.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 178 (jointly) of 372 in terms of sequential preference.

Sites ST1 to ST177 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,700 dwellings. There is a remaining need of 7,568 after sequentially preferable sites are considered.

5.6.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is on a slope, and the surface water flood risk seem to relate to water pooling at the bottom of the slope in the location of the current playing field. Because the flood risk is mostly contained within the site, it is likely that the inclusion of drainage measures in the locations where water will be directed by the topography could help to reduce flood risk, including flood risk affecting Hemdean Road. In terms of minimisation, there are a number of constraints that affect this site, including important trees and existing buildings of character that the policy seeks to retain, which may restrict the options for different layouts to minimise flood risk.

5.6.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential or education development is considered suitable, and is at limited risk of surface water flooding where residential or education development is suitable subject to the sequential test. The exception test is not required.

5.6.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.7 CR14z: Sapphire Plaza, Watlington Street (ref ST180)

5.7.1 What is the level of fluvial flood risk?

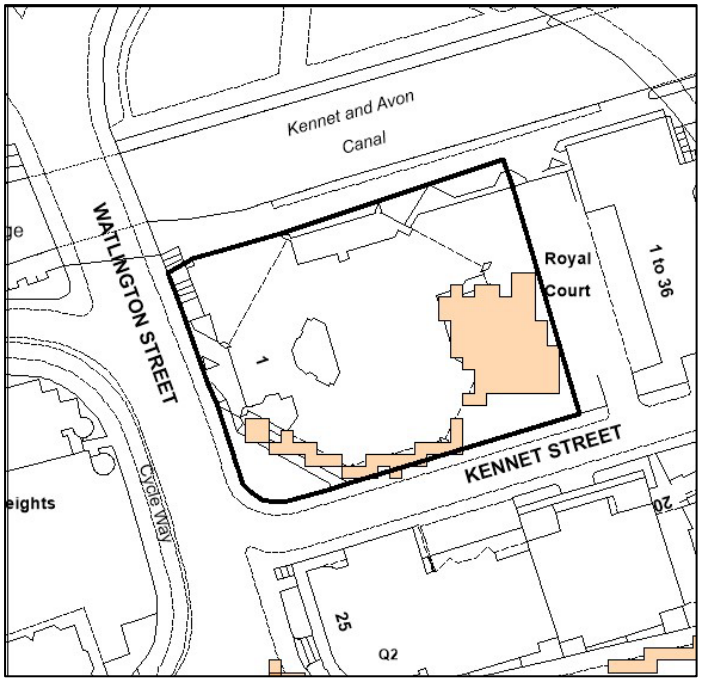
Flood Zone 3 with 70% allowance for climate change – 1%

Figure 5.9: Sapphire Plaza fluvial flood risk (1:1250)

5.7.2 What is the level of surface water flood risk?

Low – 16%

Figure 5.10: Sapphire Plaza surface water flood risk (1:1250)



5.7.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 94%

Figure 5.11: Sapphire Plaza reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.7.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 50 to 74 dwellings. Residential is a more vulnerable use.

5.7.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.7.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 180 of 372 in terms of sequential preference.

Sites ST1 to ST179 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,723 dwellings. There is a remaining need of 7,545 after sequentially preferable sites are considered.

5.7.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently almost entirely taken up with the building and adjacent car parking, and there may well be opportunities to introduce additional permeability through soft landscaping associated with residential development. In addition, the site is currently at two levels with the road frontage being higher than the river frontage, and there may be ways to design the site in a way that allows for better surface water drainage. It may also be possible to minimise flood risk to some extent because some of the areas at medium risk of surface water flooding are closer to the river, where the allocation in any case seeks to retain a 10 metre buffer to the river.

5.7.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.7.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.8 CR14t: Aquis House, 49-51 Forbury Road (ref ST182)

5.8.1 What is the level of fluvial flood risk?

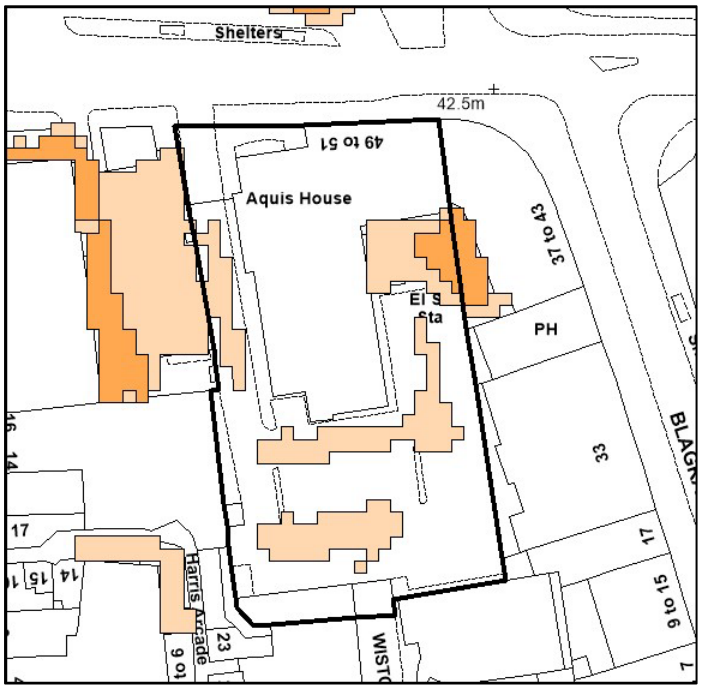
None

5.8.2 What is the level of surface water flood risk?

Medium – 1%

Low – 18%

Figure 5.12: Aquis House surface water flood risk (1:1250)



5.8.3 What is the level of other flood risk?

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.8.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for development and/or change of use for residential (39-59 dwellings) and offices (potential net gain). Residential is a more vulnerable use and offices are a less vulnerable use.

5.8.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. Need has also been identified for 85,803 sq m of office use between 2023 and 2041.

5.8.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 182 of 372 in terms of sequential preference.

Sites ST1 to ST183 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,776 dwellings. There is a remaining need of 7.492 dwellings after sequentially preferable sites are considered.

Sites ST1 to ST183 would deliver a net loss of 38,847 sq m of offices. This would actually increase the level of office need to 127.239 sq m.

5.8.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The current site is wholly taken up with buildings or hardstanding for a car park. The introduction of residential development offers an opportunity to reduce flood risk by incorporating greater landscaping and allowing flood water to drain. In terms of minimisation, the area at risk of surface water flooding is a very small area on the fringe of the site, and it would be straightforward to lay development out in a way which does avoids building in that area. The mix of office and residential use also offers an opportunity to locate the more vulnerable residential uses away from any flood risk.

5.8.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential and office development is considered suitable, and is at very limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.8.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.9 SR4h: 11 Basingstoke Road (ref ST185)

5.9.1 What is the level of fluvial flood risk?

None

5.9.2 What is the level of surface water flood risk?

High – 1%

Medium – 4%

Low – 21%

Figure 5.13: 11 Basingstoke Road surface water flood risk (1:2500)

5.9.3 What is the level of other flood risk?

None

5.9.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 130-200 dwellings. Residential is a more vulnerable use.

5.9.5 What is the need for development?

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.9.6 Potential alternative sites at lower risk of flooding to meet the need

This site is ranked as 185 of 372 in terms of sequential preference.

Sites ST1 to ST184 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 2,860 dwellings. There is a remaining need of 7,408 dwellings after sequentially preferable sites are considered.

5.9.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The current site is mainly taken up with large buildings and hardstanding, used mainly for car parking, and the location of surface water flood risk seems to relate mainly to how the site is laid out internally. A comprehensive residential redevelopment would offer potential for inclusion of greater soft landscaping resulting in more permeability, thus potentially reducing flood risk. The site is also relatively large and offers a number of options for different layouts, and minimisation of flood risk can therefore be built into the design.

5.9.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.9.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.10 CR14p: Queens Wharf, Queens Road (ref ST193)

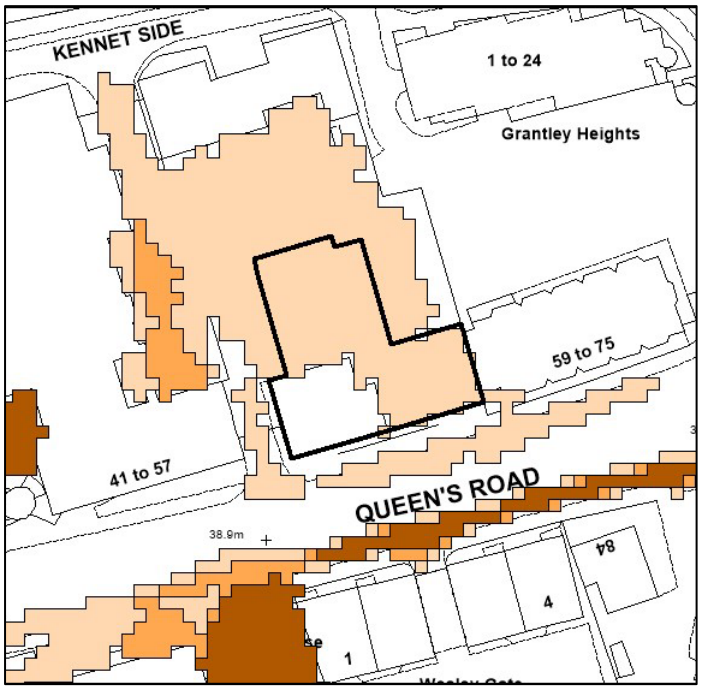
5.10.1 What is the level of fluvial flood risk?

None

5.10.2 What is the level of surface water flood risk?

Low – 73%

Figure 5.14: Queens Wharf surface water flood risk (1:1250)



5.10.3 What is the level of other flood risk?

Reservoir flood risk (wet day) – 100%

Figure 5.15: Queens Wharf reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.10.4 What are the proposed uses?

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use of the ground floor to residential for 9-13 dwellings. Residential is a more vulnerable use.

5.10.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.10.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 193 of 372 in terms of sequential preference.

Sites ST1 to ST192 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,013 dwellings. There is a remaining need of 7,255 after sequentially preferable sites are considered.

5.10.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

As the proposal is for the conversion of the existing ground floor of a building with very little surrounding land, there are very limited opportunities to reduce flood risk. The ground floor of the building is raised around 1 metre at the southern frontage, and is significantly higher at the other end of the site nearer the watercourse. This minimises risk to residents of the development.

5.10.8 **Suitability of development on site**

The site is within Flood Zone 1 where residential development is considered suitable, and is at risk of reservoir flooding on a wet day where residential development is suitable subject to the sequential test. The exception test is not required.

5.10.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.11 WR3b: 2 Ross Road and Meadow Road (ref ST201)

5.11.1 What is the level of fluvial flood risk?

Flood Zone 3 with 25% allowance for climate change – 2%

Flood Zone 3 with 35% allowance for climate change – 2%

Flood Zone 3 with 70% allowance for climate change – 15%

Flood Zone 2 – 5%

Figure 5.16: 2 Ross Road and Meadow Road fluvial flood risk (1:1250)

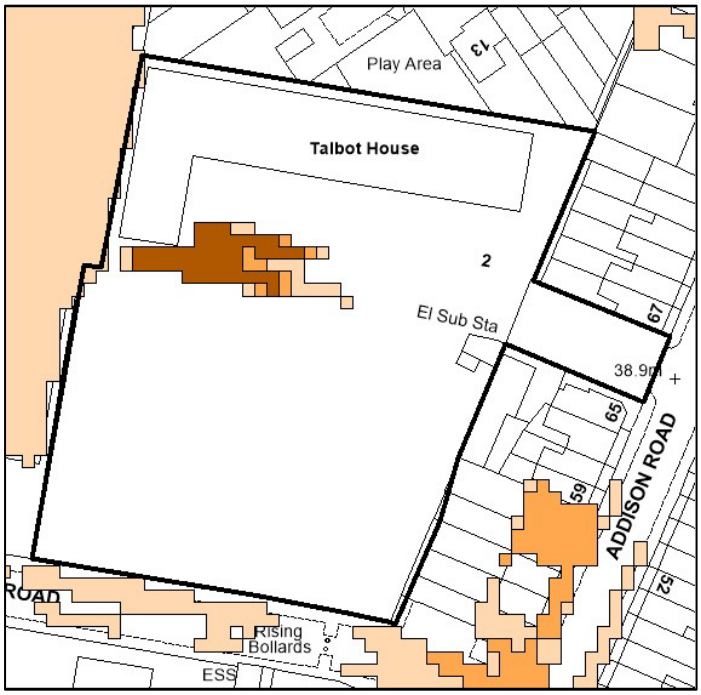
5.11.2 What is the level of surface water flood risk?

High – 3%

Medium – 3%

Low – 5%

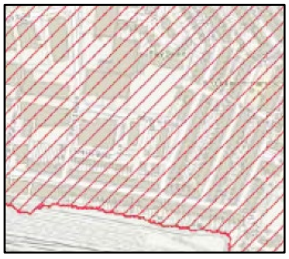
Figure 5.17: 2 Ross Road and Meadow Road surface water flood risk (1:1250)



5.11.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.18: 2 Ross Road and Meadow Road reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.11.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 41 to 61 dwellings. Residential is a more vulnerable use.

5.11.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.11.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 201 of 372 in terms of sequential preference.

Sites ST1 to ST200 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,022 dwellings. There is a remaining need of 7,246 dwellings after sequentially preferable sites are considered.

5.11.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently entirely taken up with hardstanding and a building, without even a minimal area of permeable surface. As such, a residential development that incorporates some degree of soft landscaping will almost certainly be able to reduce flood risk overall by increasing permeability. In terms of minimisation, all of the fluvial flood risk is at the edge of the site, which is likely to make it possible to minimise the presence of new buildings within the areas at greatest risk of flooding, and in any case these fringes tend to be those closest to adjoining industrial uses where residential buildings may need to be avoided for noise reasons in any case.

5.11.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 1 where residential development is considered suitable, albeit with that likely to reduce under climate change scenarios, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.11.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.12 WR3w: Part of Tesco Car Park, Portman Road (ref ST202)

5.12.1 What is the level of fluvial flood risk?

Flood Zone 3 with 25% allowance for climate change – 4%

Flood Zone 3 with 35% allowance for climate change – 4%

Flood Zone 3 with 70% allowance for climate change – 21%

Flood Zone 2 – 66%

Figure 5.19: Part of Tesco Car Park, Portman Road fluvial flood risk (1:1250)

5.12.2 What is the level of surface water flood risk?

None

5.12.3 What is the level of other flood risk?

Reservoir flood risk (wet day) – 67%

Figure 5.20: Part of Tesco Car Park, Portman Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.12.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 46 to 68 dwellings. Residential is a more vulnerable use.

5.12.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.12.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 202 of 372 in terms of sequential preference.

Sites ST1 to ST201 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3.055 dwellings. There is a remaining need of 7,213 dwellings after sequentially preferable sites are considered.

5.12.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

As such a large proportion of the site is currently taken up with surface car parking, reduction of flood risk may well be possible through the introduction of greater permeability and soft landscaping. However, it may be more challenging to design a development in a way which minimises flood risk, given that the areas that are at no risk of flooding form such a small proportion of the site.

5.12.8 **Suitability of development on site**

The site is mostly within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.12.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

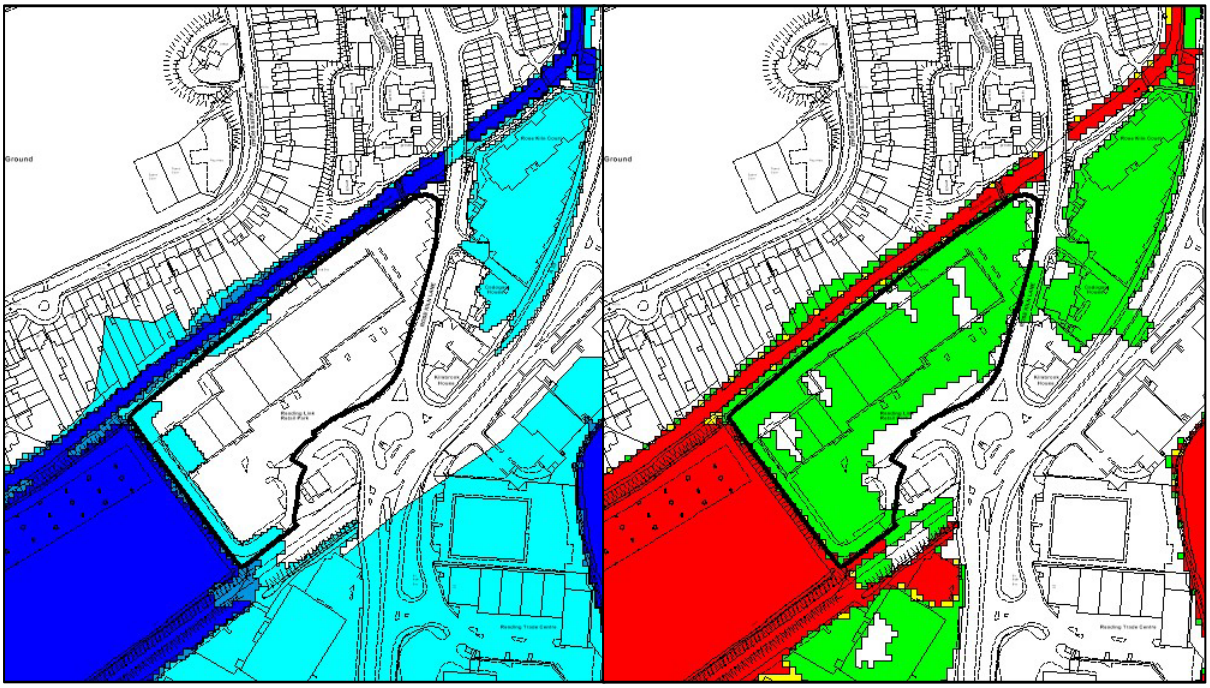
5.13 SR4g: Reading Link Retail Park, Rose Kiln Lane (ref ST206)

5.13.1 **What is the level of fluvial flood risk?**

Flood Zone 3 with 70% allowance for climate change – 82%

Flood Zone 2 – 12%

Figure 5.21: Reading Link Retail Park fluvial flood risk (1:5000)



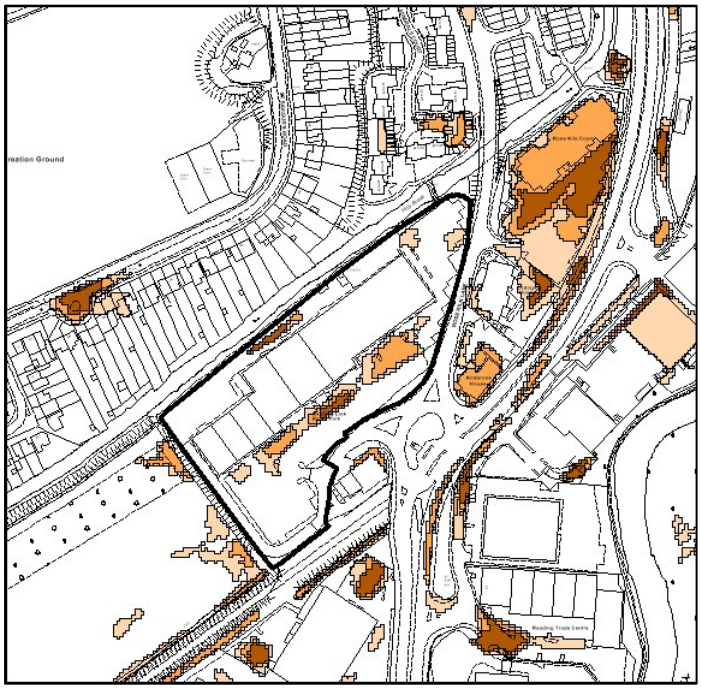
5.13.2 **What is the level of surface water flood risk?**

High – 1%

Medium – 4%

Low – 10%

Figure 5.22: Reading Link Retail Park surface water flood risk (1:5000)



5.14.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.14.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 150 to 220 dwellings. Residential is a more vulnerable use.

5.14.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.14.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 206 of 372 in terms of sequential preference.

Sites ST1 to ST205 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,104 dwellings. There is a remaining need of 7,164 dwellings after sequentially preferable sites are considered.

5.14.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently entirely taken up with retail warehouses and surface car parking and servicing, without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping will almost certainly be able to reduce flood risk overall by increasing permeability. Opportunities for minimisation of flood risk depend on which level of flood risk is being considered. Whilst it would be very straightforward to exclude buildings in Flood Zone 2, which forms a narrow strip along the eastern edge of the site, the impact of the 70% climate change scenario across almost the entire site would be difficult to minimise through layout alone.

5.14.8 **Suitability of development on site**

The site has a small area within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.14.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.15 CR14w: Reading Bridge House, George Street (ref ST210)

5.15.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 2%

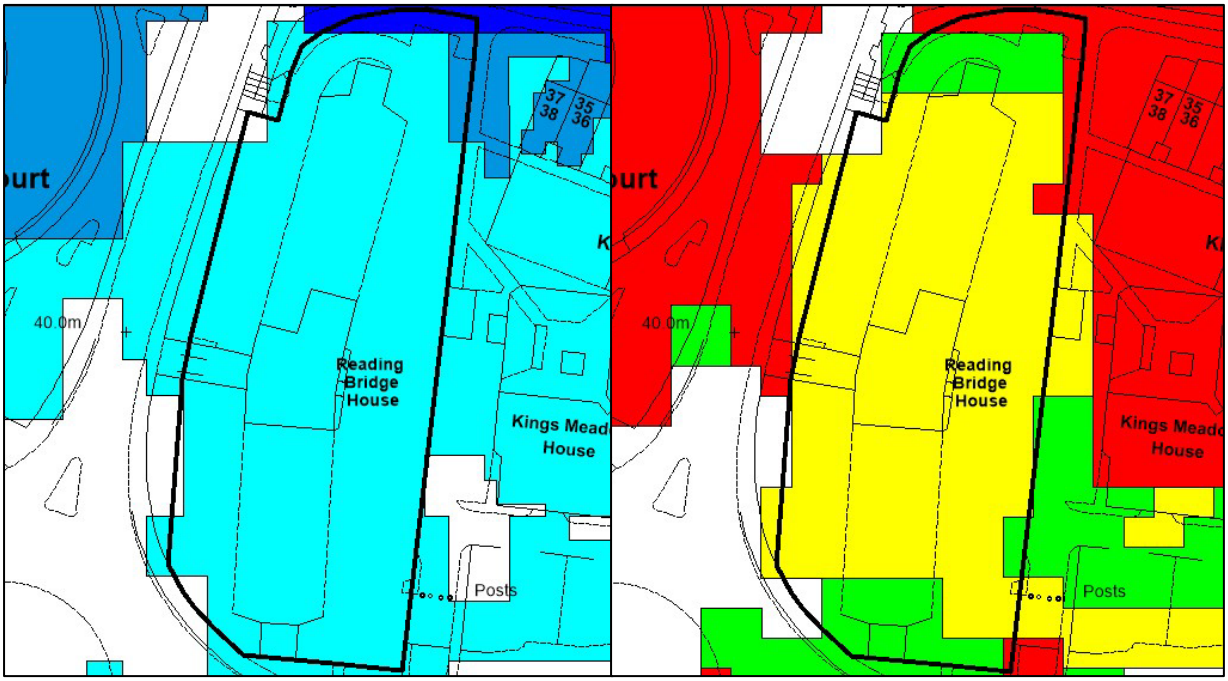
Flood Zone 3 with 25% allowance for climate change – 4%

Flood Zone 3 with 35% allowance for climate change – 83%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 96%

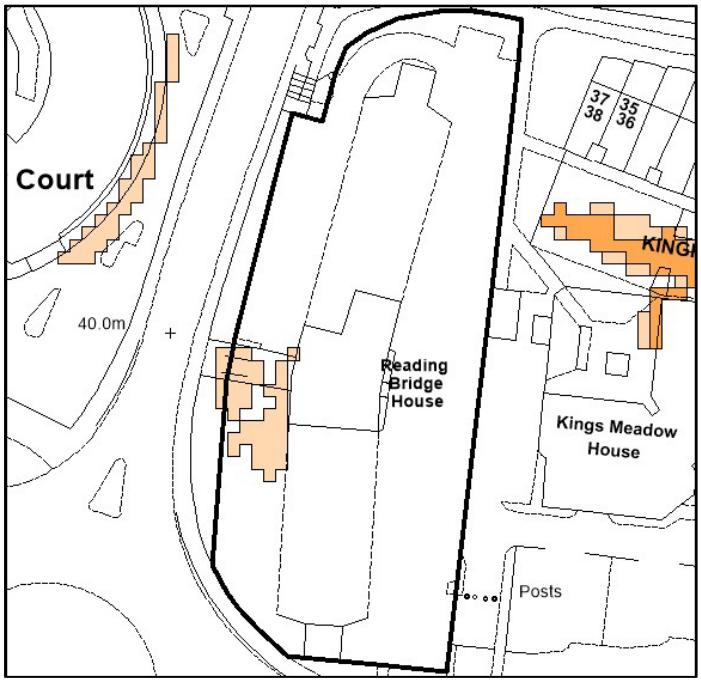
Figure 5.23: Reading Bridge House fluvial flood risk (1:1250)



5.15.2 **What is the level of surface water flood risk?**

Low – 4%

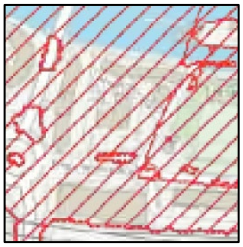
Figure 5.24: Reading Bridge House surface water flood risk (1:1250)



5.15.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 96%

Figure 5.25: Reading Bridge House reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.15.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for development or change of use for residential for 150 to 230 dwellings. Residential is a more vulnerable use.

5.15.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.15.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 210 of 372 in terms of sequential preference.

Sites ST1 to ST209 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,261 dwellings. There is a remaining need of 7,007 dwellings after sequentially preferable sites are considered.

5.15.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The allocation is for either development or change of use, and a change of use is unlikely to offer substantial opportunities to reduce flood risk. There may be some opportunities to reduce flood risk as part of a residential redevelopment, although given the relatively compact nature of the site and the density at which development would need to take place these are likely to be limited. Flood risk could be minimised by retaining as many trees around the fringe of the site as possible and retaining a buffer to the Thames, both of which are specified by the policy, but although this would prevent any of the area currently in Flood Zone 3 or Flood Zone 3 with a 25% climate change scenario being developed, there are unlikely to be many options for keeping buildings out of the lower flood risk areas.

5.15.8 **Suitability of development on site**

The site is within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.15.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.16 SR1a: Land South of Island Road (ref ST212)

5.16.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 4%

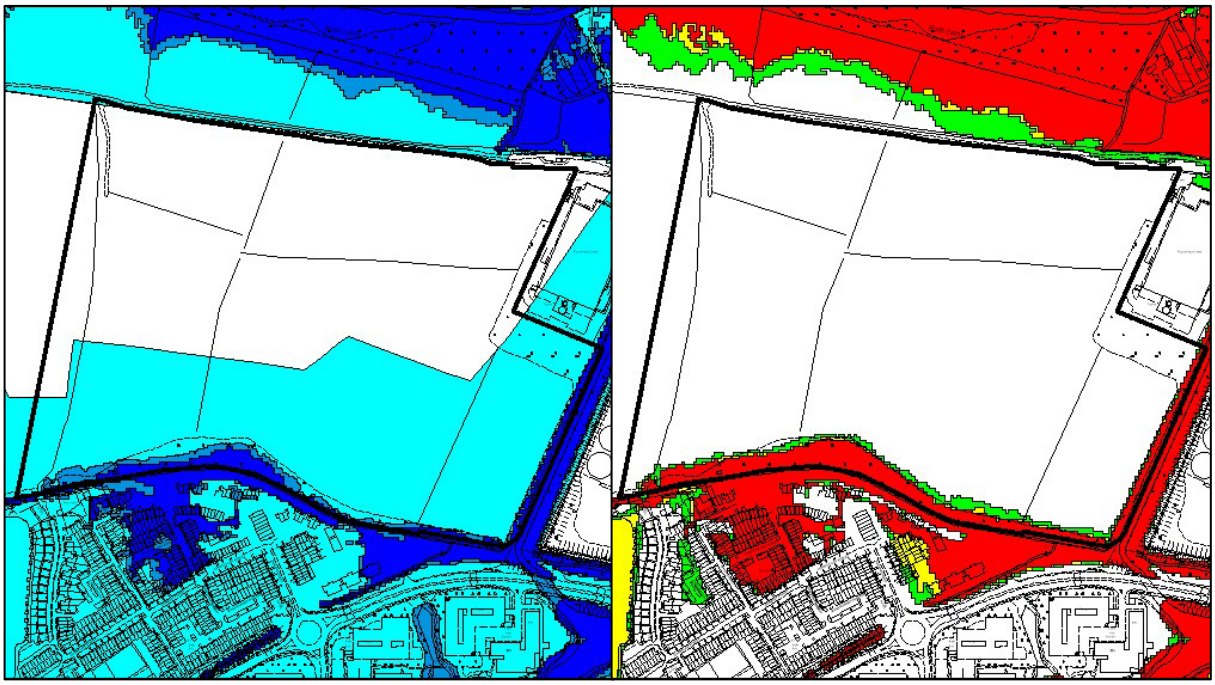
Flood Zone 3 with 25% allowance for climate change – 5%

Flood Zone 3 with 35% allowance for climate change – 6%

Flood Zone 3 with 70% allowance for climate change – 7%

Flood Zone 2 – 43%

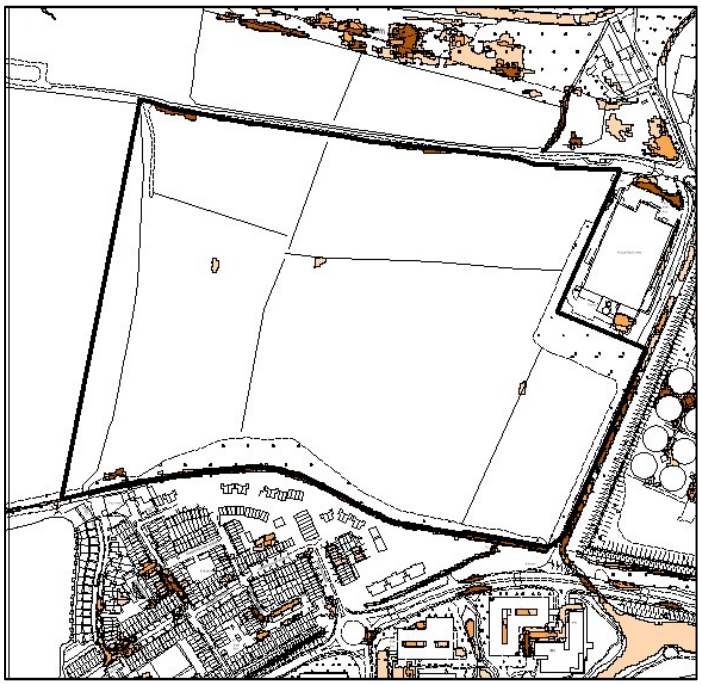
Figure 5.26: Land south of Island Road fluvial flood risk (1:10000)



5.16.2 **What is the level of surface water flood risk?**

Low – 1%

Figure 5.27: Land south of Island Road surface water flood risk (1:10000)



5.16.3 **What is the level of other flood risk?**

None

5.16.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for industrial, warehouse and research and development uses of between 90,000 and 133,000 sq m of floorspace. General industry and storage and distribution are less vulnerable uses. Research and development uses are not specified, but it is assumed that these will also be less vulnerable alongside the other employment uses.

5.16.5 **What is the need for development?**

Need has been identified for 170,991 sq m of industrial, warehouse or research and development floorspace between 2023 and 2041.

5.16.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 212 of 372 in terms of sequential preference.

Sites ST1 to ST211 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 38,611 sq m of industrial, warehouse and research and development floorspace. There is a remaining need of 132,380 sq m after sequentially preferable sites are considered.

5.16.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site currently constitutes a raised former landfill site which is currently grassed over. There is limited current information about how the current condition of the site impacts on drainage and flood risk elsewhere, but given the scale of the site it is considered likely that there will be opportunities to reduce flood risk as part of any development. It will be very straightforward to avoid developing on areas that would

be part of Flood Zone 3 under the climate change scenarios, almost all of which affect small areas on the southern fringe where buildings are unlikely to be located, particularly in view of the need to build in a buffer to the residential development at Green Park Village to the south.

5.16.8 **Suitability of development on site**

The site is within Flood Zone 2 where industrial and warehouse development is considered suitable subject to passing the sequential test. The exception test is not required.

5.16.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.17 CR14v: 2 Norman Place (ref ST215)

5.17.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 4%

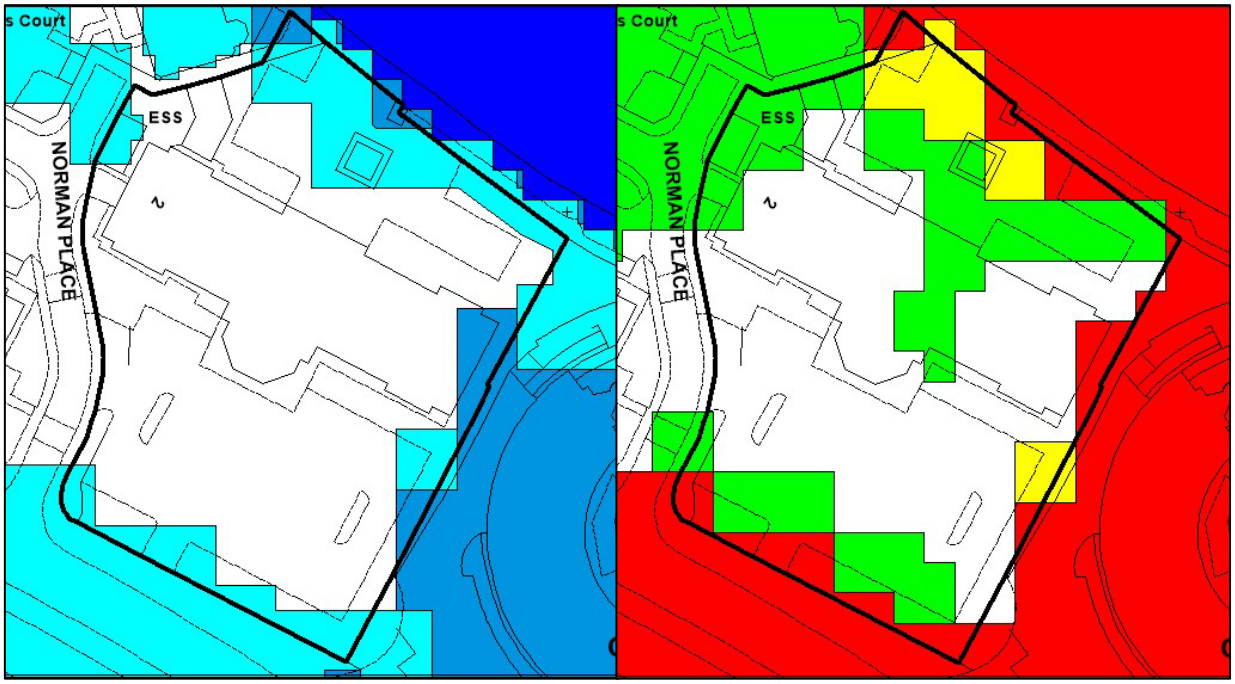
Flood Zone 3 with 25% allowance for climate change – 10%

Flood Zone 3 with 35% allowance for climate change – 17%

Flood Zone 3 with 70% allowance for climate change – 44%

Flood Zone 2 – 21%

Figure 5.28: 2 Norman Place fluvial flood risk (1:1250)



5.17.2 **What is the level of surface water flood risk?**

Medium – 3%

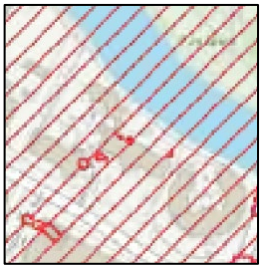
Low – 6%

Figure 5.29: 2 Norman Place surface water flood risk (1:1250)

5.17.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.30: 2 Norman Place reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.17.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 130 to 190 dwellings. Residential is a more vulnerable use.

5.17.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.17.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 215 of 372 in terms of sequential preference.

Sites ST1 to ST214 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,424 dwellings. There is a remaining need of 6,844 dwellings after sequentially preferable sites are considered.

5.17.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently almost entirely taken up with hardstanding (some of which is temporarily used for car parking) and a building, without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping may be able to reduce flood risk overall by increasing permeability, although the density of development will likely mean that such improvements are limited. In terms of minimising flood risk, it will certainly be possible to keep any buildings out of Flood Zone 3 (as required by the allocation), and likely out of the 25% and 35% climate change scenarios and most of Flood Zone 2, all of which are at the fringes of the site.

5.17.8 **Suitability of development on site**

The site is partly within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The small area within Flood Zone 3 would not be developed. The exception test is not required.

5.17.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.18 CR11g: Riverside (ref ST217)

5.18.1 **What is the level of fluvial flood risk?**

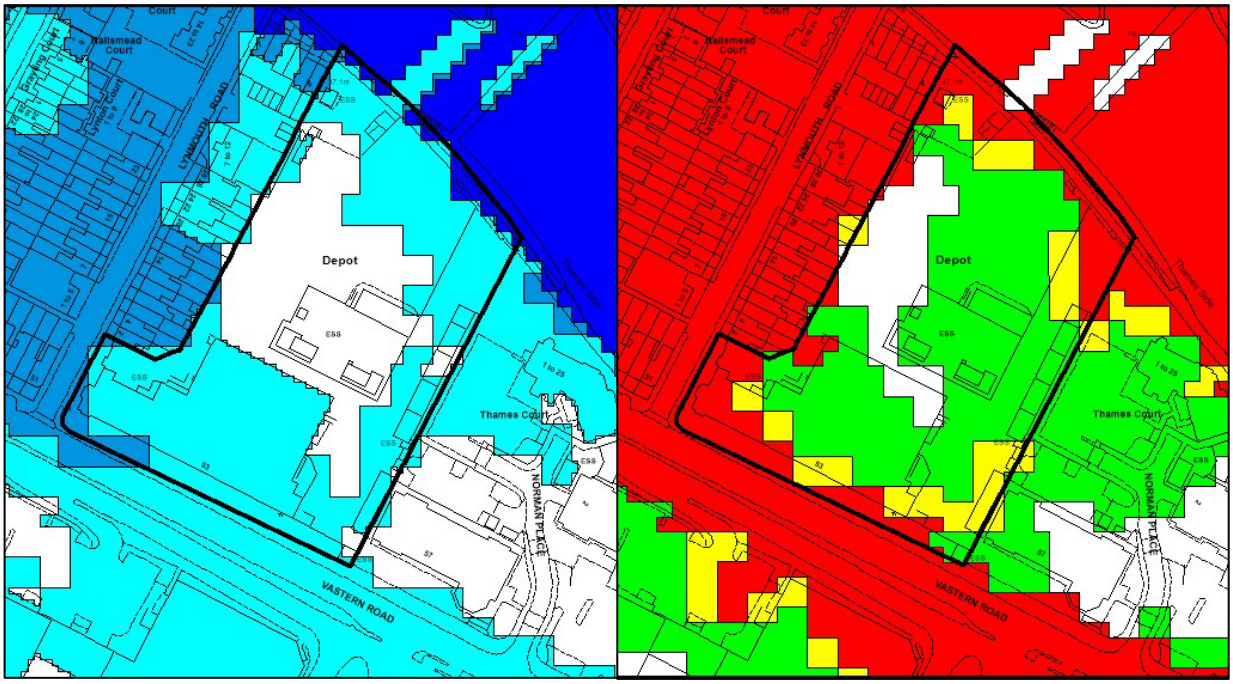
Flood Zone 3 with 25% allowance for climate change – 22%

Flood Zone 3 with 35% allowance for climate change – 35%

Flood Zone 3 with 70% allowance for climate change – 86%

Flood Zone 2 – 59%

Figure 5.31: Riverside fluvial flood risk (1:2500)



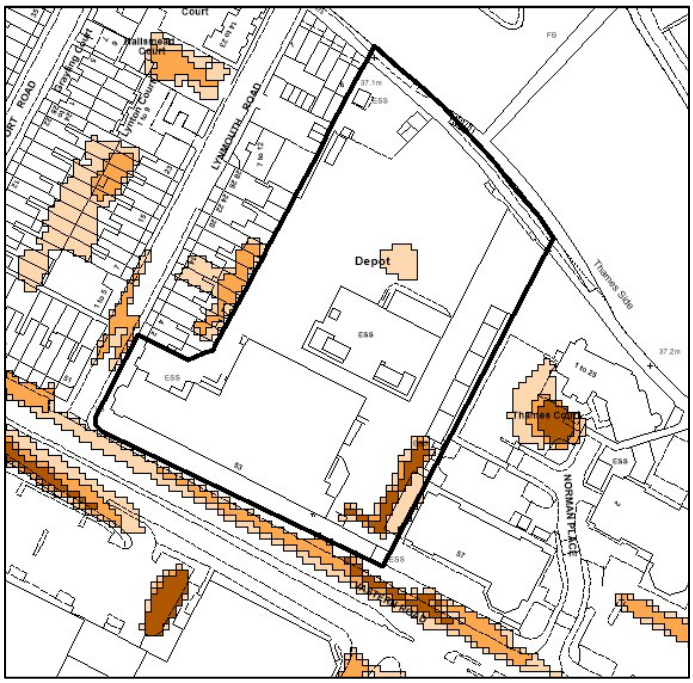
5.18.2 **What is the level of surface water flood risk?**

High – 1%

Medium – 1%

Low – 4%

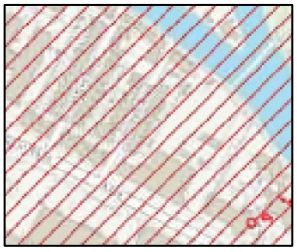
Figure 5.32: Riverside surface water flood risk (1:2500)



5.18.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.33: Riverside reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.18.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 250 to 380 dwellings, along with potential small scale leisure. Residential is a more vulnerable use.

5.18.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.18.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 217 of 372 in terms of sequential preference.

Sites ST1 to ST216 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,560 dwellings. There is a remaining need of 6.708 dwellings after sequentially preferable sites are considered.

5.18.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The majority of the site is covered by a planning permission which has now commenced, so any opportunities to reduce flood risk beyond this development would be related to the remaining part of the site comprising the electricity equipment. This part of the site is entirely covered by hardstanding and buildings. As such, a residential development that incorporates some degree of soft landscaping may be able to reduce flood risk overall by increasing permeability. In terms of minimisation, the shape of the remaining land significantly restricts options for how any development would be laid out, and it would be difficult to do much to minimise flood risk through layout, although it would likely be possible to keep development out of the land within the 25% climate change scenario.

5.18.8 **Suitability of development on site**

The site is partly within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.18.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.19 CR14x: Part of Tesco Car Park, Napier Road (ref ST220)

5.19.1 **What is the level of fluvial flood risk?**

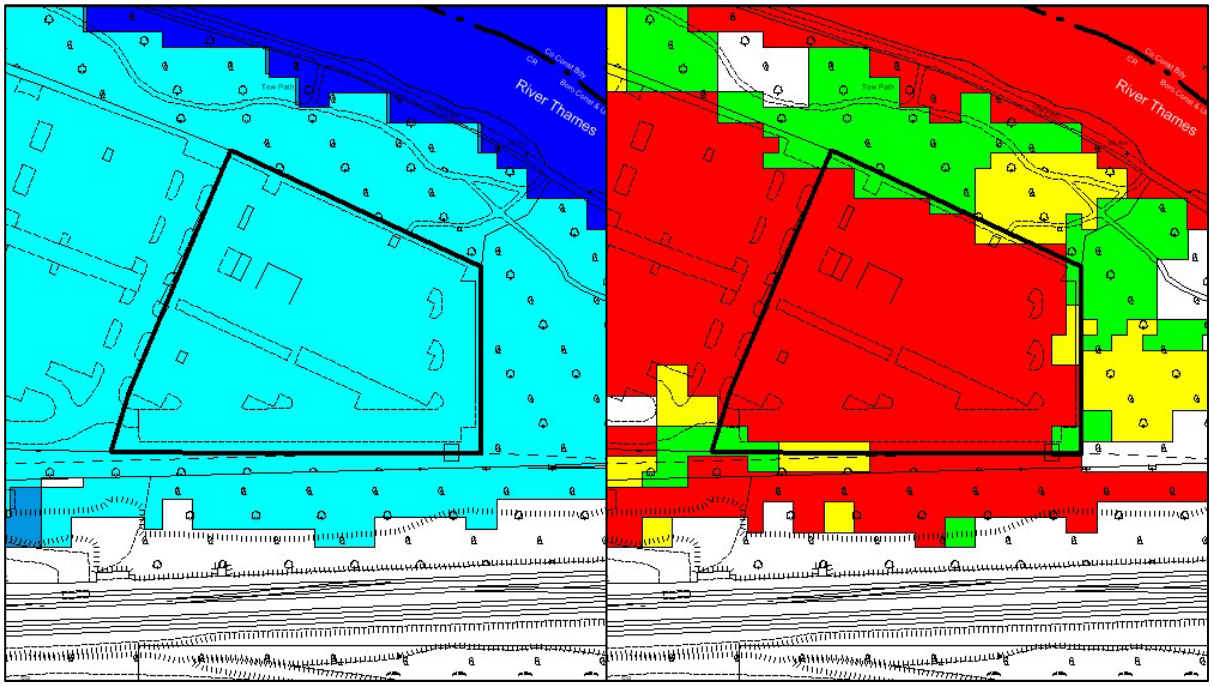
Flood Zone 3 with 25% allowance for climate change – 90%

Flood Zone 3 with 35% allowance for climate change – 94%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 100%

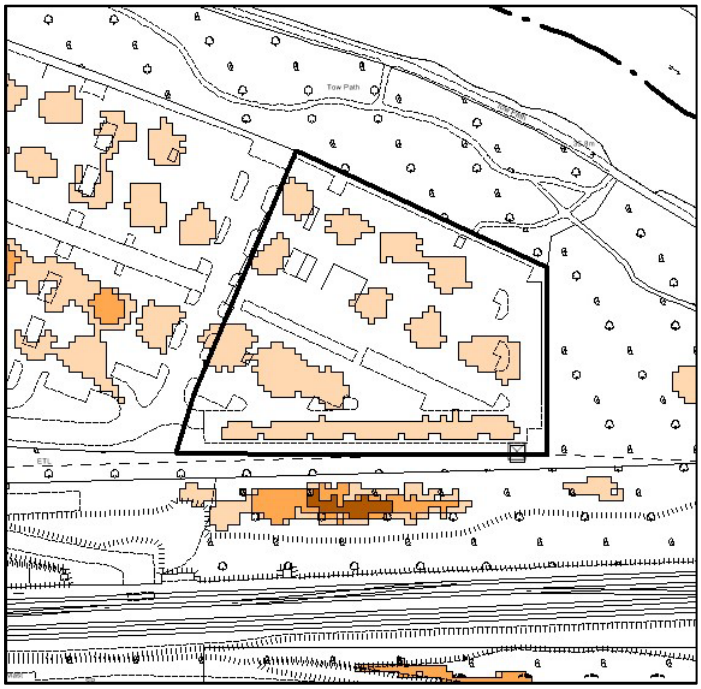
Figure 5.34: Part of Tesco Car Park, Napier Road fluvial flood risk (1:2500)



5.19.2 **What is the level of surface water flood risk?**

Low – 25%

Figure 5.35: Part of Tesco Car Park, Napier Road surface water flood risk (1:2500)



5.19.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 96%

Figure 5.36: Part of Tesco Car Park, Napier Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.19.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential for 57 to 85 dwellings. Residential is a more vulnerable use.

5.19.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.19.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 220 of 372 in terms of sequential preference.

Sites ST1 to ST219 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,801 dwellings. There is a remaining need of 6,467 dwellings after sequentially preferable sites are considered.

5.19.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is entirely taken up with a surface car parking, with the only permeability on site likely to be around the roots of the existing trees. As such, a residential development may be able to introduce greater permeability through soft landscaping, which would assist in reducing flood risk. The degree of flood risk across the site remains very consistent, so there are limited opportunities to minimise flood risk through layout.

5.19.8 **Suitability of development on site**

The site is within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.19.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.20 CR11d: Brunel Arcade and Apex Plaza (ref ST222)

5.20.1 **What is the level of fluvial flood risk?**

Flood Zone 3 with 25% allowance for climate change – 1%

Flood Zone 3 with 35% allowance for climate change – 1%

Flood Zone 3 with 70% allowance for climate change – 2%

Flood Zone 2 – 1%

Figure 5.37: Brunel Arcade and Apex Plaza fluvial flood risk (1:3000)

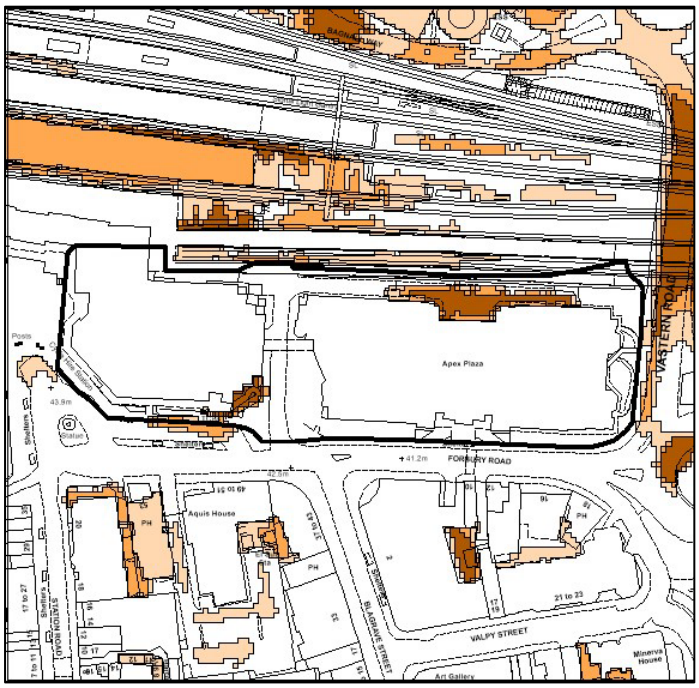
5.20.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 5%

Low – 6%

Figure 5.38: Brunel Arcade and Apex Plaza surface water flood risk (1:3000)



5.20.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 5%

Figure 5.39: Brunel Arcade and Apex Plaza reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.20.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 280 to 420 dwellings and office development without a significant net gain, as well as around 1,000-2,000 sq m of retail and leisure. Residential is a more vulnerable use, whilst office and retail are less vulnerable uses.

5.20.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. Need has also been identified for 88,392 sq m of offices.

5.20.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 222 of 372 in terms of sequential preference.

Sites ST1 to ST221 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 3,861 dwellings and would deliver a net loss of 71,673 sq m of offices. There is a remaining need of 6,407 dwellings and 160,065 sq m of offices after sequentially preferable sites are considered.

5.20.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

Other than some limited planting around the edge of Apex Plaza, the site is mainly occupied by two large buildings with associated service accesses. As such, there is limited opportunities to drain. It is proposed that any development on this site would be at high density, but there may nonetheless be opportunities to reduce flood risk on the site through introduction of greater permeability. In terms of minimisation, flood risk within the site is highly localised. The Brunel Arcade part of the site, which is likely to be developed independently of Apex Plaza, is virtually entirely at low risk of flooding from any source. Flood risk is mainly associated with Apex Plaza, but even then is very localised. Any fluvial flood risk affects the extreme eastern fringe of the site which could easily be kept clear of buildings (as is currently the case). The surface water flood risk is associated with the service access at the rear of Apex Plaza, which is at a lower level. It should be straightforward to incorporate improvements to surface water drainage into any design and keep buildings clear of the areas of highest risk.

5.20.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 1 where residential and office development is considered suitable, and is at very limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.20.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.21 CR14r: John Lewis Depot, Mill Lane (ref ST226)

5.21.1 **What is the level of fluvial flood risk?**

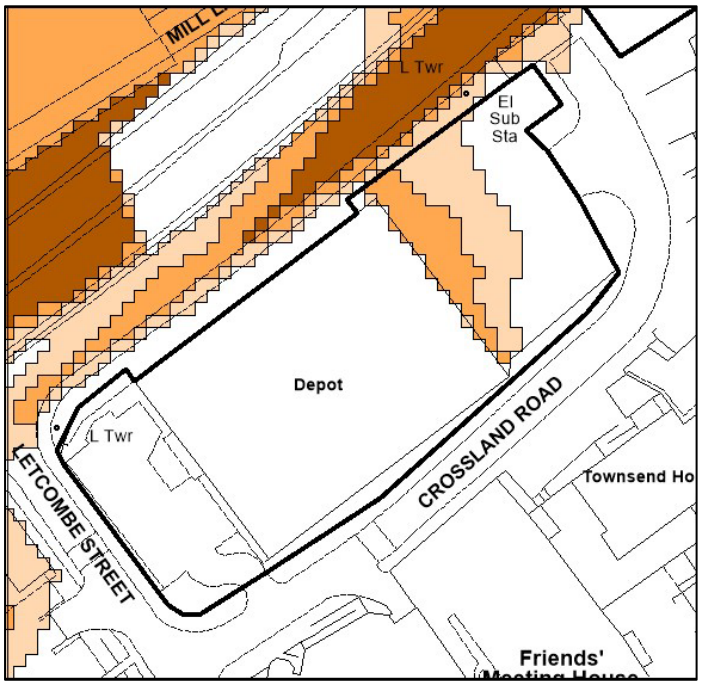
None

5.21.2 **What is the level of surface water flood risk?**

Medium – 5%

Low – 14%

Figure 5.40: John Lewis Depot surface water flood risk (1:1250)



5.21.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.21.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for development for between 76 and 110 dwellings. Residential is a more vulnerable use.

5.21.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.21.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 226 of 372 in terms of sequential preference.

Sites ST1 to ST225 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 4,138 dwellings. There is a remaining need of 6,130 dwellings after sequentially preferable sites are considered.

5.21.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The flood risk from surface water is connected to the wider surface water flood risk on the Inner Distribution Road, and on the site relates to the servicing yard to the east of the depot, currently an area of hardstanding. A residential development does offer the opportunity to introduce more opportunities for the land to drain through vegetation, although this is likely to be limited due to a development likely being relatively high density. In terms of minimisation through layout, it would likely to be possible to design a development to avoid the highest flood risk on the site, but in this case there will be other important factors influencing design including the presence of the conservation area and daylight considerations. Opportunities to reduce or minimise flood risk are therefore present but relatively limited.

5.21.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.21.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.22 CR13b: Forbury Retail Park (ref ST227)

5.22.1 **What is the level of fluvial flood risk?**

None

5.22.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 5%

Low – 15%

Figure 5.41: Forbury Retail Park surface water flood risk (1:5000)

5.22.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 50%

Figure 5.42: Forbury Retail Park reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.22.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 870 to 1,300 dwellings. Residential is a more vulnerable use.

5.22.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.22.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 227 of 372 in terms of sequential preference.

Sites ST1 to ST226 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 4,219 dwellings. There is a remaining need of 6,049 dwellings after sequentially preferable sites are considered.

5.22.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

Other than the residential development on the former Homebase and Toys R Us site that has already taken place, the remainder of the site is almost entirely covered by hardstanding, consisting of retail warehouses and surrounding car parking and servicing areas. Residential development including associated soft landscaping offer opportunities to introduce greater permeability within the ground, particularly since surface water flood risk is more significant than fluvial flood risk. In terms of minimisation, it would likely to be possible to avoid the areas of high risk of surface water flooding which are near the road frontage, but the areas of medium risk are distributed across the site and will be more difficult to avoid.

5.22.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.22.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.23 CR12e: Hosier Street (ref ST228)

5.23.1 **What is the level of fluvial flood risk?**

None

5.23.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 5%

Low – 20%

Figure 5.43: Hosier Street surface water flood risk (1:5000)

5.23.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.23.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for a mixed use development comprising 650 to 970 dwellings with retail and leisure uses of 2,900 to 4,400 sq m. Residential is a more vulnerable use whilst retail and leisure uses are generally less vulnerable uses.

5.23.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.23.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 228 (jointly) of 372 in terms of sequential preference.

Sites ST1 to ST227 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 5,032 dwellings. There is a remaining need of 5,236 dwellings after sequentially preferable sites are considered.

Sites ST1 to ST227 would deliver a net loss of 29,375 sq m of retail floorspace. This would actually increase the level of retail need to 23,631 sq m sq m.

5.23.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

This is a complex site, with a podium spanning most of the site. The identified surface water flood risk on the site corresponds entirely to the areas beneath the podium, into which water would run in the event of a flood, which could potentially include the ground floor of the Hexagon theatre. These areas of surface water flood risk are contained within the site itself rather than being related to any wider flow routes, so there would potentially be opportunities as part of any redevelopment to reduce or minimise flood risk. However, it should be noted that the development is unlikely to remove the podium, which may restrict the ability for significant reduction or minimisation.

5.23.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential and retail development is considered suitable, and is at limited risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.23.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.24 SR4c: 169-173 Basingstoke Road (ref ST232)

5.24.1 **What is the level of fluvial flood risk?**

None

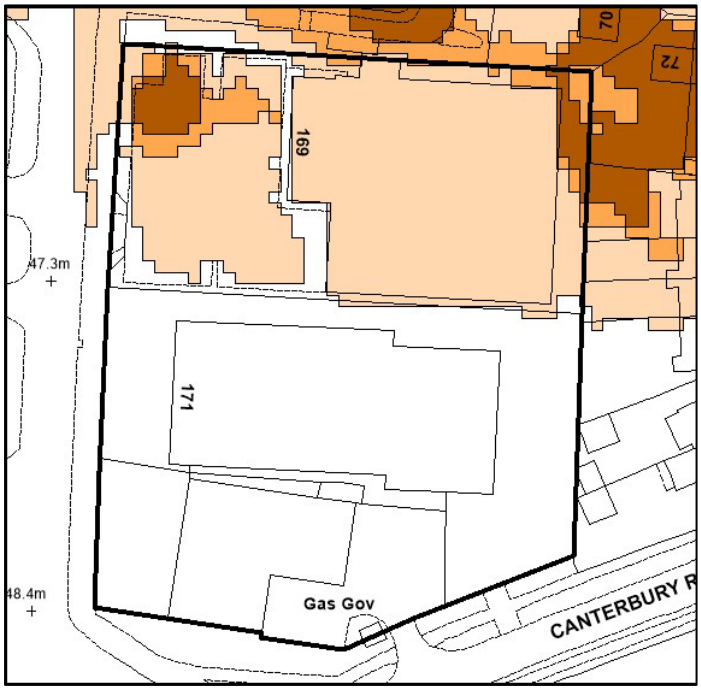
5.24.2 **What is the level of surface water flood risk?**

High – 2%

Medium – 5%

Low – 39%

Figure 5.44: 169-173 Basingstoke Road surface water flood risk (1:1250)



5.24.3 **What is the level of other flood risk?**

None

5.24.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 72 to 110 dwellings. Residential is a more vulnerable use.

5.24.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.24.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 232 of 372 in terms of sequential preference.

Sites ST1 to ST231 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 5,664 dwellings. There is a remaining need of 4,604 dwellings after sequentially preferable sites are considered.

5.24.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site consists almost entirely of industrial buildings with a large footprint and areas of hardstanding used for vehicle parking. As such, a residential development may be able to introduce greater permeability through soft landscaping, which would assist in reducing flood risk. In terms of minimisation, it is only the northernmost parts of the site that are at medium or high risk of surface water flooding, so there would be potential to ensure that either these areas are retained for landscaping or that equivalent areas are set aside into which surface water can flow.

5.24.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. It is at risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.24.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.25 CR13a: Reading Prison (ref ST240)

5.25.1 **What is the level of fluvial flood risk?**

None

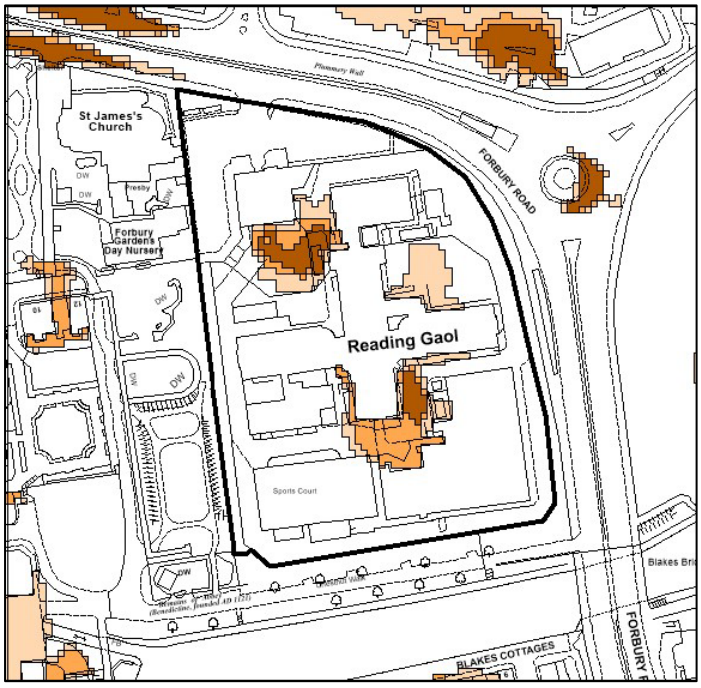
5.25.2 **What is the level of surface water flood risk?**

High – 2%

Medium – 6%

Low – 11%

Figure 5.45: Reading Prison surface water flood risk (1:2500)



5.25.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.25.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use to mixed uses including cultural, leisure or heritage uses. These are generally less vulnerable uses.

5.25.5 **What is the need for development?**

The proposed allocation is not in response to an identified quantitative development need. Instead, it is vital in that it would bring one of Reading's most important heritage assets into beneficial use. The prison is a listed building, situated on land identified as a scheduled ancient monument, adjacent to the ruins of Reading Abbey (and within the former abbey precinct) and has been closed for over 10 years.

5.25.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 240 (jointly) of 372 in terms of sequential preference.

There are no alternative sites that could meet this need.

5.25.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The development is most likely to take the form of a change of use of the existing building, which would limit the potential for either reduction or minimisation of flood risk. However, the allocation does also include the possibility of additional development. The surface water flood risk on the site is entirely contained within the site itself and relates to relatively small areas of pooling, and this should be fairly straightforward to address with a comprehensive approach to development of the site, as well as potential introduction of additional soft landscaping into what is currently a very hard environment.

5.25.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where culture, leisure and heritage development is considered suitable, and is at limited risk of surface water flooding. The exception test is not required.

5.25.9 **Conclusion**

The development passes the sequential test for allocation for cultural, leisure or heritage use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.26 SR4a: Pulleyn Park, Rose Kiln Lane (ref ST249)

5.26.1 What is the level of fluvial flood risk?

Flood Zone 3b – 4%

Flood Zone 3 – 6%

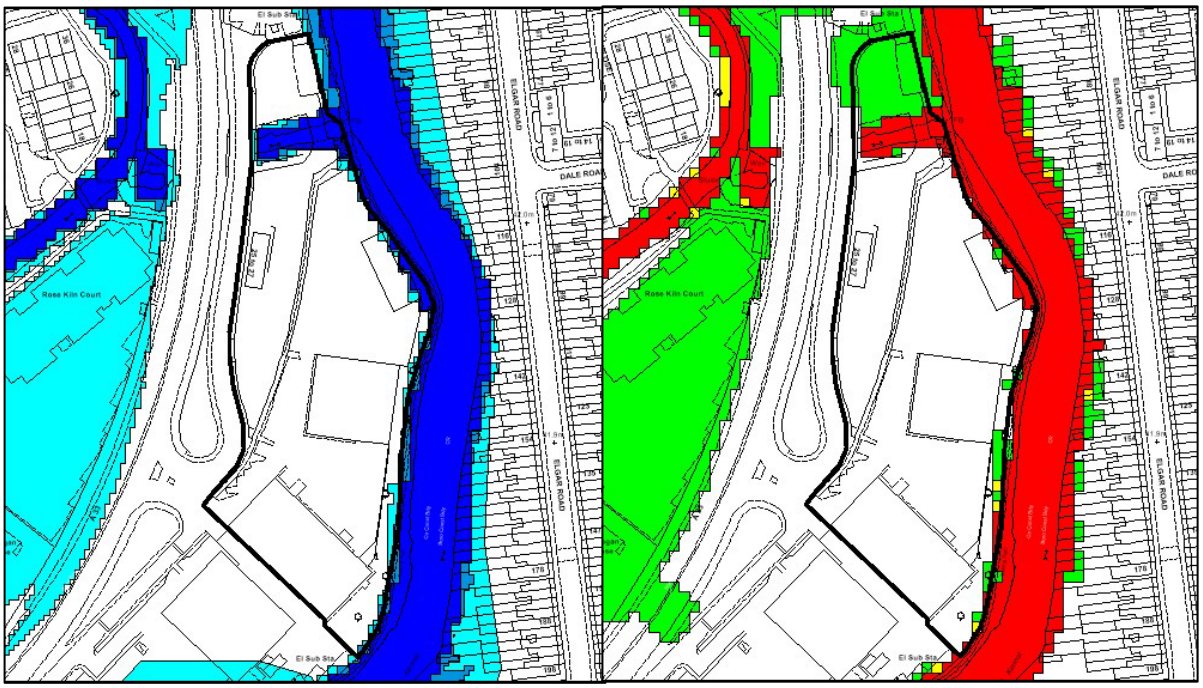
Flood Zone 3 with 25% allowance for climate change – 6%

Flood Zone 3 with 35% allowance for climate change – 6%

Flood Zone 3 with 70% allowance for climate change – 14%

Flood Zone 2 – 8%

Figure 5.46: Pulleyn Park fluvial flood risk (1:3000)



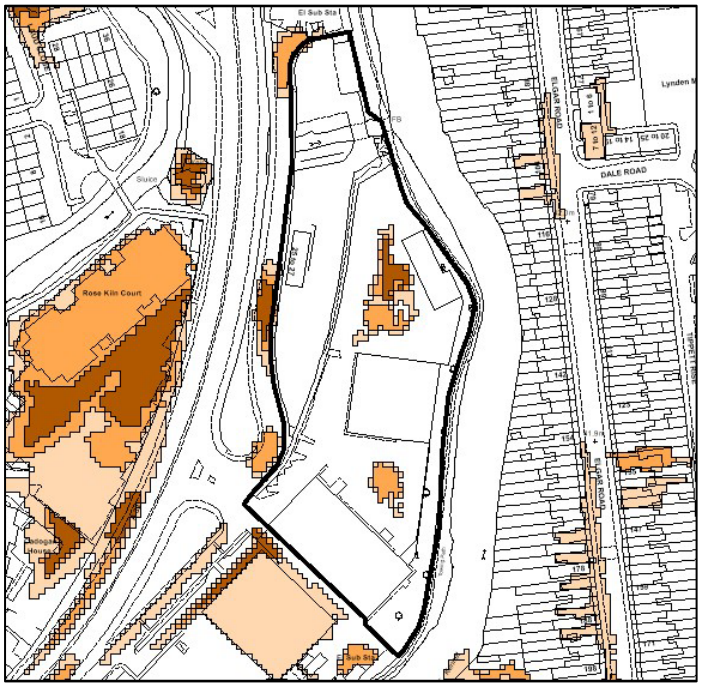
5.26.2 **What is the level of surface water flood risk?**

High – 1%

Medium – 4%

Low – 6%

Figure 5.47: Pulleyn Park surface water flood risk (1:3000)



5.26.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.26.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 80 to 120 dwellings. Residential is a more vulnerable use.

5.26.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.26.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 249 of 372 in terms of sequential preference.

Sites ST1 to ST248 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 7,879 dwellings. There is a remaining need of 2,389 dwellings after sequentially preferable sites are considered.

5.26.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The surface water flood risk on the site is related to pooling within the areas of hardstanding used for the storage and display of vehicles, and these areas are contained within the site. A complete redevelopment would offer opportunities to redesign the site to reduce surface water flood risk, and a residential use would potentially introduce more vegetation and landscaping into the site to assist drainage. The fluvial flood risk is almost all associated with the brook that crosses the site, and the policy seeks to minimise risk by avoiding location of any development in Flood Zone 3 and including a landscaped buffer to the River Kennet as well as ecological enhancement of the brook.

5.26.8 **Suitability of development on site**

The site is partly within Flood Zone 3 where residential development requires compliance with the exception test, for which see section 6. It is at risk of surface water flooding where residential development is suitable subject to the sequential test.

5.26.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.27 CR12a: Cattle Market (ref ST266)

5.27.1 **What is the level of fluvial flood risk?**

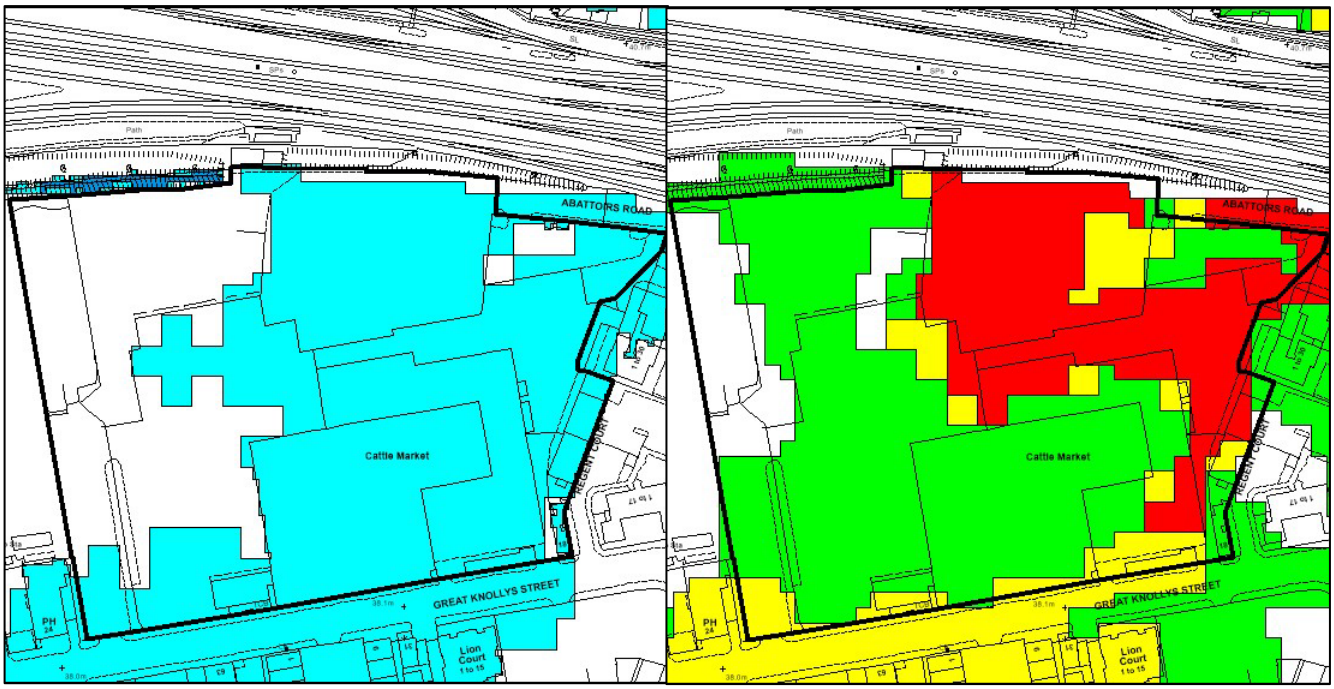
Flood Zone 3 with 25% allowance for climate change – 27%

Flood Zone 3 with 35% allowance for climate change – 38%

Flood Zone 3 with 70% allowance for climate change – 89%

Flood Zone 2 – 66%

Figure 5.48: Cattle Market fluvial flood risk (1:2500)



5.27.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 9%

Low – 29%

Figure 5.49: Cattle Market surface water flood risk (1:2500)

5.27.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.50: Cattle Market reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.27.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 560 to 840 dwellings. Residential is a more vulnerable use.

5.27.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.27.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 266 of 372 in terms of sequential preference.

Sites ST1 to ST265 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 7,988 dwellings. There is a remaining need of 2.280 dwellings after sequentially preferable sites are considered.

5.27.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently entirely taken up with a large building used for a variety of commercial uses, open storage, surface car parking and temporary pods for homeless accommodation, without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping will almost certainly be able to reduce flood risk overall by increasing permeability. In terms of minimisation through layout, it would not be possible to accommodate a development of anything like this scale without using land within Flood Zone 2 or the climate change scenarios. The higher risk of surface water flooding are mainly at the eastern fringe near the rear of an existing residential building, and development within this area could therefore potentially be limited.

5.27.8 **Suitability of development on site**

The site is mainly within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.27.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.28 CR11i: Napier Court, Napier Road (ref ST269)

5.28.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 10%

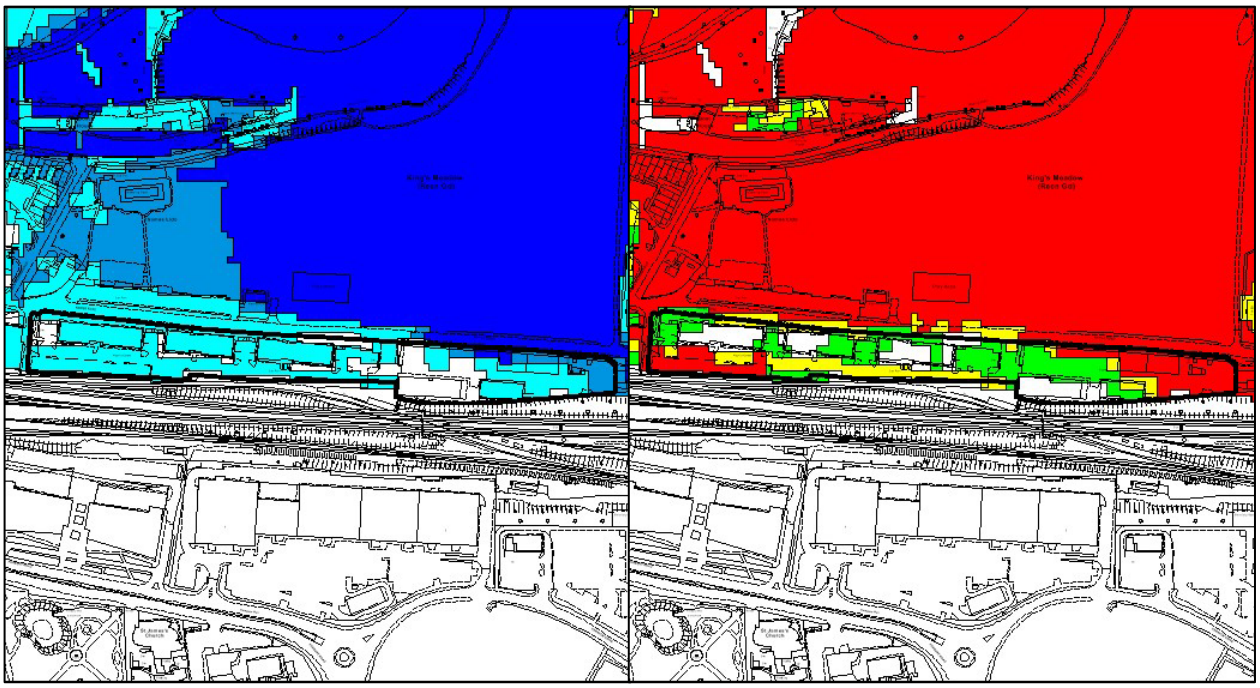
Flood Zone 3 with 25% allowance for climate change – 24%

Flood Zone 3 with 35% allowance for climate change – 41%

Flood Zone 3 with 70% allowance for climate change – 75%

Flood Zone 2 – 75%

Figure 5.51: Napier Court fluvial flood risk (1:6000)



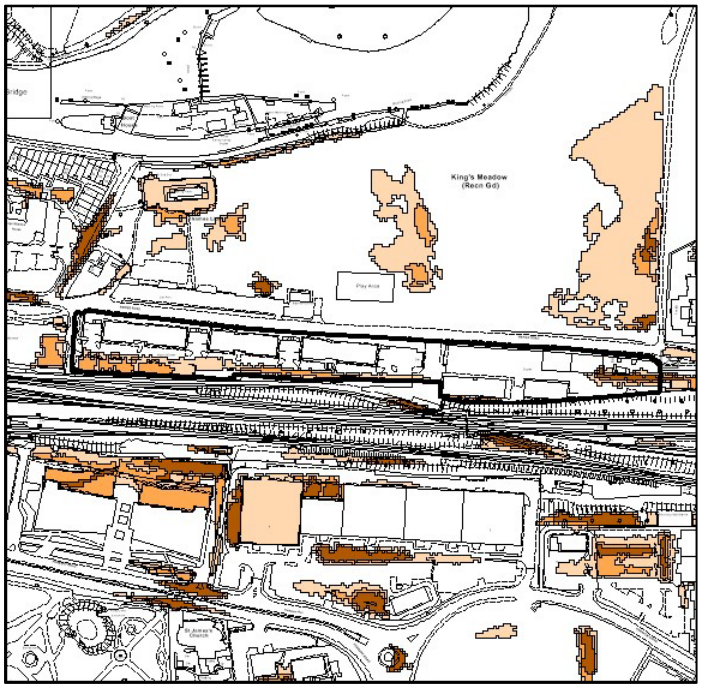
5.28.2 **What is the level of surface water flood risk?**

High – 1%

Medium – 7%

Low – 17%

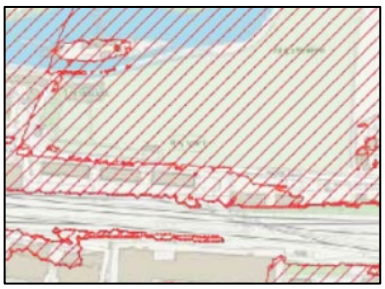
Figure 5.52: Napier Court surface water flood risk (1:6000)



5.28.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.53: Napier Court reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.28.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 250 to 370 dwellings. Residential is a more vulnerable use.

5.28.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.28.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 269 of 372 in terms of sequential preference.

Sites ST1 to ST268 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 8,581 dwellings. There is a remaining need of 1,687 dwellings after sequentially preferable sites are considered.

5.28.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site currently consists of office buildings and railway depots together with large extents of surface vehicle parking, with landscaping restricted to the fringes. The source of the fluvial flood risk is from the Thames affecting the northern portions of the site in particular whilst surface water flood risk mainly comes from the railway embankment to the south. There are clear opportunities for any residential development to introduce larger areas of vegetation that can enable improvements in drainage, albeit that the site is likely to be developed at relatively high density. Development could also relatively straightforwardly be kept out of Flood Zone 3, which only affects the eastern fringe of the site. However, the long and narrow nature of the site does restrict the extent to which different development layouts could further minimise flood risk.

5.28.8 **Suitability of development on site**

The site is partly within Flood Zone 3 where residential development requires compliance with the exception test, for which see section 6. It is at risk of surface water flooding where residential development is suitable subject to the sequential test.

5.28.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.29 CR11f: West of Caversham Road (ref ST272)

5.29.1 **What is the level of fluvial flood risk?**

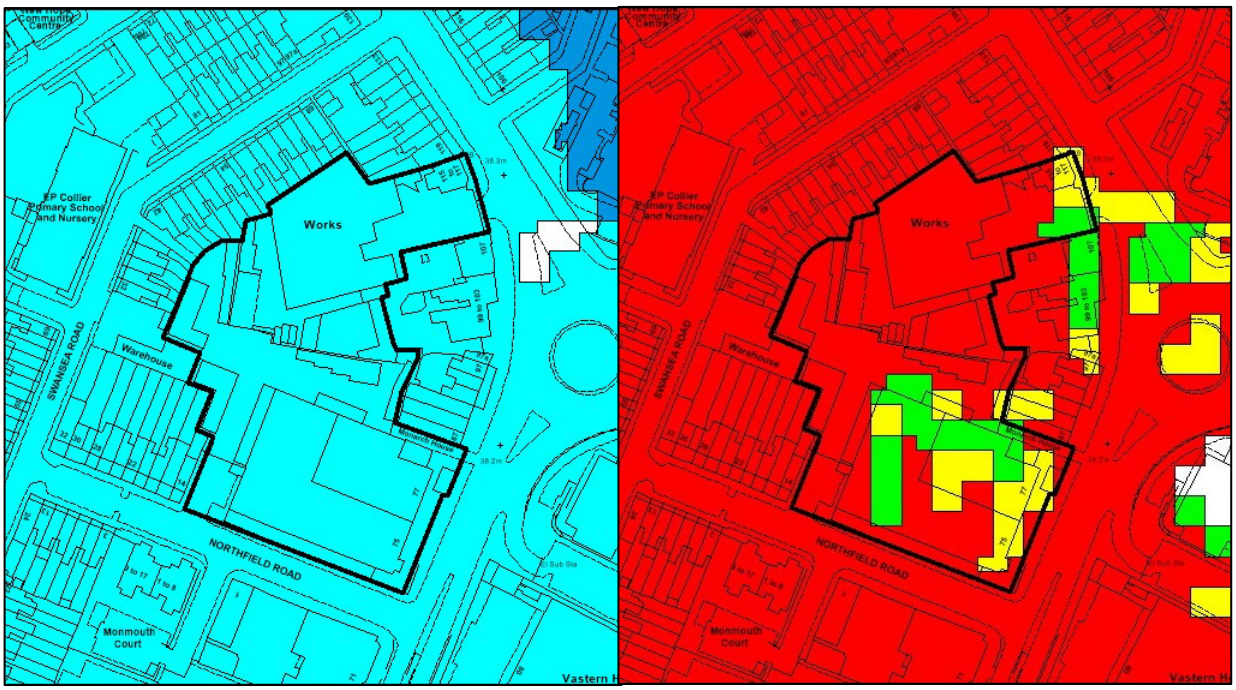
Flood Zone 3 with 25% allowance for climate change – 75%

Flood Zone 3 with 35% allowance for climate change – 88%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 100%

Figure 5.54: West of Caversham Road fluvial flood risk (1:2500)



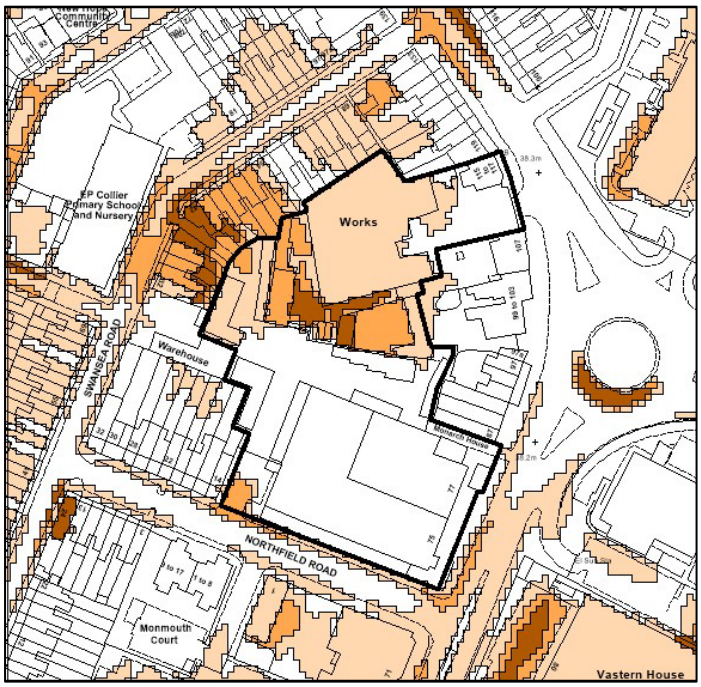
5.29.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 11%

Low – 37%

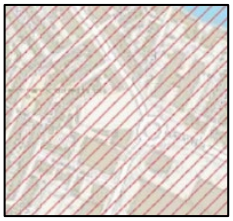
Figure 5.55: West of Caversham Road surface water flood risk (1:2500)



5.29.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 98%

Figure 5.56: West of Caversham Road reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.29.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 94 to 140 dwellings. Residential is a more vulnerable use.

5.29.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.29.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 272 of 372 in terms of sequential preference.

Sites ST1 to ST271 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 8,807 dwellings. There is a remaining need of 1,461 dwellings after sequentially preferable sites are considered.

5.29.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The entire site is occupied by buildings and hardstanding, meaning that there will very likely be opportunities to reduce flood risk by creating greater permeability through landscaping. The northern half of the site already has planning permission and is under construction, and some of the residential to be provided includes houses with gardens, so this will likely be achieved on this part of the site. Given that the level of flood risk does not vary significantly across the site, there are limitations to the potential minimisation of flood risk through layout.

5.29.8 **Suitability of development on site**

The site is within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.29.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.30 CR14s: 20-22 Duke Street (ref ST274)

5.30.1 **What is the level of fluvial flood risk?**

Flood Zone 3b – 3%

Flood Zone 3 – 10%

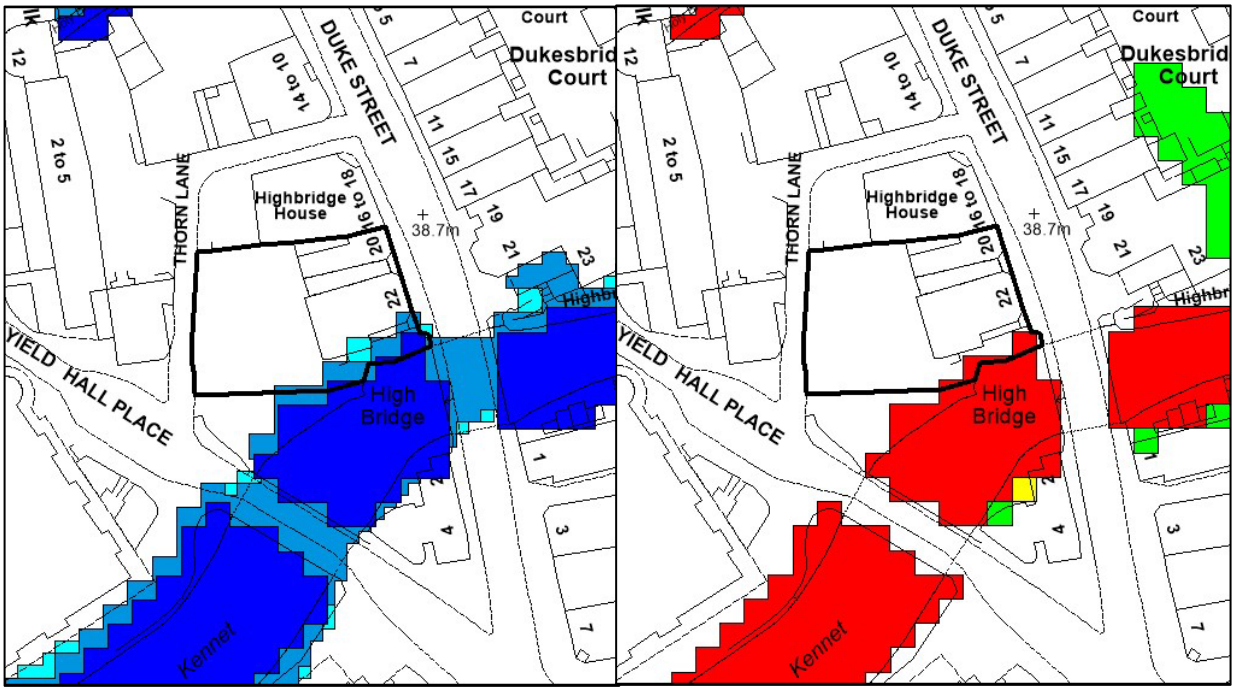
Flood Zone 3 with 25% allowance for climate change – 4%

Flood Zone 3 with 35% allowance for climate change – 4%

Flood Zone 3 with 70% allowance for climate change – 4%

Flood Zone 2 – 12%

Figure 5.57: 20-22 Duke Street fluvial flood risk (1:1250)

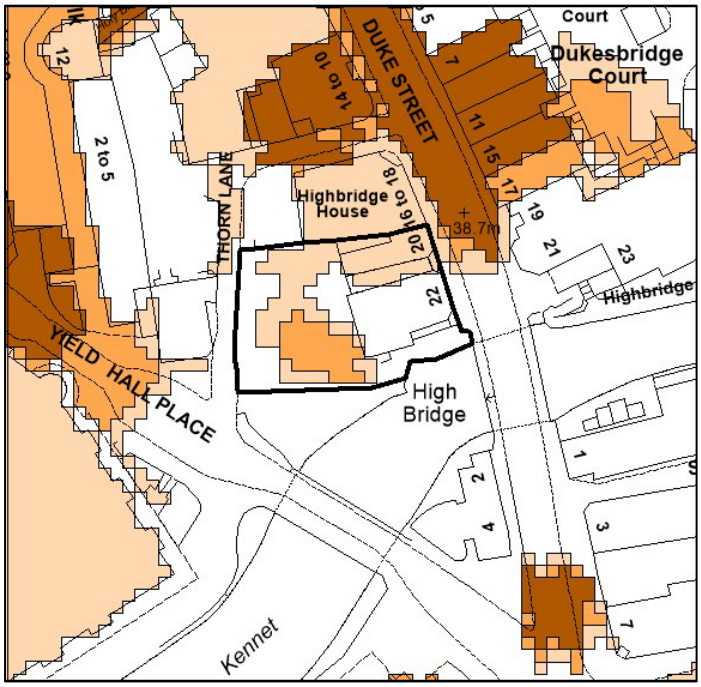


5.30.2 **What is the level of surface water flood risk?**

Medium – 13%

Low – 48%

Figure 5.58: 20-22 Duke Street surface water flood risk (1:1250)



5.30.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.30.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use and potential extension for 12 to 18 dwellings. Residential is a more vulnerable use.

5.30.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.30.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 274 of 372 in terms of sequential preference.

Sites ST1 to ST273 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 8,901 dwellings. There is a remaining need of 1,367 dwellings after sequentially preferable sites are considered.

5.30.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The allocation is primarily for a change of use to residential, which limits the opportunity for both reduction and minimisation of flood risk. However, the allocation also includes the possibility of extension, which would be likely to be onto the area of surface car parking to the west of the existing building. There may be some limited opportunities to introduce additional vegetation to assist with drainage. In terms of minimisation of fluvial flood risk, compliance with policy EN11 that requires development be set back 10m from the top of the riverbank would ensure that no development takes place outside Flood Zone 1.

5.30.8 **Suitability of development on site**

The site is partly within Flood Zone 3 where residential development requires compliance with the exception test, for which see section 6. It is at risk of surface water flooding where residential development is suitable subject to the sequential test.

5.30.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.31 CR14m: Caversham Lock Island (ref ST284)

5.31.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 42%

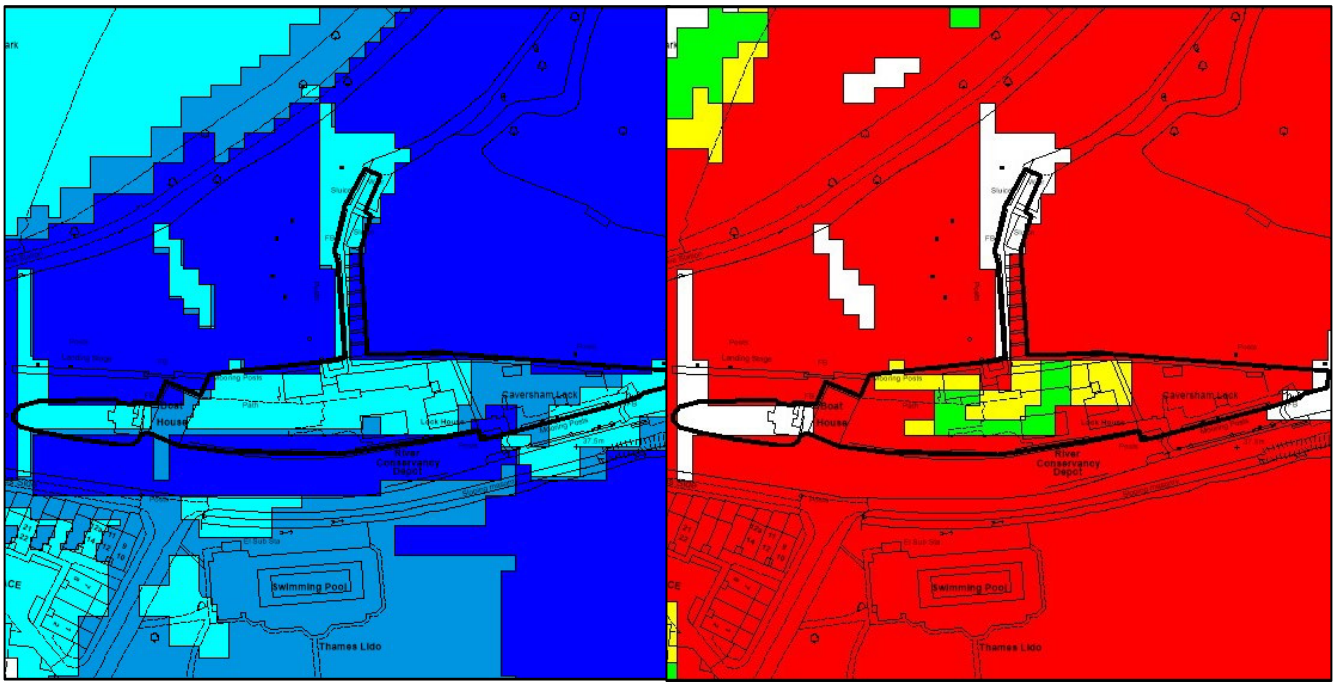
Flood Zone 3 with 25% allowance for climate change – 59%

Flood Zone 3 with 35% allowance for climate change – 77%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 100%

Figure 5.59: Caversham Lock Island fluvial flood risk (1:2500)



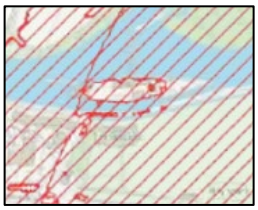
5.31.2 **What is the level of surface water flood risk?**

None

5.31.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.60: Caversham Lock Island reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.31.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for water-compatible leisure and tourism uses. These uses would be water-compatible as set out in the policy.

5.31.5 **What is the need for development?**

Some limited development would be necessary to help to make the most of the River Thames for sport and recreation use (see section 2).

5.31.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 284 of 372 in terms of sequential preference.

The following alternative sites have been identified directly adjoining the River Thames that are potentially sequentially preferable:

- ST210: Reading Bridge House, George Street
- ST215: 2 Norman Place
- ST217: Riverside
- ST282: Crowne Plaza Reading, Richfield Avenue

ST210 (Reading Bridge House, George Street): The site is a proposed allocation for residential development. Whilst there could be some opportunity to accommodate some small scale leisure uses, this would involve development right on the river frontage, which is within Flood Zone 3 and not therefore sequentially preferable.

ST215 (2 Norman Place): The site is a proposed allocation for residential development. Whilst there could be some opportunity to accommodate some small scale leisure uses, this would involve development right on the river frontage, which is within Flood Zone 3 and not therefore sequentially preferable.

ST217 (Riverside): The majority of the site, including almost all of the river frontage, has outstanding planning permission for a residential development with a small café, and this permission has now commenced. The site is not therefore available.

ST292 (Crowne Plaza Reading, Richfield Avenue): The site has some potential for hotel development, which would offer some potential to include leisure uses. However, this would involve development right on the river frontage, which is within Flood Zone 3 and not therefore sequentially preferable.

5.31.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

There is already coverage of much of the island by buildings and some hardstanding. However, there are also some open areas. Whilst it may be possible for development of the site to reduce flood risk, this will depend entirely on the type and scale of development proposed, and cannot be assumed at this stage. In terms of minimisation, the bulk of the site is within Flood Zone 2, and any development on the island is likely to be focused on this part of the site, where the existing buildings are located. Policy CR14m identifies a need to set development back by 10m from the river, and compliance with this clause of the policy would make development on the

parts in Flood Zone 3 impossible. Therefore, it is certainly possible to arrange uses so that they reflect the level of flood risk on site.

5.31.8 **Suitability of development on site**

Water-compatible development is suitable within Flood Zone 3. The exception test is not required.

5.31.9 **Conclusion**

The development passes the sequential test for allocation for water-compatible leisure and tourism use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.32 CA1a: Reading Boat Club, Thames Promenade (ref ST287)

5.32.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 62%

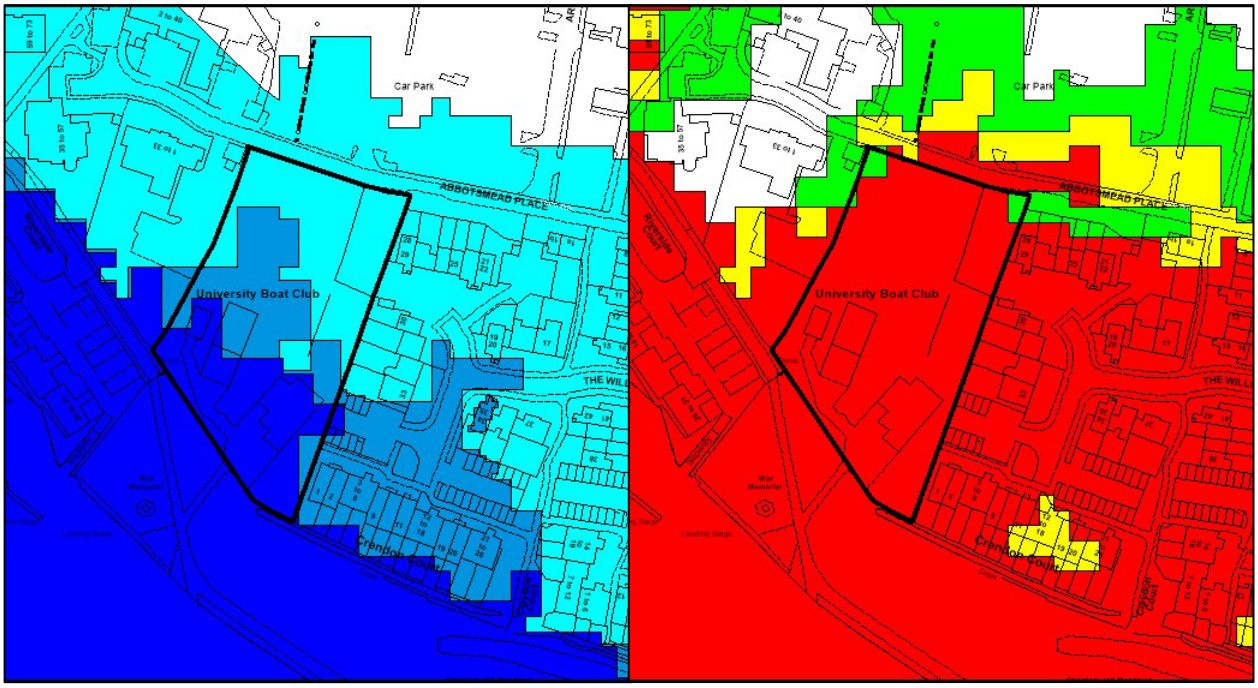
Flood Zone 3 with 25% allowance for climate change – 98%

Flood Zone 3 with 35% allowance for climate change – 98%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 100%

Figure 5.61: Reading University Boat Club fluvial flood risk (1:2500)



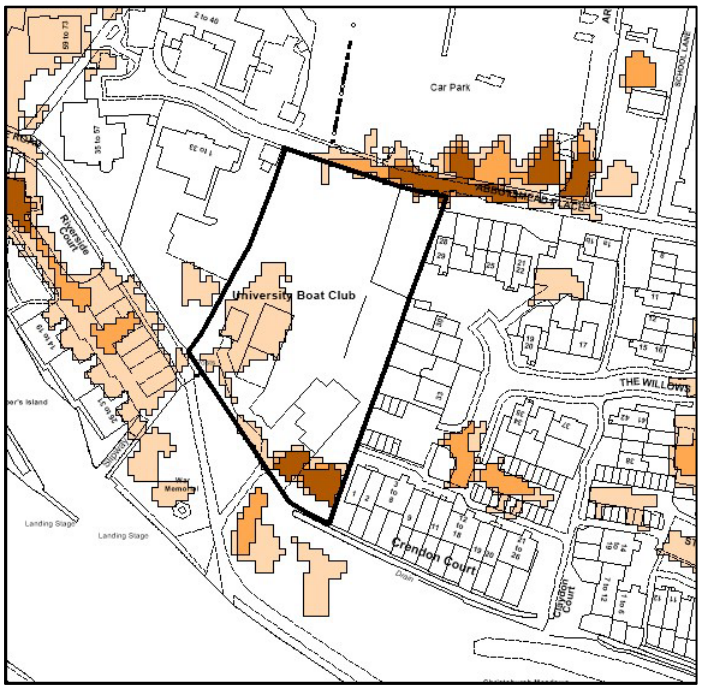
5.32.2 **What is the level of surface water flood risk?**

High – 3%

Medium – 4%

Low – 18%

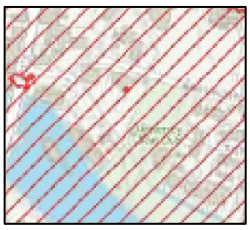
Figure 5.62: Reading University Boat Club surface water flood risk (1:2500)



5.32.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.63: Reading University Boat Club reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.32.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 18 to 28 dwellings. Residential is a more vulnerable use.

5.32.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.32.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 287 of 372 in terms of sequential preference.

Sites ST1 to ST286 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 8,914 dwellings. There is a remaining need of 1,354 dwellings after sequentially preferable sites are considered.

5.32.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

More than half of the site is currently undeveloped, and has a significant area of grass in the northern part of the site. Development for residential would not therefore necessarily reduce flood risk on site, although it is possible that this could be achieved with the right drainage scheme. In terms of reduction, there is a clear pattern of flood risk increasing from north to south. There is certainly potential for a development to be laid out in a way that reflects flood risk. Development can be avoided in the part of the site outside Flood Zone 3 as proposed in the allocation. If the site is treated as a whole, with existing buildings removed from the southern part and replaced with open areas and new buildings in the northern part only, this will result in a development that better reflects the pattern of flood risk.

5.32.8 **Suitability of development on site**

The site is partly within Flood Zone 3 where residential development requires compliance with the exception test, for which see section 6. It is at risk of surface water flooding where residential development is suitable subject to the sequential test.

5.32.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.33 WR3i: 816 Oxford Road (ref ST300)

5.33.1 **What is the level of fluvial flood risk?**

None

5.33.2 **What is the level of surface water flood risk?**

High – 5%

Medium – 11%

Low – 13%

Figure 5.64: 816 Oxford Road surface water flood risk (1:1250)

5.33.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 10%

Figure 5.65: 816 Oxford Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.33.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 20 to 30 dwellings. Residential is a more vulnerable use.

5.33.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.33.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 300 of 372 in terms of sequential preference.

Sites ST1 to ST299 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 9,059 dwellings. There is a remaining need of 1,209 dwellings after sequentially preferable sites are considered.

5.33.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently almost entirely taken up with a building and hardstanding without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping may be able to reduce flood risk overall by increasing permeability. The areas of the site affected by surface water flooding are also relatively small and towards the edge of the site and there may therefore be potential to avoid development within these areas to minimise flood risk.

5.33.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. The site is at risk of surface water flooding where residential development is considered suitable subject to the sequential test. The exception test is not required.

5.33.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.34 CR12b: Great Knollys Street and Weldale Street (ref ST301)

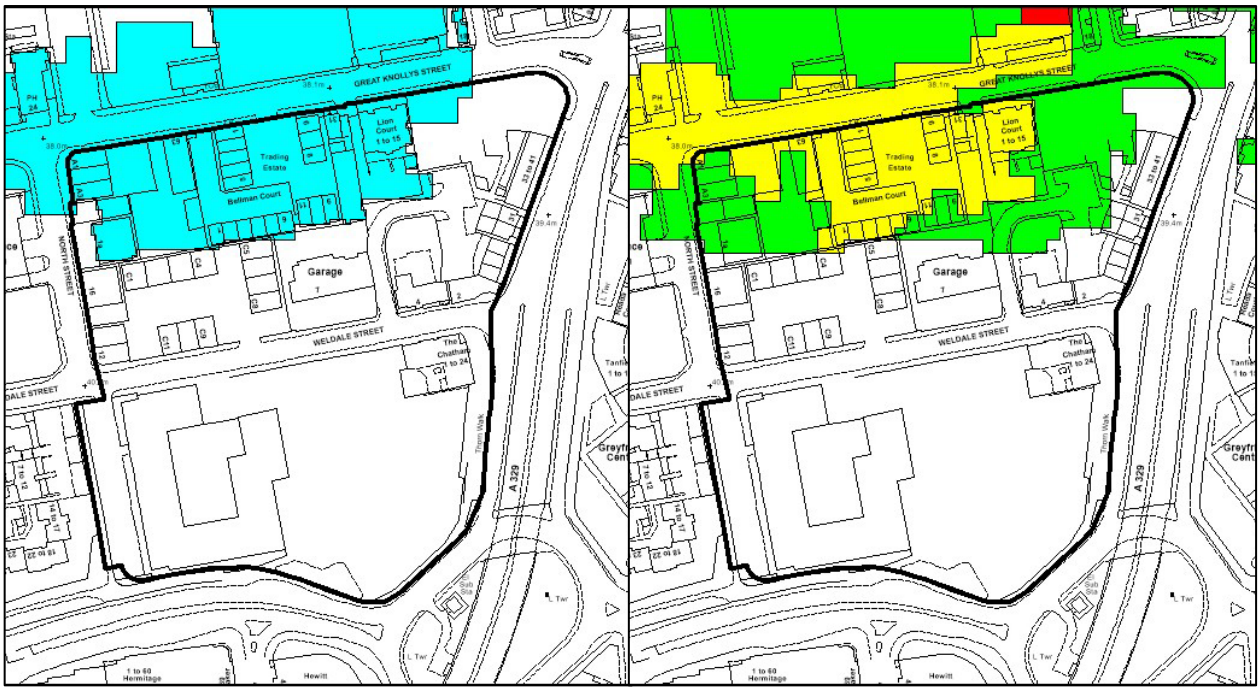
5.34.1 **What is the level of fluvial flood risk?**

Flood Zone 3 with 35% allowance for climate change – 13%

Flood Zone 3 with 70% allowance for climate change – 28%

Flood Zone 2 – 20%

Figure 5.66: Great Knollys Street and Weldale Street fluvial flood risk (1:3000)



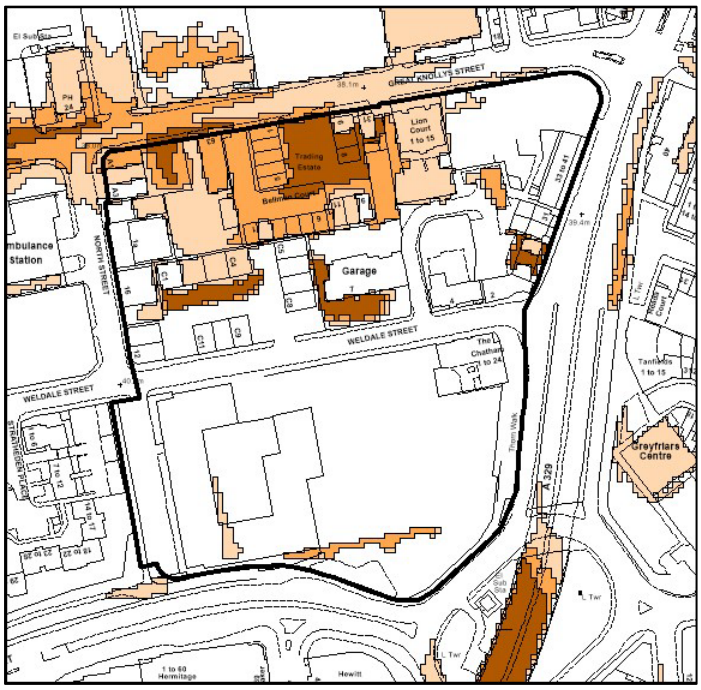
5.34.2 **What is the level of surface water flood risk?**

High – 5%

Medium – 14%

Low – 24%

Figure 5.67: Great Knollys Street and Weldale Street surface water flood risk (1:3000)



5.34.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 47%

Figure 5.68: Great Knollys Street and Weldale Street reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.34.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for a primarily residential development of 260 to 380 dwellings. Residential is a more vulnerable use.

At 31 March 2024, 215 of these dwellings have outstanding planning permission, meaning a remaining balance of 45 to 165 dwellings.

5.34.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.34.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 301 of 372 in terms of sequential preference.

Sites ST1 to ST300 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 9,075 dwellings. There is a remaining need of 1,193 dwellings after sequentially preferable sites are considered.

5.34.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

Both fluvial and surface water flood risk affect the northernmost parts of the site close to Great Knollys Street (other than some limited surface water pooling elsewhere). These areas are typified by small or medium sized industrial units surrounded by surface car parking. Other than the rear of residential properties at the Caversham Road end of the site, there is no planting at all between Great Knollys Street and Weldale Street. There is therefore a considerable opportunity to reduce flood risk by introducing further landscaping to assist with drainage, and this can be achieved as part of a residential development. In addition, some of the surface water flood risk is pooling as a result in slight change in levels on the site (for instance in front of 7 Weldale Street) and this could be addressed in a comprehensive development. There are fewer opportunities for reducing flood risk through layout, as the properties in the area at greatest risk of flooding are mainly in many separate ownerships and therefore unlikely to come forward as a single proposal with different layout options.

5.34.8 **Suitability of development on site**

The site is partly within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test. The site is also at risk of surface water flooding where residential development is considered suitable subject to passing the sequential test. The exception test is not required.

5.34.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

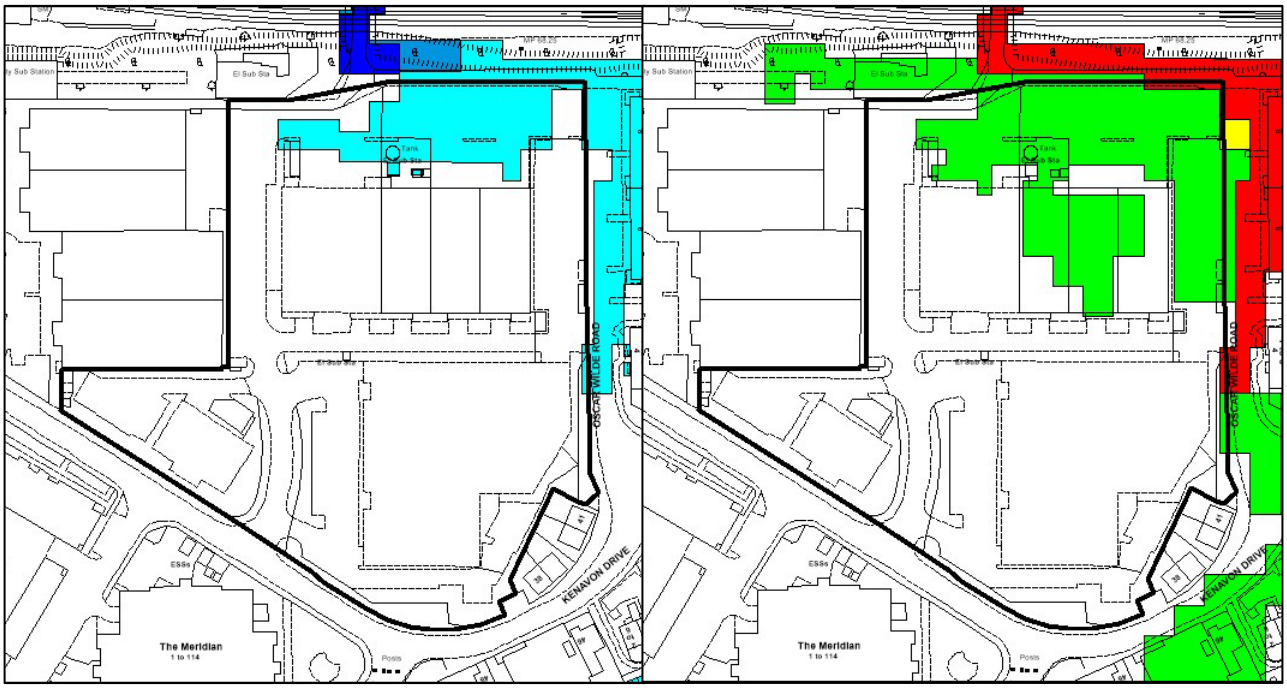
5.35 CR13c: Forbury Business Park and Kenavon Drive (ref ST305)

5.35.1 **What is the level of fluvial flood risk?**

Flood Zone 3 with 70% allowance for climate change – 22%

Flood Zone 2 – 10%

Figure 5.69: Forbury Business Park and Kenavon Drive fluvial flood risk (1:2500)



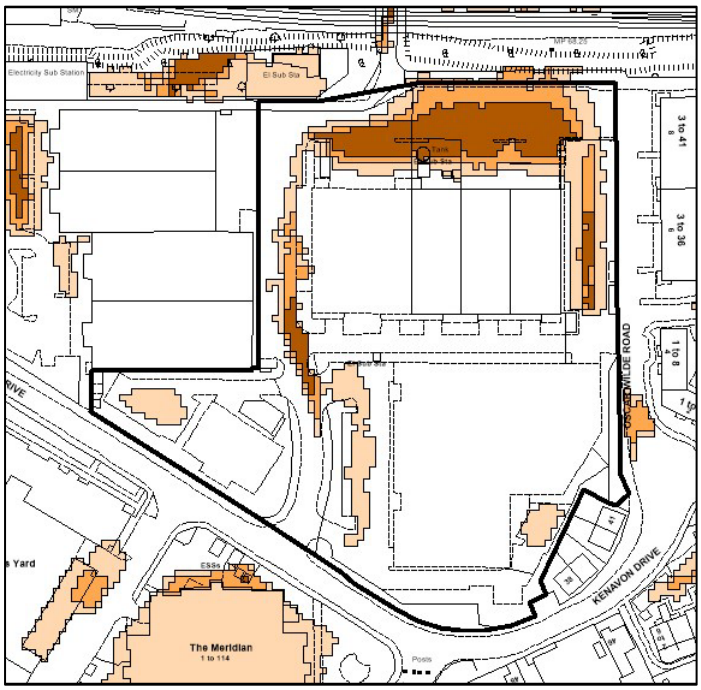
5.35.2 **What is the level of surface water flood risk?**

High – 6%

Medium – 11%

Low – 20%

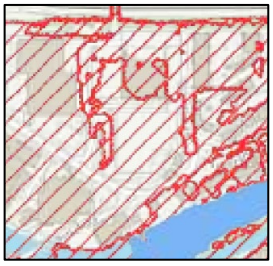
Figure 5.70: Forbury Business Park and Kenavon Drive surface water flood risk (1:2500)



5.35.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.71: Forbury Business Park and Kenavon Drive reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.35.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 320 to 490 dwellings, as well as primary healthcare. Residential and primary care are more vulnerable uses.

5.35.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.35.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 305 of 372 in terms of sequential preference.

Sites ST1 to ST304 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 9,350 dwellings. There is a remaining need of 918 dwellings after sequentially preferable sites are considered.

5.35.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently entirely taken up with hardstanding (some of which is temporarily used for car parking) and a building, without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping will almost certainly be able to reduce flood risk overall by increasing permeability. In terms of minimisation, the fluvial flood risk is in the northeastern corner of the site. Whilst it would not be likely to be possible to keep all buildings out of the areas at risk of flooding when accounting for climate change scenarios if the level of development envisaged is to be achieved, the layout could nevertheless be designed to keep building footprint in this area to a minimum. The areas of surface water flooding are associated with the service road through the site, and careful design of circulation routes to incorporate opportunities for drainage could help to minimise this risk.

5.35.8 **Suitability of development on site**

The site has a small area within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test, albeit with that likely to increase under climate change scenarios. The exception test is not required.

5.35.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

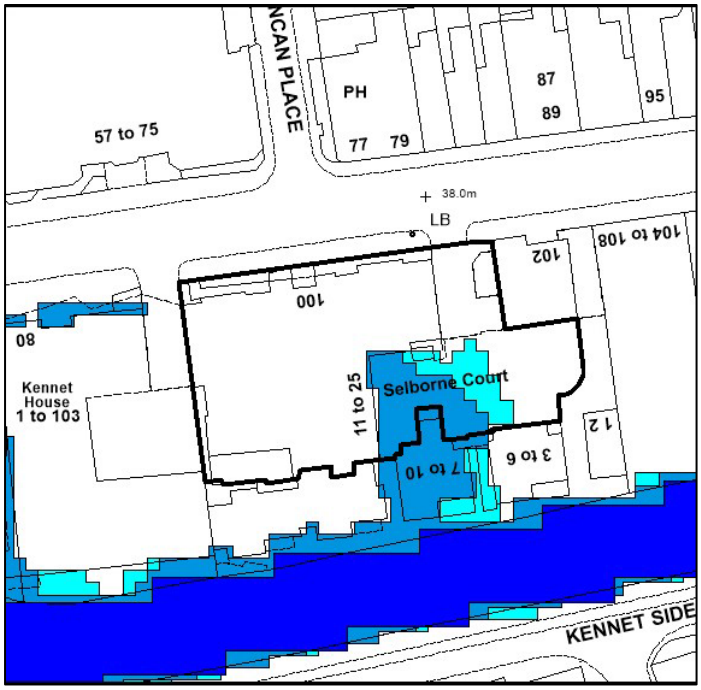
5.36 CR14o: 100 Kings Road (ref ST317)

5.36.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 10%

Flood Zone 2 – 15%

Figure 5.72: 100 Kings Road fluvial flood risk (1:1250)



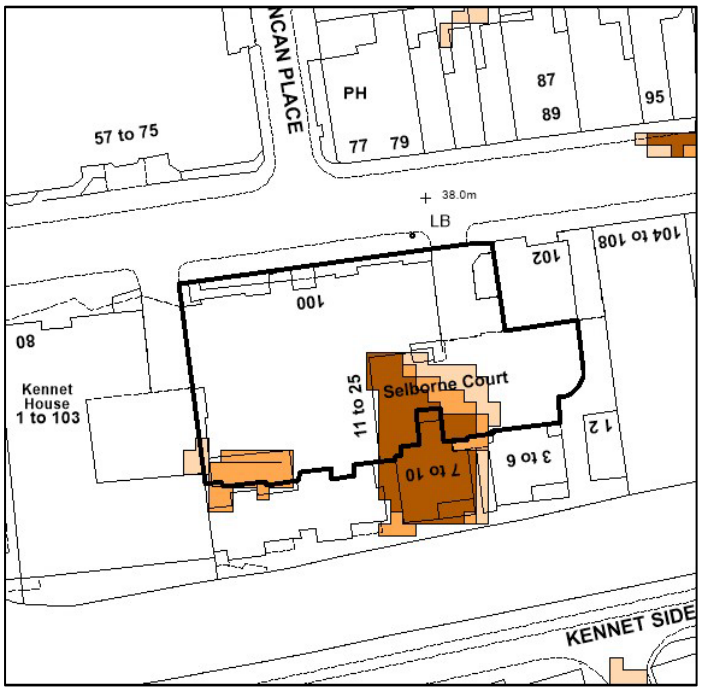
5.36.2 **What is the level of surface water flood risk?**

High – 7%

Medium – 13%

Low – 17%

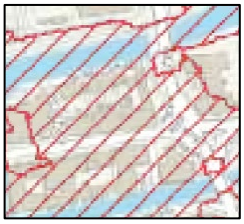
Figure 5.73: 100 Kings Road surface water flood risk (1:1250)



5.36.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.74: 100 Kings Road reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.36.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use from serviced apartments to residential for 40 to 60 dwellings. Residential is a more vulnerable use.

5.36.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan.

5.36.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 317 of 372 in terms of sequential preference.

Sites ST1 to ST316 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 9,959 dwellings. There is a remaining need of 309 dwellings after sequentially preferable sites are considered.

5.36.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

It is worth noting that the development would involve change of use between two more vulnerable uses, both of which involve people being accommodated overnight, and as such would not in itself increase flood risk. As the change of use is unlikely to result in significant external alterations, there are unlikely to be real opportunities to either reduce or minimise flood risk. As it stands, the existing building is outside the area at greatest surface water or fluvial flood risk, which affects the rear parking court.

5.36.8 **Suitability of development on site**

The building that would change use is entirely within Flood Zone 1 where residential development is considered suitable, and it is only the rear parking court that is at risk of surface water and river flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.36.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.37 CR11e: North of the Station (ref ST319)

5.37.1 **What is the level of fluvial flood risk?**

Flood Zone 3 – 4%

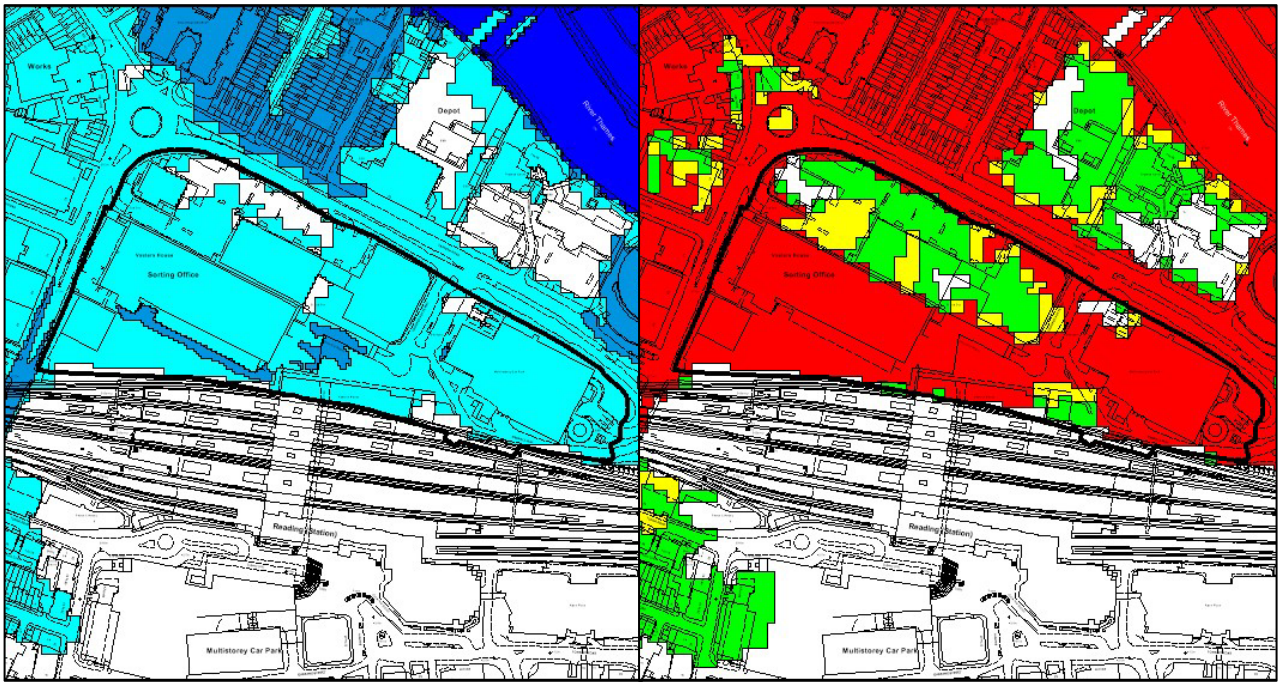
Flood Zone 3 with 25% allowance for climate change – 68%

Flood Zone 3 with 35% allowance for climate change – 76%

Flood Zone 3 with 70% allowance for climate change – 94%

Flood Zone 2 – 90%

Figure 5.75: North of the Station fluvial flood risk (1:6000)



5.37.2 **What is the level of surface water flood risk?**

High – 7%

Medium – 13%

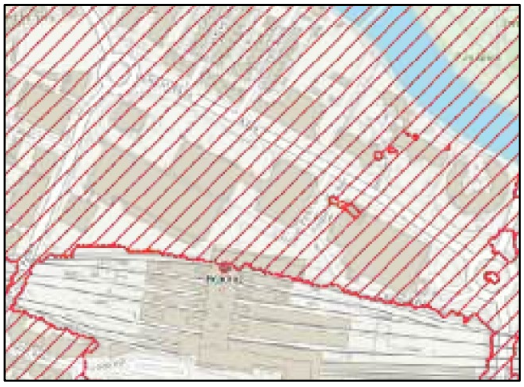
Low – 47%

Figure 5.76: North of the Station surface water flood risk (1:6000)

5.37.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 96%

Figure 5.77: North of the Station surface water flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.37.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for a mixed use development including residential development for 1,190 to 1,790 dwellings, office development for 50,000 to 80,000 sq m and retail and leisure development (without a significant net gain). Residential is a more vulnerable use and retail and offices are less vulnerable uses.

5.37.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. Need has also been identified for 88,392 sq m of offices.

5.37.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 319 of 372 in terms of sequential preference.

Sites ST1 to ST318 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 10,002 dwellings. There is a remaining need of 266 dwellings after sequentially preferable sites are considered. This site would deliver considerably more dwellings than that (1,169 is assumed for the HELAA), but this comes largely as a result of existing planning permissions. The only unpermitted part of the site is the station car park, which is not expected to become available for development in the plan period.

Sites ST1 to ST318 (Appendix 1/2) also contain sufficient suitable, available and achievable land to accommodate a net loss of 24,506 sq m of offices. There is a remaining need of 112,898 sq m of offices after sequentially preferable sites are considered.

5.37.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

It is worth noting firstly that the majority of the site already benefits from planning permission, including the areas of Flood Zone 3. Flood risk issues have already been dealt with as part of those permissions, and there is no purpose in revisiting them here.

The only unpermitted part of the site is the station car park, a large multi-storey car park surrounded by roads and circulation space. Other than a small area near the roundabout where Vastern Road meets Napier Road, there are virtually no vegetated areas for water to drain. The introduction of residential uses would therefore offer an opportunity to increase the areas of soft landscaping to improve drainage, although the high density nature of any development would likely limit this possibility. In terms of minimisation, the nature of the flood risk is relatively consistent across the entirety of the unpermitted part of the site, meaning that alternative development layouts are unlikely to be able to minimise flood risk to any significant degree.

5.37.8 **Suitability of development on site**

The site is almost entirely within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test. The site is also at risk of surface water flooding where residential development is considered suitable subject to passing the sequential test. The exception test is not required.

5.37.9 **Conclusion**

The development passes the sequential test for allocation for residential and office use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.38 WR3i: Land at Portman Way (ref ST328)

5.38.1 **What is the level of fluvial flood risk?**

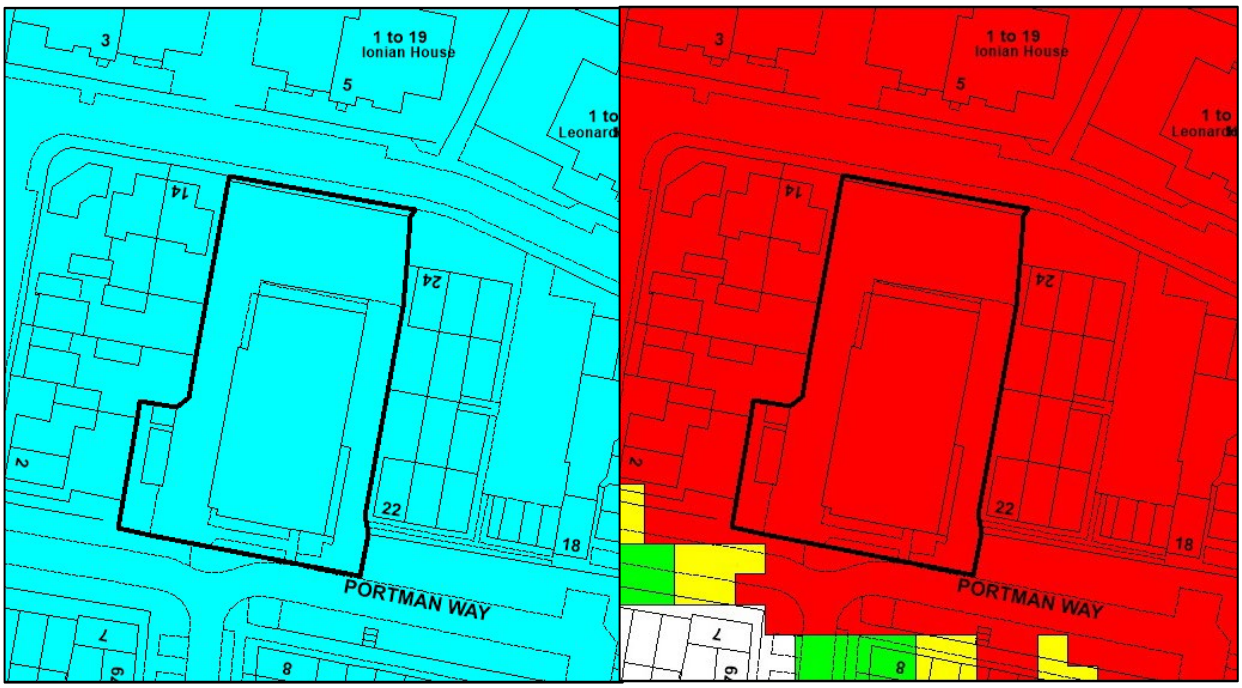
Flood Zone 3 with 25% allowance for climate change – 100%

Flood Zone 3 with 35% allowance for climate change – 100%

Flood Zone 3 with 70% allowance for climate change – 100%

Flood Zone 2 – 100%

Figure 5.78: Land at Portman Way fluvial flood risk (1:1250)



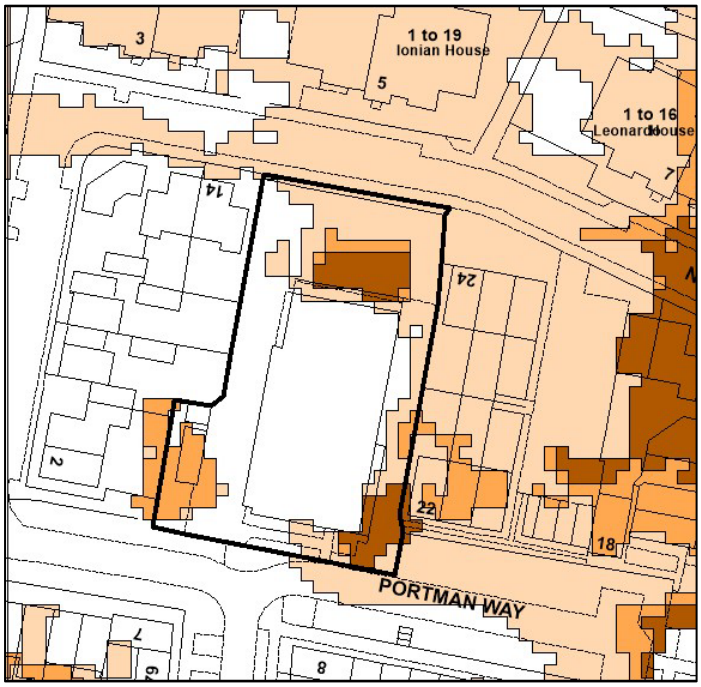
5.38.2 **What is the level of surface water flood risk?**

High – 9%

Medium – 17%

Low – 40%

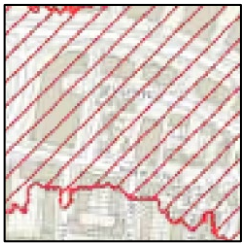
Figure 5.79: Land at Portman Way surface water flood risk (1:1250)



5.38.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.80: Land at Portman Way reservoir flood risk



Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.38.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for development for 18 to 26 dwellings. Residential is a more vulnerable use.

5.38.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

5.38.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 328 of 372 in terms of sequential preference.

Sites ST1 to ST327 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,171 dwellings. There is therefore no remaining general need for dwellings.

However, sites ST1 to ST327 only contain sufficient suitable, available and achievable land to accommodate 2,459 family-sized dwellings of three or more bedrooms. This leaves a remaining need of 4,154 three-bedroom dwellings after sequentially preferable sites are considered. This site could contribute around 12 dwellings (based on proposed policies on dwelling mix) to meeting that need.

5.38.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

This relatively small site comprises an industrial building surrounded by hard surfacing, albeit with a thin strip of planted land on the eastern boundary. It is a remnant of a much larger development proposal which has now been completed. A residential development of the land would be likely to result in an increase in the proportion of the land that is permeable due to the introduction of additional landscaped areas. In terms of minimisation, fluvial flood risk is consistent across the site, and the small size of the site means that it is unlikely that there are many alternative layout options to take account of flood risk.

5.38.8 **Suitability of development on site**

The site is entirely within Flood Zone 2 where residential development is considered suitable subject to passing the sequential test. The site is also at risk of surface water flooding where residential development is considered suitable subject to passing the sequential test. The exception test is not required.

5.38.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.39 WR3k: 784-794 Oxford Road (ref ST332)

5.39.1 **What is the level of fluvial flood risk?**

Flood Zone 3 with 70% allowance for climate change – 53%

Flood Zone 2 – 17%

Figure 5.81: 784-794 Oxford Road fluvial flood risk (1:1250)

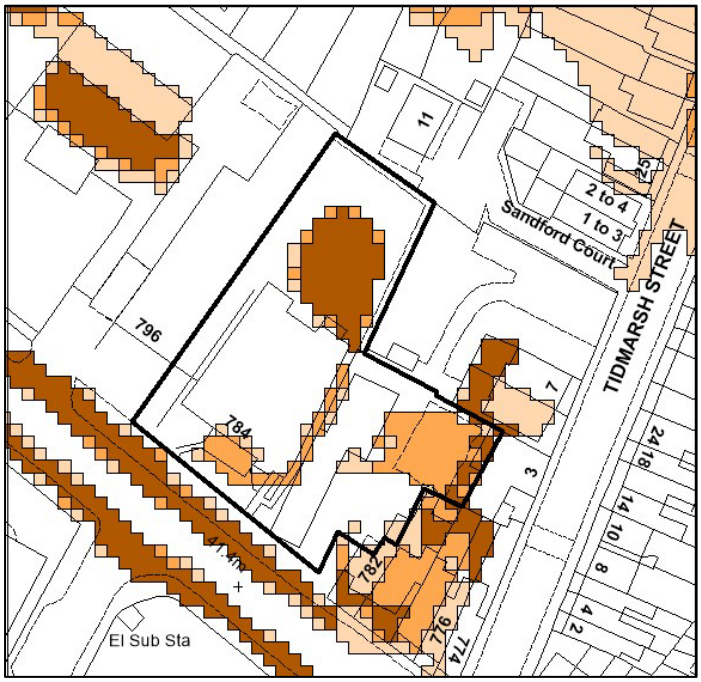
5.39.2 **What is the level of surface water flood risk?**

High – 12%

Medium – 25%

Low – 29%

Figure 5.82: 784-794 Oxford Road surface water flood risk (1:1250)



5.39.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 75%

Figure 5.83: 784-794 Oxford Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.39.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 18 to 26 dwellings. Residential is a more vulnerable use.

5.39.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

5.39.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 332 of 372 in terms of sequential preference.

Sites ST1 to ST331 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,189 dwellings. There is therefore no remaining general need for dwellings.

However, sites ST1 to ST327 only contain sufficient suitable, available and achievable land to accommodate 2,471 family-sized dwellings of three or more bedrooms. This leaves a remaining need of 4,142 three-bedroom dwellings after sequentially preferable sites are considered. This site could contribute around 15 dwellings (based on proposed policies on dwelling mix) to meeting that need.

5.39.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site is currently almost entirely taken up with buildings and hardstanding without any substantive areas of permeable surface. As such, a residential development that incorporates some degree of soft landscaping may be able to reduce flood risk overall by increasing permeability. In terms of minimising flood risk, it would potentially be possible to keep any buildings out of Flood Zone 2 which mainly affects a small area in the north of the site.

5.39.8 **Suitability of development on site**

The site is partly within Flood Zone 2 where residential development is considered suitable subject to the sequential test. The site is at risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.39.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.40 ER1m: Land adjacent to 17 Craven Road (ref ST334)

5.40.1 **What is the level of fluvial flood risk?**

None

5.40.2 **What is the level of surface water flood risk?**

High – 13%

Medium – 19%

Low – 39%

Figure 5.84: Land adjacent to 17 Craven Road surface water flood risk (1:1250)

5.40.3 **What is the level of other flood risk?**

None

5.40.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 22 to 34 dwellings. Residential is a more vulnerable use.

5.40.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

5.40.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 334 of 372 in terms of sequential preference.

Sites ST1 to ST333 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,189 dwellings. There is therefore no remaining general need for dwellings.

However, sites ST1 to ST333 only contain sufficient suitable, available and achievable land to accommodate 2,471 family-sized dwellings of three or more bedrooms. This leaves a remaining need of 4,142 three-bedroom dwellings after sequentially preferable sites are considered. This site could contribute around 12 dwellings (based on proposed policies on dwelling mix) to meeting that need.

5.40.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The flood risk on this site arises from surface water and is at least in part due to topography, with the rear of this site forming part of a wider flow route that culminates in pooling within the site. This part of the site consists mainly of open storage areas, although in the form of bare ground rather than tarmac or concrete. The ability for a residential development to introduce a greater area of permeable surface is therefore doubtful, although additional vegetation planting could improve drainage. In addition, the fact that a large proportion of the flow route is captured within the site could mean an ability to improve drainage overall for the wider area through design. In terms of minimisation, restricting development to the front of the site adjoining Craven Road would achieve this, but doing so would substantially reduce the site's ability to accommodate development.

5.40.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. The site is at risk of surface water flooding where residential development is considered suitable subject to the sequential test. The exception test is not required.

5.40.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.41 SR4d: 16-18 Bennet Road (ref ST338)

5.41.1 **What is the level of fluvial flood risk?**

None

5.41.2 **What is the level of surface water flood risk?**

High – 20%

Medium – 33%

Low – 47%

Figure 5.85: 16-18 Bennet Road surface water flood risk (1:2500)

5.41.3 **What is the level of other flood risk?**

None

5.41.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for development for approximately 2,000-3,100 sq m of industrial, warehouse or research and development use. General industry and storage and distribution are less vulnerable uses. Research and development uses are not specified, but it is assumed that these will also be less vulnerable alongside the other employment uses.

5.41.5 **What is the need for development?**

Need has been identified for 170,991 sq m of industrial, warehouse or research and development floorspace between 2023 and 2041.

5.41.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 338 of 372 in terms of sequential preference.

Sites ST1 to ST337 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 124,625 sq m of industrial, warehouse and research and development floorspace. There is a remaining need of 46,366 sq m after sequentially preferable sites are considered.

5.41.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The pattern of surface water flood risk on the site seems to relate mostly to topography, with the areas at the south of the site at highest risk. There may be some opportunities to reduce the pooling effects through the design of any development. However, the proposed use as industrial or warehousing is likely to limit the ability to include significant planted or landscaped areas.

5.41.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where employment development is considered suitable. The site is at risk of surface water flooding where employment development is suitable subject to the sequential test. The exception test is not required.

5.41.9 **Conclusion**

The development passes the sequential test for allocation for employment use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.42 CR14i: Enterprise House, 89-97 London Street (ref ST341)

5.42.1 **What is the level of fluvial flood risk?**

None

5.42.2 **What is the level of surface water flood risk?**

High – 27%

Medium – 94%

Low – 100%

Figure 5.86: Enterprise House, 89-97 London Street surface water flood risk (1:1250)

5.42.3 **What is the level of other flood risk?**

None

5.42.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use of the listed building to residential for 9 to 13 dwellings. Residential is a more vulnerable use.

5.42.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

In addition, this is a listed office building in a location where office uses have been moving over towards residential for years. The allocation is in part to ensure a beneficial use of this listed building across the plan period.

5.42.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 341 of 372 in terms of sequential preference.

Sites ST1 to ST340 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,259 dwellings. There is therefore no remaining general need for dwellings, and it is not likely that a conversion of the listed building would make any significant contribution to meeting family-sized accommodation needs.

In terms of the need for reuse of the listed building, there are no sequentially preferable sites as this is by definition linked to the specific building.

5.42.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

As the proposal is for the change of use of an existing building, opportunities for both reduction and minimisation of flood risk are both likely to be limited. It is not entirely clear why this site has been identified as being at such high risk of surface water flooding, as whilst there are extensive areas of hardstanding across the whole site, it has this in common with most of its neighbours where surface water flood risk has not been identified. Nevertheless, a residential use of the building would likely lead to requirements for some additional soft landscaping in the current rear car parking area to assist with drainage.

5.42.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. The site is at risk of surface water flooding where residential development is considered suitable subject to the sequential test. The exception test is not required.

5.42.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.43 WR3u: 132-134 Bath Road (ST342)

5.43.1 **What is the level of fluvial flood risk?**

None

5.43.2 **What is the level of surface water flood risk?**

High – 32%

Medium – 43%

Low – 53%

Figure 5.87: 132-134 Bath Road surface water flood risk (1:2500)

5.43.3 **What is the level of other flood risk?**

None

5.43.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development for 17 to 25 dwellings. Residential is a more vulnerable use.

5.43.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

5.43.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 342 of 372 in terms of sequential preference.

Sites ST1 to ST341 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,265 dwellings. There is therefore no remaining general need for dwellings.

However, sites ST1 to ST341 only contain sufficient suitable, available and achievable land to accommodate 2,489 family-sized dwellings of three or more bedrooms. This leaves a remaining need of 4,124 three-bedroom dwellings after sequentially preferable sites are considered. This site could contribute around 12 dwellings (based on proposed policies on dwelling mix) to meeting that need.

5.43.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

The site consists of a reasonably large industrial building surrounded by surface car parking, with the only planting restricted to the fringes. The highest level of surface water flood risk relates to the building itself and its immediate surrounds. The introduction of a residential development would offer clear opportunities to reduce the scale of building footprints and accommodate more vegetation and drainage opportunities. In terms of minimisation, it would be unlikely to be possible to develop avoiding the areas of highest flood risk.

5.43.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. The site is at risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.43.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.44 CR14q: Havell House, 62-66 Queens Road (ref ST344)

5.44.1 **What is the level of fluvial flood risk?**

None

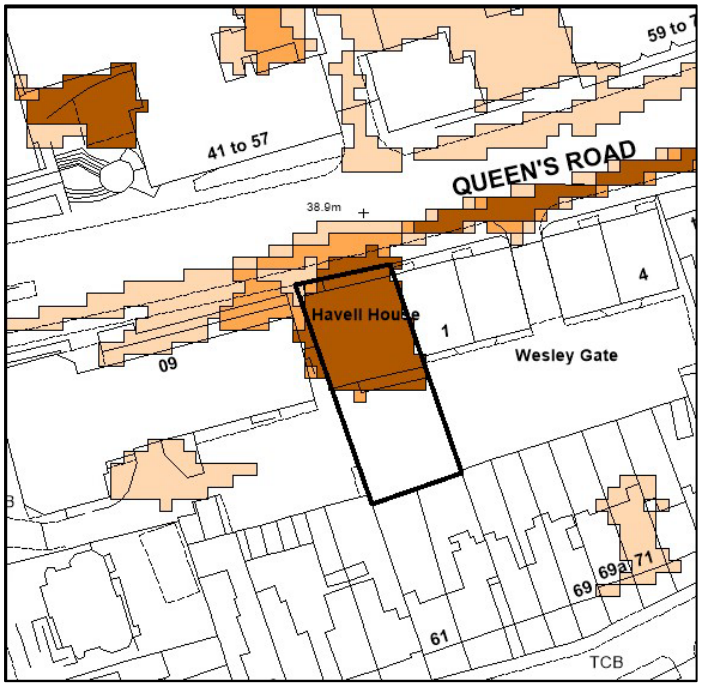
5.44.2 **What is the level of surface water flood risk?**

High – 52%

Medium – 54%

Low – 54%

Figure 5.88: Havell House, 62-66 Queens Road surface water flood risk (1:1250)



5.44.3 **What is the level of other flood risk?**

Reservoir flood risk (wet day) – 100%

Figure 5.89: Havell House, 62-66 Queens Road reservoir flood risk

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.44.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for change of use to residential for 14 to 20 dwellings. Residential is a more vulnerable use.

5.44.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041.

5.44.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 344 of 372 in terms of sequential preference.

Sites ST1 to ST343 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,283 dwellings. There is therefore no remaining general need for dwellings, and it is not likely that a conversion of the existing building would make any significant contribution to meeting family-sized accommodation needs.

This building represents an office use in a town centre location where there is a strong likelihood of the building becoming vacant during the plan period, based on the significant amount of office to residential conversions that have affected much of Queens Road's office space in recent years. The proposal therefore represents a beneficial use of a potentially vacant property.

It should be noted that assessed flood risk for this site significantly increased with the 2025 surface water flood map. Prior to that, at the point the HELAA was completed and the Regulation 19 consultation published, the flood risk on the site amounted to 26% of the land being at low risk of surface water flooding, at which point demonstration of compliance with the sequential test on the basis of residential need was more straightforward.

5.44.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

As the proposal is for the change of use of an existing building, opportunities for both reduction and minimisation of flood risk are both likely to be limited. However, the most likely reason why this building has been identified as at substantially greater risk than its neighbours is the presence of a basement where surface water would run off from Queens Road. Avoiding any residential use of this basement would therefore minimise flood risk within the site. However, it should be noted that planning permission for residential use of this basement was granted in 2020 despite any flood risk issues, and although it has now expired, this is still of relevance.

5.44.8 **Suitability of development on site**

The site is entirely within Flood Zone 1 where residential development is considered suitable. The site is at risk of surface water flooding where residential development is suitable subject to the sequential test. The exception test is not required.

5.44.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

5.45 CR14g: The Oracle Riverside East (ref ST357)

5.45.1 What is the level of fluvial flood risk?

Flood Zone 3b – 16%

Flood Zone 3 – 18%

Flood Zone 3 with 25% allowance for climate change – 17%

Flood Zone 3 with 35% allowance for climate change – 17%

Flood Zone 3 with 70% allowance for climate change – 17%

Flood Zone 2 – 20%

Figure 5.90: The Oracle Riverside East fluvial flood risk (1:2500)

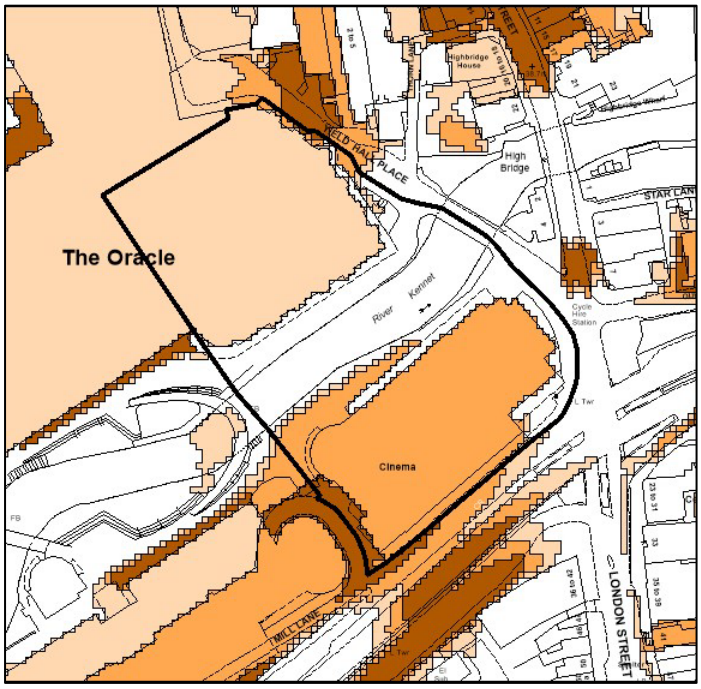
5.45.2 What is the level of surface water flood risk?

High – 2%

Medium – 34%

Low – 69%

Figure 5.91: The Oracle Riverside East surface water flood risk (1:2500)



5.45.3 **What is the level of other flood risk?**

Bedrock is Seaford Chalk, representing an increased risk of groundwater flooding

5.45.4 **What are the proposed uses?**

Allocated in the Pre-Submission Draft Local Plan Partial Update for residential development (250 to 370 dwellings) with commercial development including retail and/or leisure at the ground floor. Residential development is a more vulnerable use and retail and commercial are generally less vulnerable uses.

5.45.5 **What is the need for development?**

Need has been identified for 13,230 dwellings between 2023 and 2041, with 10,268 to be on identified sites of 10 or more dwellings in the Local Plan. As a component of that, need has been identified for 6,613 dwellings of three or more bedrooms between 2023 and 2041. No additional need has been identified for ground floor commercial floorspace, but these would be vital to enliven key areas of town centre public realm.

5.45.6 **Potential alternative sites at lower risk of flooding to meet the need**

This site is ranked as 357 of 372 in terms of sequential preference.

Sites ST1 to ST356 (Appendix 1/2) are sequentially preferable and contain sufficient suitable, available and achievable land to accommodate 11,595 dwellings. There is therefore no remaining general need for dwellings.

However, sites ST1 to ST356 only contain sufficient suitable, available and achievable land to accommodate 2,531 family-sized dwellings of three or more bedrooms. This leaves a remaining need of 4,082 three-bedroom dwellings after

sequentially preferable sites are considered. This site could contribute around 40 dwellings (based on proposed policies on dwelling mix) to meeting that need.

5.45.7 **If need remains, are there opportunities to reduce or minimise flood risk?**

There are substantial opportunities to minimise the fluvial flood risk on the site, which is the most significant issue. Compliance with policy EN11 to retain a 10m buffer free from development to the top of the riverbank would ensure that development only took place within Flood Zone 1. This is further emphasised in the draft policy CR14g which requires the avoidance of development within Flood Zone 3. Fluvial flood risk could also be reduced overall by planting along the Kennet and Avon Canal as required by the draft policy. Surface water flood risk could also be reduced by a different development format, with smaller building footprints than the current large format shopping centre allowing the introduction of vegetation and opportunities for improved drainage.

5.45.8 **Suitability of development on site**

The site is partly within Flood Zone 3 where residential development requires compliance with the exception test, for which see section 6. It is at risk of surface water flooding where residential development is suitable subject to the sequential test.

5.45.9 **Conclusion**

The development passes the sequential test for allocation for residential use, due to the fact that the identified development needs cannot be accommodated on sequentially preferable sites.

6. Stage E – Carry out the exception test of proposed development sites

6.0.1 The final stage is to carry out the exception test for those sites to which it is to be applied according to the NPPF. In each case in this report, this is due to the proposed allocation including residential development in Flood Zone 3. The six sites in table 6.1 therefore require compliance with the exception test.

Table 6.1: Sites to be subject to the exception test

Local Plan Partial Update Reference	Site
CR11i	Napier Court
CR14g	The Oracle Riverside East
CR14o	100 Kings Road
CR14s	20-22 Duke Street
SR4a	Pulleyn Park, Rose Kiln Lane
CA1a	Reading Boat Club, Thames Promenade

6.1 CR11i: Napier Court

6.1.1 **Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?**

This is a previously developed site, with existing buildings and uses, located within the town centre.

The development has been appraised within the Sustainability Appraisal. It scored positively in terms of the following objectives (as compared to the existing allocation):

- Objective 1 – To address the climate emergency and its impact by minimising CO2 emissions and other greenhouse gases, through ensuring that development adheres to the specific policies set out in the Local Plan.
- Objective 2 – Adapt to inevitable climate change in terms of preparedness for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.
- Objective 3 – Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.
- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 6 – Minimise the generation of waste and promote more sustainable approaches to waste management.
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.
- Objective 18 – Facilitate sustainable economic growth and regeneration that provides employment opportunities for all and supports a successful,

competitive, inclusive and balanced local economy that meets the needs of the area and helps to enable the transition to a low carbon economy.

This is a site in close proximity to the station which is substantially underused given its level of accessibility. It represents an opportunity to contribute substantially towards meeting the housing needs of Reading and creating a mixed use destination close to the station, with good access to services and facilities.

6.1.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has been subject to a Level 2 SFRA, which was finalised in May 2025.

The Level 2 SFRA concludes, after a detailed review of flood risk, that a new residential development at the site will be possible given that the majority of the site lies outside of Flood Zones 3a and 3b.

The Level 2 SFRA includes the following recommendations:

- Any infrastructure located in Flood Zone 3a may need to be raised above the design flood level of 37.9m AOD which which will compromise floodplain storage requiring compensatory storage elsewhere on site, which could be challenging and will reduce the amount of developable land available. A site-specific FRA would need to assess this in more detail.
- The 2% of the site that lies in Flood Zone 3b is not developable.
- A sequential approach should be implemented within the site, prioritising more vulnerable residential development outside of Flood Zone 3a and in Flood Zone 2 wherever possible. The majority of ancillary infrastructure such as car parks and green spaces could be located in higher flood risk areas, as long as it does not increase flood risk elsewhere and is designed to be appropriately resistant and resilient to flooding.
- To ensure the access route can be utilised before the site or route is inundated, early flood warning will be essential.
- Parts of the access route are shown to be at surface water risk. A site-specific FRA should consider in more detail the nature of the surface water flood risk to determine how quickly it occurs and the degree of hazard on site. If new infrastructure is proposed, the drainage strategy for the proposed development should be suitably designed to manage additional runoff arising from the development and ensure that surface water flood risk at the site and to third party land is not increased.
- In assessing and demonstrating the viability of any drainage solution for the site, a site-specific FRA should follow the non-statutory technical standards for SuDS and any relevant Local Authority Local Plan policies. The geology at the site is freely draining. However, the water table is likely high and at the same level as the river, therefore the significant use of infiltration SuDS solutions may be challenging. It is recommended that a geotechnical investigation is undertaken at this site to obtain further information relating to infiltration rates, this will confirm whether infiltration could be viable in some

areas. Attenuated discharge to a watercourse or a sewer will also need to be considered as part of a site-specific FRA.

6.1.3 **Conclusion**

The development passes the exception test for residential development.

6.2 CR14g: The Oracle Riverside East

6.2.1 **Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?**

This is a previously developed site, with existing buildings and uses, located within the town centre.

The development has been appraised within the Sustainability Appraisal. It scored positively in terms of the following objectives:

- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.
- Objective 14 – Reduce the need for travel and transport particularly by car or lorry, facilitate and encourage sustainable and active travel choices.
- Objective 18 – Facilitate sustainable economic growth and regeneration that provides employment opportunities for all and supports a successful, competitive, inclusive and balanced local economy that meets the needs of the area and helps to enable the transition to a low carbon economy.

The current uses, many of which are vacant, represent an inefficient land in the shopping core of Reading. It represents an opportunity to contribute substantially towards meeting the housing needs of Reading and creating a mixed use destination to complement the shopping focus, with good access to services and facilities, as well as ensuring that the shopping core of Reading continues to provide vital facilities in a sustainable location to serve Reading and its surroundings.

6.2.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has been subject to a Level 2 SFRA, which was finalised in April 2025.

The Level 2 SFRA concludes that a new mixed-use development at the site should be possible, however there are some barriers. It is worth noting that the HELAA on which the allocation is based (including the indicative development range) includes no use of land within Flood Zone 3.

The Level 2 SFRA includes the following recommendations:

- Given that Flood Zone 3a on the site is largely limited to the River Kennet which runs through its centre, it will be possible to locate the majority of infrastructure outside of its extent. However, pluvial flooding is also significant

at the site, although depths are limited and the extents shown in the national scale mapping. It should be considered in more detail in a site-specific FRA with potential development of a bespoke model to better inform flood risk.

- 16% of the site (0.23ha) lies in Flood Zone 3b so is not developable which reduces the amount of available land to 1.03ha. More analysis is required to verify the pluvial flood extents.
- A sequential approach should be implemented at the site, prioritising more vulnerable residential development outside of Flood Zone 3a and the 1% AEP plus an appropriate allowance for climate change flood extent (the design flood extent) where possible. Less vulnerable employment development is also preferred in these zones however can be located in Flood Zone 3a (without the need for the Exception Test) if more space is required for residential uses as long as it is demonstrated that the development does not increase flood risk elsewhere and is designed to be appropriately resistant and resilient to flooding. Pluvial flood risk should also be used to inform the development layout with more vulnerable infrastructure located outside of high-risk areas.
- A site-specific FRA should consider in more detail the nature of the surface water flood risk to determine how quickly it occurs and the degree of hazard on site as there is some uncertainty in the national scale mapping given the urban setting of the site. This may involve development of a bespoke surface water model for the site. If new infrastructure is proposed, the drainage strategy for the proposed development should be suitably designed to manage additional runoff arising from the development and ensure that surface water flood risk at the site and to third party land is not increased.
- In assessing and demonstrating the viability of any drainage solution for the site, a site-specific FRA should follow the non-statutory technical standards for SuDS and any relevant Local Authority Local Plan policies. The geology at the site is freely draining. However, the water table is likely to be high and at the same level as the river, therefore the significant use of infiltration SuDS solutions may not be possible. It is recommended that a geotechnical investigation is undertaken at this site to obtain further information relating to infiltration rates, this will confirm whether infiltration could be viable in some areas. Attenuated discharge to a watercourse or a sewer will also need to be considered as part of a site-specific FRA.
- If it is necessary to locate new infrastructure in Flood Zone 3a it may compromise flood plain storage. In turn, hydraulic modelling may need to be undertaken to assess 3rd party impacts and compensatory storage requirements. Storage and modelling requirements should be confirmed with the EA for a site-specific FRA.

6.2.3 **Conclusion**

The development passes the exception test for residential development.

6.3 CR14o: 100 Kings Road

6.3.1 **Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?**

This is a previously developed site, with an existing building and use, located within the town centre.

The development has been appraised within the Sustainability Appraisal. It scored positively in terms of the following objectives:

- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.
- Objective 14 – Reduce the need for travel and transport particularly by car or lorry, facilitate and encourage sustainable and active travel choices.

The site is already in a residential use, but as serviced apartments that do not contribute to the high level of general and affordable housing need in Reading. The proposed allocation would provide much needed general housing in a town centre location where there is excellent access to services and facilities without needing to travel.

6.3.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has not been subject to a Level 2 SFRA, as at the time it was included in the Pre-Submission Local Plan Partial Update it was entirely within Flood Zone 1.

The existing use of the sites is as serviced apartments. The proposal is to change the use of the serviced apartments to permanent residential. There would be no additional or external development necessary, and there may not need to be any internal physical changes either. The main change is an increase in the length of occupancy so that it exceeds the usual upper limit for serviced apartments, i.e. 6 months.

As such, there will be no impact on flood risk overall, and no change to the current position which is that the building is in a residential use. There is no expectation that longer tenancies will have any impact on flood risk.

6.3.3 Conclusion

The development passes the exception test for residential development.

6.4 CR14s: 20-22 Duke Street

6.4.1 **Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?**

This is a previously developed site, with an existing building and use, located within the town centre.

The development has been appraised within the Sustainability Appraisal. It scored positively in terms of the following objectives:

- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.
- Objective 14 – Reduce the need for travel and transport particularly by car or lorry, facilitate and encourage sustainable and active travel choices.

This building is one of central Reading's most longstanding vacancies, having been unoccupied for decades. Despite being a generally high quality building, this vacancy detracts from the conservation area in which the site is located. As well as bringing life back to this site that sits on a town centre shopping street, the proposed allocation would provide much needed general housing in a town centre location where there is excellent access to services and facilities without needing to travel.

6.4.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has been subject to a Level 2 SFRA, which was finalised in May 2025.

The Level 2 SFRA concludes, after a detailed review of flood risk, that, as only a small proportion of the site is located in Flood Zone 3a with the majority of its area falling in Flood Zone 1 a residential development should be possible.

The Level 2 SFRA includes the following recommendations:

- Building footprints and infrastructure should be sited outside of the small area lying within the modelled design flood extent
- A sequential approach should be implemented within the site, prioritising more vulnerable residential development in lower flood risk areas with ancillary infrastructure such as car parks and green spaces located in higher flood risk areas. This should use the climate change extents, as these clearly show the graduation in flood risk across the site. Pluvial flood risk should also be used to inform the development layout with more vulnerable infrastructure located outside of high-risk areas.
- To avoid areas of surface water flood risk, site users should continue south, crossing the River Kennet along Yield Hall Place to areas of lower flood risk.
- A site-specific FRA should consider in more detail the nature of the surface water flood risk to determine how quickly it occurs and the degree of hazard on site. If new infrastructure is proposed, the drainage strategy for the proposed development should be suitably designed to manage additional runoff arising from the development and ensure that surface water flood risk at the site and to third party land is not increased.
- In assessing and demonstrating the viability of any drainage solution for the site, a site-specific FRA should follow the non-statutory technical standards for SuDS and any relevant Local Authority Local Plan policies. The geology at

the site is freely draining. However, the water table is likely to be high and at the same level as the river, therefore the significant use of infiltration SuDS solutions may not be possible. It is recommended that a geotechnical investigation is undertaken at this site to obtain further information relating to infiltration rates, this will confirm whether infiltration could be viable in some areas. Attenuated discharge to a watercourse or a sewer will also need to be considered as part of a site-specific FRA.

6.4.3 **Conclusion**

The development passes the exception test for residential development.

6.5 SR4a: Pulleyn Park, Rose Kiln Lane

6.5.1 **Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?**

This is a previously developed site, with existing buildings and uses, located within a short distance of the town centre.

The development has been appraised as part of the policy SR4 appraisal within the Sustainability Appraisal. It scored positively in terms of the following objectives (as compared to the existing allocation):

- Objective 1 – To address the climate emergency and its impact by minimising CO2 emissions and other greenhouse gases, through ensuring that development adheres to the specific policies set out in the Local Plan.
- Objective 2 – Adapt to inevitable climate change in terms of preparedness for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.
- Objective 3 – Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.
- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 5 – Minimise the generation of waste and promote more sustainable approaches to waste management.
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.

This site currently represents an inefficient use of land within close proximity (around 600m) of the town centre. The proposed allocation would provide much needed general housing in an accessible location where there is good access to services and facilities by means other than the car.

6.5.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has been subject to a Level 2 SFRA, which was finalised in May 2025.

The Level 2 SFRA concludes, after a detailed review of flood risk, that, as a small proportion of the site is located in Flood Zone 3a with the majority of its area falling in Flood Zone 1, and with surface water flood risk at the site also limited, a residential development should be possible.

The Level 2 SFRA includes the following recommendations:

- Building footprints and infrastructure should be sited outside of the modelled fluvial and surface water design flood extent.
- A sequential approach should be implemented at the site, prioritising more vulnerable residential development in lower flood risk areas with ancillary infrastructure such as car parks and green spaces located in higher flood risk areas if required. This is under the assumption that it is demonstrated that it does not increase flood risk elsewhere and is designed to be appropriately resistant and resilient to flooding. For this site it is recommended that both the fluvial and surface water climate change extents are used, which more clearly show the graduation in flood risk across the site.
- The drainage strategy for the proposed development should be suitably designed to manage additional runoff arising from the development and ensure that surface water flood risk at the site and to third party land is not increased.
- In assessing and demonstrating the viability of any drainage solution for the site, a site-specific FRA should follow the non-statutory technical standards for SuDS and any relevant Local Authority Local Plan policies. The geology at the site is freely draining. However, the water table is likely high and at the same level as the river, therefore the significant use of infiltration SuDS solutions may be challenging. It is recommended that a geotechnical investigation is undertaken at this site to obtain further information relating to infiltration rates, this will confirm whether infiltration could be viable in some areas. Attenuated discharge to a watercourse or a sewer will also need to be considered as part of a site-specific FRA.
- Occupants should utilise the nearby flood warning system to ensure prompt evacuation, this is because of the inherent uncertainty of hydraulic models and the site's adjacency to two watercourses.

6.5.3 Conclusion

The development passes the exception test for residential development.

6.6 CA1a: Reading Boat Club, Thames Promenade

6.6.1 Does the development provide wider sustainability benefits to the community that would outweigh the flood risk?

This is an in-use site, part of which is previously developed, located within an urban area.

The development has been appraised as part of the policy SR4 appraisal within the Sustainability Appraisal. It scored positively in terms of the following objectives (as compared to the existing allocation):

- Objective 1 – To address the climate emergency and its impact by minimising CO2 emissions and other greenhouse gases, through ensuring that development adheres to the specific policies set out in the Local Plan.
- Objective 2 – Adapt to inevitable climate change in terms of preparedness for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.
- Objective 3 – Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.
- Objective 4 – Minimise the consumption of, and reduce damage to, undeveloped land
- Objective 5 – Minimise the generation of waste and promote more sustainable approaches to waste management.
- Objective 13 – Ensure high quality, sustainable housing of a type and cost appropriate to the needs of the area.
- Objective 18 – Facilitate sustainable economic growth and regeneration that provides employment opportunities for all and supports a successful, competitive, inclusive and balanced local economy that meets the needs of the area and helps to enable the transition to a low carbon economy.

Development would make good use of a site on the fringe of a district centre and within easy walking distance of the centre of Reading and the station, and with good access to services, facilities and open space. It would provide housing to help to meet the substantial need within Reading.

6.6.2 **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?**

The site has been subject to a Level 2 SFRA, which was finalised in April 2025.

The Level 2 SFRA concludes that a residential development at the site faces significant barriers and it is recommended that only the lower dwelling amount (18 dwellings) is considered for development on flood risk grounds. However, this was on an assumption of 60 dwellings per hectare, whilst the HELAA on which the allocation was based assumed 112 dwellings per hectare and applied this only to the land in Flood Zone 2, whilst the site allocation limits development to the areas outside Flood Zone 3. A site-specific FRA would need to assess in more detail the requirements for compensatory storage.

The Level 2 SFRA includes the following recommendations:

- The 34% of the site in Flood Zone 3b is not developable.
- A large amount of infrastructure would need to be raised above the design flood level of 38.4m AOD which will compromise floodplain storage which will need to be offset by compensatory storage (this assumes development in

Flood Zone 3a). A site-specific FRA would need to assess in more detail the requirements for compensatory storage.

- A sequential approach should be implemented within the site, prioritising more vulnerable residential development outside of Flood Zone 3a and in Flood Zone 2 wherever possible. To facilitate this, the majority of ancillary infrastructure such as car parks and green spaces could be located in higher flood risk areas; however no development should be located in Flood Zone 3b and it must be appropriately resilient to flooding without increasing risk elsewhere.
- Parts of the access route are shown to be at surface water risk. A site-specific FRA should consider in more detail the nature of the surface water flood risk to determine how quickly it occurs and the degree of hazard on site. If new infrastructure is proposed, the drainage strategy for the proposed development should be suitably designed to manage additional runoff arising from the development and ensure that surface water flood risk at the site and to third party land is not increased.
- To ensure the access route can be utilised before the site or route is inundated, early flood warning will be essential. It should be noted that the River Thames catchment, which the site falls within is dominated by chalk and has relatively slow river response times to storm events, being groundwater, rather than surface water dominated. This increases the time taken for inundation and for adequate warnings and preparation in an extreme flood event.
- In assessing and demonstrating the viability of any drainage solution for the site, a site-specific FRA should follow the non-statutory technical standards for SuDS and any relevant Local Authority Local Plan policies. The geology at the site is freely draining. However, the water table is likely high and at the same level as the river, therefore the significant use of infiltration SuDS solutions may not be possible. It is recommended that a geotechnical investigation is undertaken at this site to obtain further information relating to infiltration rates, this will confirm whether infiltration could be viable in some areas. Attenuated discharge to a watercourse or a sewer will also need to be considered as part of a site-specific FRA.
- New infrastructure may compromise flood plain storage. Hydraulic modelling may need to be undertaken to assess 3rd party impacts and compensatory storage requirements. Storage and modelling requirements should be confirmed with the EA for a site-specific FRA. Furthermore, given the flood risk at the site provision of a Flood Evacuation Plan (FEP) should be considered.

6.6.3 **Conclusion**

The development passes the exception test for residential development.

7. Conclusion

7.0.1 The following sites have been demonstrated to pass the sequential test and, where necessary, the exception test. As such, they are proposed to be identified within the Local Plan Partial Update as development allocations. However, further information, including a Flood Risk Assessment, will be required at planning application stage to justify any specific proposals.

Table 7.1: Summary of results of sequential and exception test

LP Ref	Site	Sequential test passed	Exception test passed
CR11d	Brunel Arcade and Apex Plaza	Y	N/A
CR11e	North of the Station	Y	N/A
CR11f	West of Caversham Road	Y	N/A
CR11g	Riverside	Y	N/A
CR11i	Napier Court	Y	Y
CR12a	Cattle Market	Y	N/A
CR12b	Great Knollys Street and Weldale Street	Y	N/A
CR12e	Hosier Street	Y	N/A
CR13a	Reading Prison	Y	N/A
CR13b	Forbury Retail Park	Y	N/A
CR13c	Forbury Business Park and Kenavon Drive	Y	N/A
CR14d	173-175 Friar Street and 27-32 Market Place	Y	N/A
CR14g	The Oracle Riverside East	Y	Y
CR14i	Enterprise House, 89-97 London Street	Y	N/A
CR14m	Caversham Lock Island	Y	N/A
CR14n	Reading Central Library, Abbey Square	Y	N/A
CR14o	100 Kings Road	Y	Y
CR14p	Queens Wharf, Queens Road	Y	N/A
CR14q	Havell House, 62-66 Queens Road	Y	N/A
CR14r	John Lewis Depot, Mill Lane	Y	N/A
CR14s	20-22 Duke Street	Y	Y
CR14t	Aquis House, 49-51 Forbury Road	Y	N/A
CR14v	2 Norman Place	Y	N/A
CR14w	Reading Bridge House, George Street	Y	N/A
CR14x	Part of Tesco Car Park, Napier Road	Y	N/A
CR14y	Kennet Place, Kings Road	Y	N/A
CR14z	Sapphire Plaza, Watlington Street	Y	N/A
CR14aa	Part of Reading College, Kings Road	Y	N/A
SR1a	Land South of Island Road	Y	N/A

LP Ref	Site	Sequential test passed	Exception test passed
SR4a	Pulleyn Park, Rose Kiln Lane	Y	Y
SR4c	169-173 Basingstoke Road	Y	N/A
SR4d	16-18 Bennet Road	Y	N/A
SR4g	Reading Link Retail Park, Rose Kiln Lane	Y	N/A
SR4h	11 Basingstoke Road	Y	N/A
WR3b	2 Ross Road and Meadow Road	Y	N/A
WR3i	Land at Portman Way	Y	N/A
WR3k	784-794 Oxford Road	Y	N/A
WR3l	816 Oxford Road	Y	N/A
WR3u	132-134 Bath Road	Y	N/A
WR3w	Part of Tesco Car Park, Portman Road	Y	N/A
WR3x	1-15 St George's Road	Y	N/A
CA1a	Reading Boat Club, Thames Promenade	Y	Y
CA1h	Hemdean House School, Hemdean Road	Y	N/A
ER1i	261-275 London Road	Y	N/A
ER1m	Land adjacent to 17 Craven Road	Y	N/A

Appendix 1: Sites considered as part of the sequential test and their level of flood risk

This table sets out the level of flood risk for all sites considered as part of the sequential test from all assessed sources. These are ranked in order of flood risk using the methodology described in Stage B.

The table headers represent the following:

- Rank – the rank of the site in order of sequential preference, with 1 being at lowest risk of flooding.
- ST Ref – the reference code used in this sequential test
- LP Ref – the Local Plan allocation code, if relevant
- Site – site address and description
- FZ3b (%) – the proportion of the site within Flood Zone 3b
- FZ3 (%) – the proportion of the site within Flood Zone 3 (including any land also within Flood Zone 3b)
- FZ2 (%) – the proportion of the site within Flood Zone 2 (including any land also within Flood Zones 3 and 3b)
- FX3 + 25% (%) – the proportion of the site that would be in Flood Zone 3 under the 25% climate change scenario
- FX3 + 35% (%) – the proportion of the site that would be in Flood Zone 3 under the 35% climate change scenario (including any land that would also be in Flood Zone 3 under the 25% climate change scenario)
- FX3 + 70% (%) – the proportion of the site that would be in Flood Zone 3 under the 70% climate change scenario (including any land that would also be in Flood Zone 3 under the 25% and 35% climate change scenarios)
- SW High (%) – the proportion of the site that is at high risk of surface water flooding
- SW Med (%) – the proportion of the site that is at medium risk of surface water flooding (including any land that is also at high risk)
- SW Low (%) – the proportion of the site that is at low risk of surface water flooding (including any land that is also at high or medium risk)
- Res Dry (%) – the proportion of the site that is at risk of reservoir flooding on a dry day
- Res Wet (%) – the proportion of the site that is at risk of reservoir flooding on a wet day
- Groundwater – any comments on the risk of groundwater flooding

Table A1.1: Potential development sites and their level of flood risk

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
1 =	ST1	None	133-137 Wantage Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST2	None	126 Tilehurst Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST3	None	Yeomanry House, Castle Hill	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST4	None	53-55 Argyle Road	0	0	0	0	0	0	0	0	3	0	0	None
1 =	ST5	None	Webb's Close, Berkeley Avenue	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST6	None	31 Bath Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST7	WR3y	72 Berkeley Avenue	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST8	None	Wensley Road	0	0	0	0	0	0	1	1	3	0	0	None
1 =	ST9	None	45 Tilehurst Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST10	None	48 Bath Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST11	None	177 Basingstoke Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST12	None	Land rear of 50-52 Cressingham Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST13	None	Rear of 9 Chalgrove Way, Emmer Green	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST14	CR14j	Corner of Crown Street and Southampton Street	0	0	0	0	0	0	0	0	1	0	0	None
1 =	ST15	None	The Woodley Arms PH, Waldeck Street	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST16	None	11 Glebe Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST17	None	196 Basingstoke Road & 5 Cradock Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST18	None	19-37 Boulton Road	0	0	0	0	0	0	0	3	4	0	0	None
1 =	ST19	None	Car dealerships, north of Rose Kiln Lane	0	0	0	0	0	0	1	2	4	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
1 =	ST20	None	Tunbridge Jones, Cradock Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST21	None	The Faculty, 23-27 London Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST22	None	40-48 Mount Pleasant	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST23	None	75-81 Southampton Street	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST24	None	220 Elgar Road South	0	0	0	0	0	0	0	0	1	0	0	None
1 =	ST25	None	Trinity Hall, South Street	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST26	SR4i	85-87 Basingstoke Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST27	None	85 Pell Street	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST28	None	12-18 Crown Street	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST29	WR3s	Land at Kentwood Hill	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST30	WR3t	Land at Armour Hill	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST31	None	Allotments and the Withies, Kentwood Hill	0	0	0	0	0	0	0	0	1	0	0	None
1 =	ST32	None	Victoria Recreation Ground, Kentwood Hill	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST33	None	Rear of 169-185 Rodway Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST34	None	103 Dee Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST35	None	16c Upton Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST36	None	63-86 Rowe Court	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST37	None	Land adjacent to Thorpe House, Colliers Way	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST38	ER1k	131 Wokingham Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST39	None	Land at Green Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST40	ER1n	51 Church Road, Earley	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST41	SR4b	Rear of 3-29 Newcastle Road	0	0	0	0	0	0	0	0	0	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
1 =	ST42	ER1c	Land rear of 8-26 Redlands Road	0	0	0	0	0	0	0	0	2	0	0	None
1 =	ST43	ER1d	Land adjacent to 40 Redlands Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST44	None	46 Redlands Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST45	SR4j	Land at Warwick House, Warwick Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST46	None	13-15 Craven Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST47	None	Land rear of 8-14 Allcroft Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST48	None	35 Christchurch Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST49	WR3p	Former Alice Burrows Home, Dwyer Road	0	0	0	0	0	0	0	0	3	0	0	None
1 =	ST50	None	Dellwood Hospital, Liebenrood Road	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST51	None	37 Circuit Lane	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST52	WR3v	Former Southcote Library, Coronation Square	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST53	WR2	Park Lane Primary School, Downing Road and The Laurels	0	0	0	0	0	0	0	0	2	0	0	None
1 =	ST54	None	Berkshire Van Hire, Basingstoke Road	0	0	0	0	0	0	0	0	1	0	0	None
1 =	ST55	SR4l	Land at Drake Way	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST56	None	Land at Drake Way (North)	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST57	None	22 Commercial Road	0	0	0	0	0	0	0	0	4	0	0	None
1 =	ST58	None	St Paul's Church and Hall	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST59	None	478 Basingstoke Road	0	0	0	0	0	0	0	1	2	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
1 =	ST60	SR4k	Former Sales and Marketing Suite, Drake Way	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST61	None	142 Whitley Wood Lane	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST62	None	Confidential Site 1	0	0	0	0	0	0	0	0	2	0	0	None
1 =	ST63	None	Confidential Site 3	0	0	0	0	0	0	1	1	4	0	0	None
1 =	ST64	None	Confidential Site 7	0	0	0	0	0	0	0	0	1	0	0	None
1 =	ST65	None	Confidential Site 9	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST66	None	Confidential Site 10	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST67	None	Confidential site 15	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST68	None	Confidential site 16	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST69	None	Confidential site 20	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST70	None	Confidential site 24	0	0	0	0	0	0	0	0	0	0	0	None
1 =	ST71	None	Confidential site 29	0	0	0	0	0	0	0	0	0	0	0	None
73=	ST72	CR12d	Broad Street Mall	0	0	0	0	0	0	0	1	2	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST73	None	3-10 Market Place, Abbey Hall & Abbey Square	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST74	None	143-145 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST75	None	78 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST76	None	149-153 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST77	None	40 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST78	None	38 Oxford Road & 5 Cheapside	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST79	None	159 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
73=	ST80	None	37-43 Blagrave Street	0	0	0	0	0	0	0	1	2	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST81	None	The Butler PH, Chatham Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST82	None	7 Blagrave Street	0	0	0	0	0	0	0	0	4	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST83	None	1-3 Greyfriars Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST84	CR14ab	160-163 Friar Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST85	None	15-18 Friar Street, 2-16 Station Road and Harris Arcade	0	0	0	0	0	0	0	0	4	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST86	None	Rear of 8-32 Clifton Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST87	None	Part of City Wall House, 26 West Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST88	CR14u	33 Blagrave Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST89	None	87 Broad Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST90	None	200-202 Broad Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST91	None	165 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST92	None	149-150 Friar Street and 2-4 Queen Victoria Street	0	0	0	0	0	0	0	0	2	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST93	None	23-24 Market Place	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST94	None	13-15 Market Place	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
73=	ST95	None	Curzon Club, 362 Oxford Road	0	0	0	0	0	0	0	0	1	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST96	None	Land rear of 27-43 Blenheim Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST97	CA1f	Rear of 1 & 3 Woodcote Road and 21 St Peters Hill	0	0	0	0	0	0	0	0	1	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST98	None	142 Kidmore Road, Caversham	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST99	None	Land adjacent to 54 Highdown Hill Road, Emmer Green	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST100	None	Outlands, Upper Warren Avenue	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST101	None	Highdown School, Surley Row	0	0	0	0	0	0	0	0	2	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST102	None	Plots A & B Gravel Hill	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST103	None	Highridge, Upper Warren Avenue	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST104	None	161 Upper Woodcote Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST105	WR3f	4 Berkeley Avenue	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST106	None	Part of Reading Golf Course, Kidmore End Road	0	0	0	0	0	0	0	1	3	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST107	CA1c	Land at Lowfield Road	0	0	0	0	0	0	1	1	1	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST108	CA1e	Rear of 13 and 14a Hawthorne Road and 284-292 Henley Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST109	CA2	Caversham Park	0	0	0	0	0	0	0	0	2	0	0	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
73=	ST110	None	58 Crawshay Drive, Emmer Green	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST111	None	Land north east of Caversham Park Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST112	CR14h	Central Club, London Street	0	0	0	0	0	0	0	0	1	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST113	None	21 South Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST114	None	75-77 London Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST115	None	43 London Street	0	0	0	0	0	0	0	1	2	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST116	None	34-38 Southampton Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST117	None	Zoar Strict Baptist Chapel, South Street	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST118	WR3r	Former Charters Car Sales, Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST119	None	1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST120	None	Alexander House, Kings Road	0	0	0	0	0	0	0	0	4	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST121	None	Land adjacent to 300 Kings Road	0	0	0	0	0	0	0	2	3	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST122	ER1l	Princes House, 23A London Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST123	None	Mulberry House, 1A Eldon Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST124	CR14l	187-189 Kings Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST125	None	Elite House, 179 Kings Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding

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73=	ST126	None	173-177 Kings Road	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST127	None	Confidential Site 2	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST128	None	Confidential Site 5	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST129	None	Confidential site 14	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST130	None	Confidential site 17	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST131	None	Confidential site 23	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
73=	ST132	None	Confidential site 30	0	0	0	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
133	ST133	WR3j	Land at Moulsford Mews	0	0	0	0	0	0	0	1	2	0	10	Seaford chalk - increased risk of groundwater flooding
134	ST134	None	Confidential Site 6	0	0	0	0	0	0	0	2	3	4	19	Seaford chalk - increased risk of groundwater flooding
135	ST135	CR14y	Kennet Place, Kings Road	0	0	0	0	0	0	0	0	0	0	24	Seaford chalk - increased risk of groundwater flooding
136	ST136	None	Royal Court, Kings Road	0	1	2	1	1	3	0	0	0	0	51	Seaford chalk - increased risk of groundwater flooding
137	ST137	None	27 Hamilton Road	0	0	0	0	0	0	0	0	0	0	58	None
138	ST138	None	16-22 Portman Road and 47-73 Loverock Road	0	0	1	0	0	4	0	0	0	0	64	Seaford chalk - increased risk of groundwater flooding
139	ST139	ER1i	261-275 London Road	0	0	0	0	0	0	0	0	1	0	66	Seaford chalk - increased risk of groundwater flooding
140	ST140	CR14n	Reading Central Library, Abbey Square	4	4	4	0	0	0	0	0	0	0	76	Seaford chalk - increased risk of groundwater flooding
141=	ST141	None	Clarendon House 59-75 Queens Road	0	0	0	0	0	0	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
141=	ST142	None	Warwick Arms, 77-79 Kings Road	0	0	0	0	0	0	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
143	ST143	None	70-78 Wokingham Road	0	0	0	0	0	0	0	0	1	15	100	None
144=	ST144	None	Hyperion Way	0	0	0	0	0	0	1	3	5	0	0	None
144=	ST145	None	Office buildings, Worton Drive and Imperial Way	0	0	2	0	0	0	2	3	5	0	0	None
146=	ST146	None	Broughton Close and 44-50 Portman Road	0	0	0	0	0	0	2	2	5	0	4	Seaford chalk - increased risk of groundwater flooding
146=	ST147	None	54-58 Queens Road	0	0	0	0	0	0	0	0	5	0	0	Seaford chalk - increased risk of groundwater flooding
148=	ST148	None	160 Basingstoke Road	0	0	0	0	0	0	1	2	6	0	0	None
148=	ST149	None	Moorlands Primary School, Church End Lane	0	0	0	0	0	0	1	1	6	0	0	None
150=	ST150	None	50-60 Portman Road and 117-123 Loverock Road	0	0	0	0	0	0	2	3	6	0	0	Seaford chalk - increased risk of groundwater flooding
150=	ST151	CA1d	Rear of 200-214 Henley Road, 12-24 All Hallows Road and 7 & 8 Copse Avenue	0	0	0	0	0	0	1	2	6	0	0	Seaford chalk - increased risk of groundwater flooding
152	ST152	None	Albury Close	0	0	0	0	0	0	3	4	6	0	32	Seaford chalk - increased risk of groundwater flooding
153=	ST153	None	4 Downshire Square	0	0	0	0	0	0	0	0	7	0	0	None
153=	ST154	None	University of Reading, The Chancellers Way & Shinfield Road	0	0	0	0	0	0	2	4	7	0	0	None
153=	ST155	None	Imperial Way	0	0	0	0	0	0	2	4	7	0	0	None
156	ST156	None	Confidential site 12	0	0	0	0	0	0	0	0	7	0	0	Seaford chalk - increased risk of groundwater flooding
157=	ST157	SR3	Land South of Elgar Road	0	0	0	0	0	0	2	4	8	0	0	None
157=	ST158	ER1e	St Patricks Hall, Northcourt Avenue	0	0	0	0	0	0	0	3	8	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
157=	ST159	None	Lancaster Jaguar, Bennet Road, Reading	0	0	0	0	0	4	2	4	8	0	0	None
160=	ST160	CR11a	Friar Street and Station Road	0	0	0	0	0	0	1	2	8	0	0	Seaford chalk - increased risk of groundwater flooding
160=	ST161	CR12c	Chatham Street, Eaton Place and Oxford Road	0	0	0	0	0	0	1	2	8	0	0	Seaford chalk - increased risk of groundwater flooding
160=	ST162	None	78-86 London Road	0	0	0	0	0	0	0	0	8	0	0	Seaford chalk - increased risk of groundwater flooding
160=	ST163	None	Garages r/o 4-10 Frilsham Road	0	0	0	0	0	0	0	1	8	0	0	Seaford chalk - increased risk of groundwater flooding
160=	ST164	None	Land east of Prince William Drive, Lower Elmstone Road	0	0	0	0	0	0	0	1	8	0	0	Seaford chalk - increased risk of groundwater flooding
160=	ST165	None	Confidential site 25	0	0	0	0	0	0	0	0	8	0	0	Seaford chalk - increased risk of groundwater flooding
166=	ST166	None	40 and 62-68 Silver Street	0	0	0	0	0	0	0	0	9	0	0	None
166=	ST167	SR1c	Island Road A33 Frontage	0	0	0	0	0	0	1	2	9	0	0	None
168	ST168	None	Reading College (remainder), Kings Road	0	0	0	0	0	0	1	3	9	0	0	Seaford chalk - increased risk of groundwater flooding
169	ST169	None	Commercial Road East	0	0	0	0	0	0	0	1	10	0	0	None
170=	ST170	None	Civic Offices, Bridge Street	0	0	0	0	0	0	2	3	10	0	0	Seaford chalk - increased risk of groundwater flooding
170=	ST171	WR3x	1-15 St George's Road	0	0	0	0	0	0	0	0	10	0	0	Seaford chalk - increased risk of groundwater flooding
170=	ST172	CR14aa	Part of Reading College, Kings Road	0	0	0	0	0	0	0	4	10	0	0	Seaford chalk - increased risk of groundwater flooding
173	ST173	None	34 Parkside Road	0	0	0	0	0	0	0	0	13	0	0	None
174	ST174	None	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	0	0	14	0	0	0	1	1	2	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
175	ST175	None	20 Chazey Road	0	0	0	0	0	0	0	2	14	0	0	Seaford chalk - increased risk of groundwater flooding
176	ST176	None	25-31 London Street	0	0	0	0	0	0	0	0	14	0	9	Seaford chalk - increased risk of groundwater flooding
177	ST177	None	Tangent House, 16 Forbury Road	0	0	0	0	0	0	0	0	15	0	0	Seaford chalk - increased risk of groundwater flooding
178 =	ST178	None	Rising Sun 18 Forbury Road	0	0	0	0	0	0	0	0	16	0	0	Seaford chalk - increased risk of groundwater flooding
178 =	ST179	CA1h	Hemdean House School, Hemdean Road	0	0	0	0	0	0	2	4	16	0	0	Seaford chalk - increased risk of groundwater flooding
180	ST180	CR14z	Sapphire Plaza, Watlington Street	0	0	0	0	0	1	0	0	16	0	94	Seaford chalk - increased risk of groundwater flooding
181	ST181	None	60 Queens Road	0	0	0	0	0	0	1	4	17	0	97	Seaford chalk - increased risk of groundwater flooding
182	ST182	CR14t	Aquis House, 49-51 Forbury Road	0	0	0	0	0	0	0	1	18	0	0	Seaford chalk - increased risk of groundwater flooding
183 =	ST183	None	Land at 9 Upper Crown Street	0	0	0	0	0	0	0	3	20	0	0	None
183 =	ST184	None	Brunel Retail Park, Rose Kiln Lane	0	0	20	0	0	0	1	1	5	0	0	None
185	ST185	SR4h	11 Basingstoke Road	0	0	0	0	0	0	1	4	21	0	0	None
186	ST186	None	14 Bennet Road	0	0	0	0	0	0	1	1	25	0	0	None
187	ST187	None	18 Parkside Road	0	0	0	0	0	0	0	0	34	0	0	None
188	ST188	None	Bennet Court, Bennet Road	0	0	0	0	0	0	1	1	37	0	0	None
189	ST189	None	Io Trade Centre, Deacon Way	0	0	43	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
190	ST190	None	Car dealerships, Rose Kiln Lane	1	2	45	2	3	4	2	4	23	0	0	Seaford chalk - increased risk of groundwater flooding
191	ST191	None	2, 4, 6 Water Road and 158 Dee Road	0	0	0	0	0	0	0	1	46	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
192	ST192	None	Grovelands Baptist Church, Oxford Road	0	0	0	0	0	0	1	2	46	0	0	Seaford chalk - increased risk of groundwater flooding
193	ST193	CR14p	Queens Wharf, Queens Road	0	0	0	0	0	0	0	0	73	0	100	Seaford chalk - increased risk of groundwater flooding
194	ST194	None	Land south west of Junction 11 of the M4	0	0	74	0	0	0	0	1	2	0	0	None
195	ST195	None	Site at Green Park Village, Flagstaff Road	0	0	100	0	0	0	0	0	0	0	0	None
196	ST196	None	21 Rose Kiln Lane	0	0	100	0	0	0	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
197	ST197	None	2-4 Deacon Way	0	0	100	0	1	2	2	4	9	0	18	Seaford chalk - increased risk of groundwater flooding
198	ST198	None	62 Portman Road	0	0	1	0	0	8	0	2	2	0	26	Seaford chalk - increased risk of groundwater flooding
199	ST199	None	Battle Farm Trading Estate and 60 and 85 Loverock Road	0	0	1	0	1	10	2	3	7	0	100	Seaford chalk - increased risk of groundwater flooding
200	ST200	None	9-27 Greyfriars Road	0	0	4	0	0	11	0	0	1	0	8	Seaford chalk - increased risk of groundwater flooding
201	ST201	WR3b	2 Ross Road and Meadow Road	0	0	5	2	2	15	3	3	5	0	100	Seaford chalk - increased risk of groundwater flooding
202	ST202	WR3w	Part of Tesco Car Park, Portman Road	0	0	66	4	4	21	0	0	0	0	67	Seaford chalk - increased risk of groundwater flooding
203	ST203	None	Bridgewater Close	0	0	23	3	4	48	1	3	8	0	69	Seaford chalk - increased risk of groundwater flooding
204	ST204	None	Land at Regent Court, Great Knollys Street	0	0	1	0	0	58	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
205	ST205	None	Land west of A33 and south of Berkeley Avenue	0	0	18	0	0	73	0	0	0	0	0	Seaford chalk - increased risk of groundwater flooding
206	ST206	SR4g	Reading Link Retail Park, Rose Kiln Lane	0	0	12	0	0	82	1	4	10	0	0	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
207	ST207	None	8 Tessa Road and 14-16 Richfield Avenue	0	0	100	4	5	62	3	4	8	0	100	Seaford chalk - increased risk of groundwater flooding
208	ST208	None	14 Portman Road and the Portman Centre	0	0	27	3	7	97	1	2	7	0	100	Seaford chalk - increased risk of groundwater flooding
209	ST209	None	Weighbridge Row	0	0	98	4	8	23	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
210	ST210	CR14w	Reading Bridge House, George Street	0	2	96	4	83	100	0	0	4	0	96	Seaford chalk - increased risk of groundwater flooding
211	ST211	None	Fobney Mead, Island Road	0	4	100	5	5	74	1	3	7	0	0	None
212	ST212	SR1a	Land south of Island Road	0	4	43	5	6	7	0	0	1	0	0	None
213	ST213	None	1-5 Tessa Road and 18-26 Richfield Avenue	0	0	100	8	10	37	2	3	8	0	100	Seaford chalk - increased risk of groundwater flooding
214	ST214	None	140-146 Cardiff Road	0	0	100	8	15	91	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
215	ST215	CR14v	2 Norman Place	0	4	21	10	17	44	0	3	6	0	100	Seaford chalk - increased risk of groundwater flooding
216	ST216	None	2-12 Richfield Avenue	0	0	100	12	27	88	1	3	10	0	100	Seaford chalk - increased risk of groundwater flooding
217	ST217	CR11g	Riverside	0	0	59	22	35	86	1	1	4	0	100	Seaford chalk - increased risk of groundwater flooding
218	ST218	None	205-219 Henley Road	4	4	54	28	29	36	0	2	4	0	21	Seaford chalk - increased risk of groundwater flooding
219	ST219	None	Confidential Site 4	0	0	100	79	100	100	0	0	15	0	100	Seaford chalk - increased risk of groundwater flooding
220	ST220	CR14x	Part of Tesco Car Park, Napier Road	0	0	100	90	94	100	0	0	25	0	96	Seaford chalk - increased risk of groundwater flooding
221	ST221	None	131-215 Cardiff Road	0	1	100	95	100	100	2	3	23	0	100	Seaford chalk - increased risk of groundwater flooding
222	ST222	CR11d	Brunel Arcade and Apex Plaza	0	0	1	1	1	2	3	5	6	0	5	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
223	ST223	None	3-19 The Triangle, Tilehurst	0	0	0	0	0	0	0	5	7	0	0	None
224	ST224	CR11b	Greyfriars Road Corner	0	0	0	0	0	0	3	5	8	0	0	Seaford chalk - increased risk of groundwater flooding
225	ST225	ER1b	Dingley House, 3-5 Craven Road	0	0	0	0	0	0	0	5	11	0	0	None
226	ST226	CR14r	John Lewis Depot, Mill Lane	0	0	0	0	0	0	0	5	14	0	0	Seaford chalk - increased risk of groundwater flooding
227	ST227	CR13b	Forbury Retail Park	0	0	0	0	0	0	3	5	15	0	50	Seaford chalk - increased risk of groundwater flooding
228=	ST228	CR12e	Hosier Street	0	0	0	0	0	0	3	5	20	0	0	Seaford chalk - increased risk of groundwater flooding
228=	ST229	None	The Willows, 2 Hexham Road	0	0	0	0	0	0	1	5	20	0	0	None
230	ST230	None	Reading International Business Park	0	5	20	0	0	0	3	5	29	0	0	None
231	ST231	None	448-452 Basingstoke Road	0	0	0	0	0	0	1	5	37	0	0	None
232	ST232	SR4c	169-173 Basingstoke Road	0	0	0	0	0	0	2	5	39	0	0	None
233	ST233	None	Trafford Road	0	0	100	0	0	59	3	5	10	0	100	Seaford chalk - increased risk of groundwater flooding
234	ST234	None	St Martin's Precinct, Church Street	0	0	26	2	18	49	2	5	14	0	90	Seaford chalk - increased risk of groundwater flooding
235	ST235	None	Land at the Madejski Stadium, Shooters Way	2	2	10	11	11	13	3	5	9	0	0	None
236	ST236	None	Tesco Extra, Napier Road	4	5	100	59	74	95	1	3	17	0	100	Seaford chalk - increased risk of groundwater flooding
237	ST237	None	28-30 Richfield Avenue	0	0	100	86	91	100	0	5	17	0	100	Seaford chalk - increased risk of groundwater flooding
238	ST238	SR2	Land North of Manor Farm Road	0	0	5	0	0	0	3	6	9	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
239	ST239	None	472 Basingstoke Road and Transcental, Bennet Road	0	0	0	0	0	0	4	6	10	0	0	None
240=	ST240	CR13a	Reading Prison	0	0	0	0	0	0	2	6	11	0	0	Seaford chalk - increased risk of groundwater flooding
240=	ST241	WR3g	211-221 Oxford Road	0	0	0	0	0	0	2	6	11	0	0	Seaford chalk - increased risk of groundwater flooding
242	ST242	WR1	Dee Park	0	0	0	0	0	0	3	6	13	0	0	Seaford chalk - increased risk of groundwater flooding
243	ST243	None	George and Dragon PH, 162 Bath Road	0	0	0	0	0	0	4	6	18	0	0	None
244	ST244	None	350 Basingstoke Road	0	0	0	0	0	0	3	6	20	0	0	None
245	ST245	None	Royal Berkshire Hospital, London Road	0	0	0	0	0	0	3	6	50	0	0	Seaford chalk - increased risk of groundwater flooding
246	ST246	None	450-500 Brook Drive	2	3	100	3	3	5	3	6	14	0	0	None
247	ST247	CR11c	Station Hill	0	0	0	0	0	9	3	6	20	0	50	Seaford chalk - increased risk of groundwater flooding
248	ST248	CR13d	Gas Holder, Alexander Turner Close	0	5	70	4	57	62	3	6	10	0	100	Seaford chalk - increased risk of groundwater flooding
249	ST249	SR4a	Pulleyn Park, Rose Kiln Lane	4	6	8	6	6	14	1	4	6	0	0	Seaford chalk - increased risk of groundwater flooding
250	ST250	None	400 Longwater Avenue	3	6	8	6	6	11	0	0	2	0	0	None
251	ST251	None	1015 Oxford Road	0	0	0	0	0	0	0	7	9	0	0	Seaford chalk - increased risk of groundwater flooding
252	ST252	None	138-144 Friar Street	0	0	0	0	0	0	1	7	10	0	0	Seaford chalk - increased risk of groundwater flooding
253	ST253	None	Darwin Close and 9-21 Bennet Road	0	0	0	0	0	0	4	7	13	0	0	None
254	ST254	None	ATS, Basingstoke Road	0	0	0	0	0	0	1	7	48	0	0	None
255	ST255	None	7-13 &14 Tessa Road and 1-9 & 11-14 Cremyll Road	0	0	100	0	0	20	4	7	11	0	100	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
256	ST256	None	8-12 Rose Kiln Lane	3	5	100	15	21	89	3	7	13	0	0	Seaford chalk - increased risk of groundwater flooding
257	ST257	None	Land adjacent to Stadium Way	0	7	32	19	22	30	0	1	3	0	33	Seaford chalk - increased risk of groundwater flooding
258	ST258	None	71-73 Caversham Road	0	0	100	100	100	100	0	7	83	0	100	Seaford chalk - increased risk of groundwater flooding
259	ST259	WR3n	Amethyst Lane	0	0	0	0	0	0	0	8	45	0	0	None
260	ST260	None	Wigmore Lane	0	8	100	27	36	88	2	3	6	0	100	Seaford chalk - increased risk of groundwater flooding
261	ST261	None	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	0	0	100	33	83	100	4	8	14	0	100	Seaford chalk - increased risk of groundwater flooding
262	ST262	None	72 Bath Road	0	0	0	0	0	0	3	9	14	0	0	None
263	ST263	None	Acre Business Park	0	0	0	0	0	0	4	9	17	0	0	None
264	ST264	None	464-468 Basingstoke Road	0	0	0	0	0	0	4	9	56	0	0	None
265	ST265	None	100-350 Longwater Avenue	3	9	79	7	8	10	0	4	11	0	0	None
266	ST266	CR12a	Cattle Market	0	0	66	27	38	89	3	9	29	0	100	Seaford chalk - increased risk of groundwater flooding
267	ST267	None	Tesco Distribution Centre, Imperial Way	0	10	28	1	1	2	4	6	11	0	0	None
268	ST268	None	100-124 Cardiff Road and Barrett Court	0	0	100	4	9	71	3	10	21	0	100	Seaford chalk - increased risk of groundwater flooding
269	ST269	CR11i	Napier Court	0	10	75	24	41	75	1	7	17	0	100	Seaford chalk - increased risk of groundwater flooding
270	ST270	None	Berkshire Records Office, Coley Hill	0	0	0	0	0	0	0	11	52	0	0	None
271	ST271	WR3h	Rear of 303-313 Oxford Road	0	0	0	0	0	0	1	11	67	0	0	Seaford chalk - increased risk of groundwater flooding
272	ST272	CR11f	West of Caversham Road	0	0	100	75	88	100	3	11	37	0	98	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
273	ST273	None	Upton Road Industrial Estate	0	0	0	0	0	0	4	13	25	0	0	None
274	ST274	CR14s	20-22 Duke Street	3	10	12	4	4	4	0	13	48	0	0	Seaford chalk - increased risk of groundwater flooding
275	ST275	None	The Anchorage, 34 Bridge Street	0	14	22	0	0	0	0	3	5	0	0	Seaford chalk - increased risk of groundwater flooding
276	ST276	None	Madejski Stadium, Royal Way	0	0	100	0	0	0	2	17	20	0	0	None
277	ST277	None	The Oracle Shopping Centre, Yield Hall Place	0	0	0	0	0	0	0	17	100	0	0	Seaford chalk - increased risk of groundwater flooding
278	ST278	None	Queens Arms PH, Great Knollys Street	0	0	96	0	82	89	0	22	98	0	100	Seaford chalk - increased risk of groundwater flooding
279	ST279	None	The Restoration PH, 928 Oxford Road	0	0	0	0	0	0	4	24	25	0	0	Seaford chalk - increased risk of groundwater flooding
280	ST280	None	307-311 Gosbrook Road	0	24	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
281	ST281	None	241-251 Henley Road	3	26	61	38	38	44	0	1	5	0	38	Seaford chalk - increased risk of groundwater flooding
282	ST282	None	Crowne Plaza Reading, Richfield Avenue	3	27	88	75	78	86	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
283	ST283	None	Kilnbrook House	0	0	0	0	0	9	0	39	53	0	0	Seaford chalk - increased risk of groundwater flooding
284	ST284	CR14m	Caversham Lock Island	0	42	100	59	77	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
285	ST285	SR4e	Part of Former Berkshire Brewery Site	0	45	55	0	0	0	2	4	12	0	0	None
286	ST286	None	383 Gosbrook Road	1	50	100	94	96	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
287	ST287	CA1a	Reading Boat Club, Thames Promenade	0	62	100	98	98	100	3	4	18	0	100	Seaford chalk - increased risk of groundwater flooding
288	ST288	None	Confidential Site 8	0	68	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
289	ST289	None	Gresham Way Industrial Estate	0	0	0	0	0	0	2	78	86	0	0	Seaford chalk - increased risk of groundwater flooding
290	ST290	None	Stadium Way	1	78	97	96	86	99	4	12	48	0	100	Seaford chalk - increased risk of groundwater flooding
292	ST292	None	Great Brighams Mead	0	92	100	99	100	100	0	2	45	0	95	Seaford chalk - increased risk of groundwater flooding
293=	ST293	None	Cantay House, Ardler Road, Caversham	0	100	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
291	ST291	None	Former Caversham Nursery, 82 Gosbrook Road	0	89	100	100	100	100	0	10	68	0	100	Seaford chalk - increased risk of groundwater flooding
293=	ST294	None	68 St John's Road	0	100	100	100	100	100	0	0	7	0	100	Seaford chalk - increased risk of groundwater flooding
293=	ST295	None	Confidential Site 11	0	100	100	100	100	100	0	16	26	0	100	Seaford chalk - increased risk of groundwater flooding
293=	ST296	None	Confidential site 28	0	100	100	100	100	100	2	16	100	0	100	Seaford chalk - increased risk of groundwater flooding
297	ST297	None	Confidential site 27	0	0	0	0	0	0	5	7	12	0	0	None
298	ST298	None	Unit 3-5 Meadow Road	0	0	92	35	53	100	5	7	82	0	100	Seaford chalk - increased risk of groundwater flooding
299	ST299	None	The Micro Centre, Gillette Way	0	0	0	0	0	0	5	9	28	0	0	None
300	ST300	WR3l	816 Oxford Road	0	0	0	0	0	0	5	11	13	0	10	Seaford chalk - increased risk of groundwater flooding
301	ST301	CR12b	Great Knollys Street and Weldale Street	0	0	20	0	13	28	5	14	24	0	47	Seaford chalk - increased risk of groundwater flooding
302	ST302	None	2-12 and 3-17 Boulton Road and 7 Cradock Road	0	0	0	0	0	0	6	7	22	0	0	None
303	ST303	None	Reading Approach & Chancery Gate Business Park, Cradock Road	0	0	10	0	0	1	6	8	19	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
304	ST304	None	Arena Business Park, Acre Road	0	0	0	0	0	0	6	11	15	0	0	None
305	ST305	CR13c	Forbury Business Park and Kenavon Drive	0	0	10	0	0	22	6	11	20	0	100	Seaford chalk - increased risk of groundwater flooding
306	ST306	None	Sterling Way Industrial Estate	0	0	0	0	0	0	6	13	41	0	0	Seaford chalk - increased risk of groundwater flooding
307	ST307	None	Graham, Cradock Road	0	0	0	0	0	0	6	15	25	0	0	None
308	ST308	None	24-28 Portman Road and 75-83 Loverock Road	0	0	1	0	0	8	6	16	32	0	100	Seaford chalk - increased risk of groundwater flooding
309	ST309	None	64 Portman Road and 127 Loverock Road	0	18	37	27	33	43	6	7	15	0	100	Seaford chalk - increased risk of groundwater flooding
310	ST310	None	15-21 Deacon Way	0	0	0	0	0	0	6	22	44	0	0	Seaford chalk - increased risk of groundwater flooding
311	ST311	None	Worton Drive industrial sites	0	33	54	0	0	0	6	20	42	0	0	None
312	ST312	CR14d	173-175 Friar Street and 27-32 Market Place	0	0	0	0	0	0	7	7	27	0	0	Seaford chalk - increased risk of groundwater flooding
313	ST313	None	1-15 Queen Victoria Street & 145-148 Friar Street	0	0	0	0	0	0	7	8	60	0	0	Seaford chalk - increased risk of groundwater flooding
314	ST314	None	42 Portman Road	0	0	0	0	0	3	7	9	13	0	100	Seaford chalk - increased risk of groundwater flooding
315	ST315	None	Land at Reading West Station	0	0	0	0	0	0	7	10	13	0	0	None
316	ST316	WR3o	The Meadway Centre, Honey End Lane	0	0	0	0	0	0	7	11	21	0	0	None
317	ST317	CR14o	100 Kings Road	0	10	15	0	0	0	7	13	17	0	100	Seaford chalk - increased risk of groundwater flooding
318	ST318	None	38-40 Portman Road and 103 Loverock Road	0	0	0	0	0	42	7	13	23	0	100	Seaford chalk - increased risk of groundwater flooding
319	ST319	CR11e	North of the Station	0	4	90	68	76	94	7	13	47	0	96	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
320	ST320	None	Milford Road	0	0	98	17	22	63	7	14	36	0	100	Seaford chalk - increased risk of groundwater flooding
321	ST321	None	Britten Road	0	0	0	0	0	0	7	15	40	0	0	None
322	ST322	None	Preston Road and Nimrod Way	0	0	0	0	0	0	8	15	20	0	0	None
323	ST323	None	62-79 Armadale Court	0	0	0	0	0	0	8	16	60	0	0	None
324	ST324	None	Mayfield Trading Estate, Acre Road	0	17	86	0	0	0	8	14	22	0	0	None
325	ST325	None	1-11 and 6-12 Deacon Way	1	1	17	1	1	2	8	21	51	0	6	Seaford chalk - increased risk of groundwater flooding
326	ST326	None	1-4 Acre Road	0	4	38	7	10	37	8	36	49	0	0	None
327	ST327	None	Epping House, 55 Russell Street	0	0	0	0	0	0	9	15	22	0	0	None
328	ST328	WR3i	Land at Portman Way	0	0	100	100	100	100	9	17	40	0	100	Seaford chalk - increased risk of groundwater flooding
329	ST329	None	Smallmead Road	0	0	0	0	0	0	10	13	42	0	0	None
330	ST330	None	Oracle Riverside Car Park	0	0	0	0	0	0	10	69	96	0	0	Seaford chalk - increased risk of groundwater flooding
331	ST331	None	Arkwright Road	0	0	0	0	0	0	12	17	22	0	0	None
332	ST332	WR3k	784-794 Oxford Road	0	0	17	0	0	53	12	25	29	0	75	Seaford chalk - increased risk of groundwater flooding
333	ST333	None	Chatham Street	0	0	0	0	0	0	13	17	29	0	0	Seaford chalk - increased risk of groundwater flooding
334	ST334	ER1m	Land adjacent to 17 Craven Road	0	0	0	0	0	0	13	19	39	0	0	None
335	ST335	CR14a	Central Swimming Pool, Battle Street	0	0	0	0	0	0	15	25	46	0	0	Seaford chalk - increased risk of groundwater flooding
336	ST336	None	2-6 Portman Road and 1-5 Loverock Road	0	25	100	78	97	100	15	19	27	0	100	Seaford chalk - increased risk of groundwater flooding
337	ST337	None	20-40 Bennet Road	0	12	32	27	29	49	16	32	61	0	0	None

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
338	ST338	SR4d	16-18 Bennet Road	0	0	0	0	0	0	20	33	47	0	0	None
339	ST339	None	Rose Kiln Lane Court, Rose Kiln Lane	0	0	100	0	0	92	20	64	87	0	0	Seaford chalk - increased risk of groundwater flooding
340	ST340	None	64 Cardiff Road and 21-61 Milford Road	0	0	100	69	71	99	24	35	42	0	100	Seaford chalk - increased risk of groundwater flooding
341	ST341	CR14i	Enterprise House, 89-97 London Street	0	0	0	0	0	0	27	94	100	0	0	None
342	ST342	WR3u	132-134 Bath Road	0	0	0	0	0	0	32	43	53	0	0	None
343	ST343	None	Confidential site 22	0	0	0	0	0	0	47	56	61	0	0	Seaford chalk - increased risk of groundwater flooding
344	ST344	CR14q	Havell House, 62-66 Queens Road	0	0	0	0	0	0	52	54	54	0	100	Seaford chalk - increased risk of groundwater flooding
345	ST345	None	Confidential site 26	0	0	0	0	0	0	65	78	83	0	0	None
346	ST346	None	25-29 Rose Kiln Lane	5	5	100	7	7	15	2	4	6	0	0	Seaford chalk - increased risk of groundwater flooding
347	ST347	None	6 Send Road	5	54	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
348	ST348	None	100-400 Brook Drive	7	13	100	10	10	12	2	5	11	0	0	None
349	ST349	None	Land at Chazey Court Farm	7	49	100	64	78	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
350	ST350	None	2-4 Send Road	7	82	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
351	ST351	None	House of Fraser, The Oracle	8	13	13	10	10	10	0	0	79	0	0	Seaford chalk - increased risk of groundwater flooding
352	ST352	None	Plot 17, 500-600 Longwater Avenue	8	14	82	16	18	52	0	2	3	0	0	None
353	ST353	None	Former Driving Range, Richfield Avenue	9	24	100	69	90	99	0	1	3	0	100	Seaford chalk - increased risk of groundwater flooding
354	ST354	None	Former Gas Works Building, Gas Works Road	10	10	13	11	11	11	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
355	ST355	None	Green Park Village, Longwater Avenue	11	14	98	18	36	48	1	3	6	0	0	None
356	ST356	None	72 George Street	15	84	100	100	100	100	0	2	2	0	100	Seaford chalk - increased risk of groundwater flooding
357	ST357	CR14g	The Oracle Riverside East	16	18	20	17	17	17	2	34	69	0	0	Seaford chalk - increased risk of groundwater flooding
358	ST358	None	Paddock Road	19	51	100	75	84	100	2	3	6	0	100	Seaford chalk - increased risk of groundwater flooding
359	ST359	None	Unit 1, Paddock Road Industrial Estate	21	53	100	100	100	100	0	0	3	0	100	Seaford chalk - increased risk of groundwater flooding
360	ST360	None	550 South Oak Way	26	27	100	30	31	34	3	4	6	0	0	None
361	ST361	None	Plot 8, 600 South Oak Way	26	42	100	50	75	85	0	0	9	0	0	None
362	ST362	None	Network Rail land, Napier Road	29	34	51	49	52	56	5	10	17	0	56	Seaford chalk - increased risk of groundwater flooding
363	ST363	None	389 Gosbrook Road	29	83	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
364	ST364	None	Chazey Farm, The Warren	35	38	100	45	53	77	0	0	2	0	93	Seaford chalk - increased risk of groundwater flooding
365	ST365	None	Land at Scours Lane	36	91	100	100	100	100	0	9	28	0	100	Seaford chalk - increased risk of groundwater flooding
366	ST366	None	Confidential site 21	59	100	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding
367	ST367	None	19 Island Road	66	100	100	100	100	100	0	0	8	0	0	None
368	ST368	None	Scours Lane and Littlejohn's Farm	79	92	100	97	98	100	1	2	7	0	100	Seaford chalk - increased risk of groundwater flooding
369	ST369	None	Land at Searles Farm	82	96	99	95	97	98	0	0	4	0	0	Seaford chalk - increased risk of groundwater flooding
370	ST370	None	3 Send Road	87	100	100	100	100	100	0	8	11	0	100	Seaford chalk - increased risk of groundwater flooding
371	ST371	None	Confidential site 18	98	100	100	100	100	100	0	0	0	0	100	Seaford chalk - increased risk of groundwater flooding

Rank	ST Ref	LP Ref	Site	FZ3b (%)	FZ3 (%)	FZ2 (%)	FZ3 + 25% (%)	FZ3 + 35% (%)	FZ3 + 70% (%)	SW High (%)	SW Med (%)	SW Low (%)	Res Dry (%)	Res Wet (%)	Groundwater
372	ST372	None	View Island	100	100	100	100	100	100	0	0	1	0	100	Seaford chalk - increased risk of groundwater flooding

Appendix 2: Sites considered as part of the sequential test and their ability to accommodate development

This table sets out the amount of development that could be accommodated on those sites considered as part of the sequential test, as assessed by the Housing and Economic Land Availability Assessment (HELAA), 2024. These are ranked in order of flood risk using the methodology described in Stage B. The tables show the amount of development after variance rates are taken into account. Please see the HELAA for a full explanation of the methodology.

The table headers represent the following:

- Resi – net change in dwellings
- Offs – net change in office floorspace (sq m)
- Ind/Whsg – net change in industrial, warehouse or research and development floorspace (sq m)
- Retail – net change in retail floorspace (sq m)
- Leis – net change in leisure floorspace (sq m)
- Hotel – net change in hotel floorspace (sq m)
- Comm – net change in community floorspace (sq m)
- Other – net change in other floorspace (sq m)
- Reason excluded (HELAA) – a summary of the reason that the site is not considered suitable, available or achievable within the HELAA – please see the HELAA itself for a full

Table A2.1: Potential development sites and the level of development over the plan period

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST1	None	133-137 Wantage Road	0	0	0	0	0	0	0	0	Redevelopment of the Wantage Road frontage unlikely to be suitable at this density due to character of street. Redevelopment of rear gardens only would not deliver gain of 10+ dwellings
1 =	ST2	None	126 Tilehurst Road	0	0	0	0	0	0	0	0	Loss of building which adds character to the street unlikely to be suitable and in any case a net gain of 10+ dwellings cannot be achieved
1 =	ST3	None	Yeomanry House, Castle Hill	0	-818	0	0	0	0	857	0	N/A
1 =	ST4	None	53-55 Argyle Road	10	0	0	0	0	0	-474	0	N/A
1 =	ST5	None	Webb's Close, Berkeley Avenue	0	0	0	0	0	0	0	0	Site is unable to accommodate a net gain of 10+ dwellings
1 =	ST6	None	31 Bath Road	0	0	0	0	0	0	0	0	Site is unable to accommodate a net gain of 10+ dwellings, and the impacts of rear of adjacent residential and protected trees reduces potential further
1 =	ST7	WR3y	72 Berkeley Avenue	9	0	0	0	0	0	-604	0	N/A
1 =	ST8	None	Wensley Road	46	0	0	0	0	0	0	0	N/A
1 =	ST9	None	45 Tilehurst Road	0	0	0	0	0	0	0	0	Site too small to accommodate 10+ dwelling net gain
1 =	ST10	None	48 Bath Road	0	0	0	0	0	0	0	0	Site too small to accommodate 10+ dwelling net gain
1 =	ST11	None	177 Basingstoke Road	9	0	0	0	0	0	0	0	N/A
1 =	ST12	None	Land rear of 50-52 Cressingham Road	0	0	0	0	0	0	0	0	Proposal for 10 dwellings tested at application and refused as overdevelopment, so 10+ dwellings not suitable
1 =	ST13	None	Rear of 9 Chalgrove Way, Emmer Green	0	0	0	0	0	0	0	0	Whole site is covered by a TPO and is densely wooded
1 =	ST14	CR14j	Corner of Crown Street and Southampton Street	14	0	0	0	0	0	0	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST15	None	The Woodley Arms PH, Waldeck Street	10	0	0	0	0	0	0	0	N/A
1 =	ST16	None	11 Glebe Road	0	0	0	0	0	0	0	0	Loss of proposed building of townscape merit not suitable. In any case, site cannot deliver 10+ dwellings
1 =	ST17	None	196 Basingstoke Road & 5 Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses
1 =	ST18	None	19-37 Boulton Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
1 =	ST19	None	Car dealerships, north of Rose Kiln Lane	0	0	0	0	0	0	0	0	Loss of sites identified for waste uses, as well as noise and light issues
1 =	ST20	None	Tunbridge Jones, Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
1 =	ST21	None	The Faculty, 23-27 London Road	14	0	0	0	0	-868	0	0	N/A
1 =	ST22	None	40-48 Mount Pleasant	0	0	0	0	0	0	0	0	Suitable for the permitted development but site not large enough to deliver 10+ dwellings even at urban densities
1 =	ST23	None	75-81 Southampton Street	19	0	0	-406	0	0	0	0	N/A
1 =	ST24	None	220 Elgar Road South	15	0	-476	0	0	0	0	0	N/A
1 =	ST25	None	Trinity Hall, South Street	0	0	0	0	0	0	0	0	Any suitable development is likely to result in only a small uplift of less than 10 dwellings
1 =	ST26	SR4i	85-87 Basingstoke Road	10	-614	0	0	0	0	0	0	N/A
1 =	ST27	None	85 Pell Street	0	0	0	0	0	0	0	0	Site is not suitable for a net gain of 10+ dwellings
1 =	ST28	None	12-18 Crown Street	41	0	0	0	0	-2966	0	0	N/A
1 =	ST29	WR3s	Land at Kentwood Hill	34	0	-66	0	0	0	0	0	N/A
1 =	ST30	WR3t	Land at Armour Hill	10	0	0	0	0	0	0	0	N/A
1 =	ST31	None	Allotments and the Withies, Kentwood Hill	0	0	0	0	0	0	0	0	Environmental designations including local green space & priority habitat, and loss of allotments make development unsuitable

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST32	None	Victoria Recreation Ground, Kentwood Hill	0	0	0	0	0	0	0	0	Land protected as local green space due to its important recreational role
1 =	ST33	None	Rear of 169-185 Rodway Road	0	0	0	0	0	0	0	0	Site is not capable of accommodation a 10+ net gain in dwellings other than at a density that would be out of character with area
1 =	ST34	None	103 Dee Road	54	0	0	0	0	0	0	0	N/A
1 =	ST35	None	16c Upton Road	0	0	0	0	0	0	0	0	Biodiversity designations mean that development not suitable
1 =	ST36	None	63-86 Rowe Court	22	0	0	0	0	0	0	0	N/A
1 =	ST37	None	Land adjacent to Thorpe House, Colliers Way	0	0	0	0	0	0	0	0	Removal of areas covered by TPO would reduce the developable site to a size which cannot deliver a net increase of 10+ dwellings
1 =	ST38	ER1k	131 Wokingham Road	8	0	0	189	0	0	0	-124	N/A
1 =	ST39	None	Land at Green Road	0	0	0	0	0	0	0	0	Site is required for provision of a MUGA
1 =	ST40	ER1n	51 Church Road, Earley	10	-1718	0	0	0	0	0	0	N/A
1 =	ST41	SR4b	Rear of 3-29 Newcastle Road	12	0	0	0	0	0	0	0	N/A
1 =	ST42	ER1c	Land rear of 8-26 Redlands Road	14	0	0	0	0	0	0	0	N/A
1 =	ST43	ER1d	Land adjacent to 40 Redlands Road	20	0	0	0	0	0	-237	0	N/A
1 =	ST44	None	46 Redlands Road	0	0	0	0	0	0	0	0	Loss of existing building which enhances character of setting of conservation area. Urban density likely to be out of character and, once TPO area is removed, unlikely to be sufficeint space to accommodate 10+ dwellings
1 =	ST45	SR4j	Land at Warwick House, Warwick Road	6	0	0	0	0	0	0	0	N/A
1 =	ST46	None	13-15 Craven Road	0	0	0	0	0	0	0	0	Development would not be capable of delivering 10+ dwellings
1 =	ST47	None	Land rear of 8-14 Allcroft Road	0	0	0	0	0	0	0	0	Site not capable of delivering 10+ dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST48	None	35 Christchurch Road	0	0	0	0	0	0	0	0	Conversion of existing building would not deliver net gain of 10+ dwellings
1 =	ST49	WR3p	Former Alice Burrows Home, Dwyer Road	28	0	0	0	0	0	0	0	N/A
1 =	ST50	None	Dellwood Hospital, Liebenrood Road	30	0	0	0	0	0	-873	0	N/A
1 =	ST51	None	37 Circuit Lane	0	0	0	0	0	0	0	0	Site not large enough to accommodate net gain of 10+ dwellings
1 =	ST52	WR3v	Former Southcote Library, Coronation Square	16	0	0	0	0	0	-301	0	N/A
1 =	ST53	WR2	Park Lane Primary School, Downing Road and The Laurels	0	0	0	0	0	0	0	0	Site is considered unlikely to be available for development in the plan period
1 =	ST54	None	Berkshire Van Hire, Basingstoke Road	0	0	0	0	0	0	0	0	The requirement for an alternative site to be found without any possibilities having been identified means that there is considerable uncertainty around availability
1 =	ST55	SR4l	Land at Drake Way	16	0	0	0	0	0	0	0	N/A
1 =	ST56	None	Land at Drake Way (North)	0	0	0	0	0	0	0	0	Removing part of the site to avoid blocking windows of hotel would result in a reduction in the site area to 0.08 which is too small to deliver 10+ dwellings
1 =	ST57	None	22 Commercial Road	0	0	0	0	0	0	0	0	As the site is fully used for car parking, there is not considered a significant likelihood it will become available in the plan period
1 =	ST58	None	St Paul's Church and Hall	0	0	0	0	0	0	0	0	After allowance made for appropriate distance to 3 Whitley Wood Lane and TPO, site is reduced to 0.197 ha. Suburban density more likely to be appropriate here than urban given surroundings, and the site is not large enough to accommodate 10+ dwellings at suburban density

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST59	None	478 Basingstoke Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
1 =	ST60	SR4k	Former Sales and Marketing Suite, Drake Way	16	0	0	0	0	0	0	0	N/A
1 =	ST61	None	142 Whitley Wood Lane	0	0	0	0	0	0	0	0	Site could not accommodate net gain of 10+ dwellings at urban density
1 =	ST62	None	Confidential Site 1	0	0	0	0	0	0	0	0	Significant uncertainty around whether a safe access can be created
1 =	ST63	None	Confidential Site 3	0	0	0	0	0	0	0	0	Site is not large enough to accommodate a net gain of 10+ dwellings
1 =	ST64	None	Confidential Site 7	0	0	0	0	0	0	0	0	Would need assessment of possible biodiversity significance. Need to exclude access to gas governor from site
1 =	ST65	None	Confidential Site 9	0	0	0	0	0	0	0	0	Loss of childrens play area not considered suitable
1 =	ST66	None	Confidential Site 10	0	0	0	0	0	0	0	0	Allowing for sufficient back to back distances reduces the potential capacity at urban density below 10+ dwellings, and higher densities unlikely to be appropriate in this sensitive conservation area location.
1 =	ST67	None	Confidential site 15	0	0	0	0	0	0	0	0	Exclusion of the part of the site that makes a positive contribution to the character of the area reduces site size to 0.06 ha which is too small to deliver a net gain of 10+ dwellings
1 =	ST68	None	Confidential site 16	0	0	0	0	0	0	0	0	Retention of the existing dwellings and allowing an appropriate 20m buffer from industrial buildings reduces the site size to 0.08 ha which cannot accommodate a 10+ net gain in dwellings
1 =	ST69	None	Confidential site 20	0	0	0	0	0	0	0	0	Given suitability of retaining the frontage building and heavily treed nature of rear, a conversion is most appropriate but this would not deliver a net gain of 10+ dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
1 =	ST70	None	Confidential site 24	0	0	0	0	0	0	0	0	Loss of building of townscape merit within conservation area. Site would not have been large enough to accommodate 10+ dwellings in any case.
1 =	ST71	None	Confidential site 29	0	0	0	0	0	0	0	0	Increase of height by two storeys would not be suitable given character of surroundings and setting of conservation area
73=	ST72	CR12d	Broad Street Mall	437	-5095	0	1789	0	2963	0	-539	N/A
73=	ST73	None	3-10 Market Place, Abbey Hall & Abbey Square	182	-5729	0	0	0	0	0	0	N/A
73=	ST74	None	143-145 Oxford Road	0	0	0	0	0	0	0	0	Loss of building of townscape merit not suitable
73=	ST75	None	78 Oxford Road	0	0	0	0	0	0	0	0	Development in line with expired permission is likely to be suitable, but a net gain of 10 is likely to cause character and heritage impacts
73=	ST76	None	149-153 Oxford Road	0	0	0	0	0	0	0	0	Loss of terraced buildings in a conservation area unlikely to be suitable in terms of heritage and character, and in any case would not be capable of delivering a net gain of 10
73=	ST77	None	40 Oxford Road	0	0	0	0	0	0	0	0	Suitable for the conversion for which planning permission has been granted, but this would not deliver a net gain of 10 dwellings
73=	ST78	None	38 Oxford Road & 5 Cheapside	0	0	0	0	0	0	0	0	Only suitable for upper floor conversion which would not deliver a net gain of 10 dwellings
73=	ST79	None	159 Oxford Road	0	0	0	0	0	0	0	0	Only suitable for conversion which would not deliver a net gain of 10 dwellings
73=	ST80	None	37-43 Blagrave Street	0	0	0	0	0	0	0	0	Given lack of information on landowner intention and the fact that office remains occupied, availability of site cannot be assumed
73=	ST81	None	The Butler PH, Chatham Street	0	0	0	0	0	157	0	-79	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
73=	ST82	None	7 Blagrave Street	0	0	0	0	0	0	0	0	Loss of buiding of townscape merit unlikely to be suitable. Neither development nor conversion could deliver a net gain of 10 dwellings
73=	ST83	None	1-3 Greyfriars Road	0	0	0	0	0	0	0	0	Net gain of 10 dwellngs only possible through development at town centre densities and immediate setting of listed building means this is unlikely to be suitable
73=	ST84	CR14ab	160-163 Friar Street	20	-1292	0	0	0	0	0	0	N/A
73=	ST85	None	15-18 Friar Street, 2-16 Station Road and Harris Arcade	0	0	0	0	0	0	0	0	Inclusion of pubs and bars within site will make it very difficult to achieve residential development due to noise and disturbance
73=	ST86	None	Rear of 8-32 Clifton Street	0	0	0	0	0	0	0	0	Development would cause major parking issues and it would not be possible to achieve acceptable back to back distances.
73=	ST87	None	Part of City Wall House, 26 West Street	9	0	0	0	0	-352	0	0	N/A
73=	ST88	CR14u	33 Blagrave Street	21	-2282	0	0	0	0	0	0	N/A
73=	ST89	None	87 Broad Street	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings
73=	ST90	None	200-202 Broad Street	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings
73=	ST91	None	165 Oxford Road	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings
73=	ST92	None	149-150 Friar Street and 2-4 Queen Victoria Street	0	0	0	0	0	0	0	0	Not considered to be a likeliihood that the site will become available in the plan period
73=	ST93	None	23-24 Market Place	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings
73=	ST94	None	13-15 Market Place	14	0	0	-670	0	0	0	0	N/A
73=	ST95	None	Curzon Club, 362 Oxford Road	28	0	0	117	0	0	-681	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
73=	ST96	None	Land rear of 27-43 Blenheim Road	0	0	0	0	0	0	0	0	Loss of significant trees and difficulty of gaining access makes site unsuitable. In any case site not capable of delivering 10+ dwellings
73=	ST97	CA1f	Rear of 1 & 3 Woodcote Road and 21 St Peters Hill	9	0	0	0	0	0	0	0	N/A
73=	ST98	None	142 Kidmore Road, Caversham	0	0	0	0	0	0	0	0	Development would fragment a green link and would be incapable of delivering 10+ dwellings
73=	ST99	None	Land adjacent to 54 Highdown Hill Road, Emmer Green	0	0	0	0	0	0	0	0	Biodiversity interest and tree protection issues make development unsuitable
73=	ST100	None	Outlands, Upper Warren Avenue	0	0	0	0	0	0	0	0	After accounting for TPO areas, site is unlikely to be able to accommodate 10+ dwellings without being substantially out of character
73=	ST101	None	Highdown School, Surley Row	0	0	0	0	0	0	0	0	Not currently considered likely to be progressed in plan period
73=	ST102	None	Plots A & B Gravel Hill	0	0	0	0	0	0	0	0	Would change the character of the edge of the AONB and would result in a loss of priority habitat. Site not large enough to accommodate 10+ dwellings in any case.
73=	ST103	None	Highridge, Upper Warren Avenue	0	0	0	0	0	0	0	0	Removal of the areas that are LWS, priority habitat and significant protected trees leaves 0.22 ha, which cannot deliver 10+ dwellings at suburban density
73=	ST104	None	161 Upper Woodcote Road	0	0	0	0	0	0	0	0	Impact on the AONB boundary would make development at this density unsuitable
73=	ST105	WR3f	4 Berkeley Avenue	9	0	0	0	0	0	0	-74	N/A
73=	ST106	None	Part of Reading Golf Course, Kidmore End Road	223	0	0	0	-629	0	0	0	N/A
73=	ST107	CA1c	Land at Lowfield Road	17	0	0	0	0	0	0	0	N/A
73=	ST108	CA1e	Rear of 13 and 14a Hawthorne Road and 284-292 Henley Road	6	0	0	0	0	0	0	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
73=	ST109	CA2	Caversham Park	147	0	0	0	0	0	0	-10689	N/A
73=	ST110	None	58 Crawshay Drive, Emmer Green	0	0	0	0	0	0	0	0	Site is not large enough to accommodate a net gain of 10+ dwellings, and site needs to be reduced in any case to account for significant number of protected trees
73=	ST111	None	Land north east of Caversham Park Road	0	0	0	0	0	0	0	0	Site is covered by environmental constraints including priority habitat and local green space
73=	ST112	CR14h	Central Club, London Street	16	0	0	0	0	0	-294	0	N/A
73=	ST113	None	21 South Street	0	0	0	0	0	0	0	0	Loss of important arts and cultural facility not considered suitable
73=	ST114	None	75-77 London Street	14	0	0	0	-1155	0	0	0	N/A
73=	ST115	None	43 London Street	21	-141	0	0	0	0	0	-230	N/A
73=	ST116	None	34-38 Southampton Street	11	0	0	0	0	0	0	0	N/A
73=	ST117	None	Zoar Strict Baptist Chapel, South Street	0	0	0	0	0	0	0	0	Site too small to accommodate 10+ dwellings
73=	ST118	WR3r	Former Charters Car Sales, Oxford Road	7	0	0	0	0	0	0	-335	N/A
73=	ST119	None	1025-1027 Oxford Road	11	0	0	0	0	0	0	0	N/A
73=	ST120	None	Alexander House, Kings Road	43	-2186	0	0	0	0	0	0	N/A
73=	ST121	None	Land adjacent to 300 Kings Road	13	0	0	0	0	0	0	0	N/A
73=	ST122	ER1l	Princes House, 23A London Road	17	-1308	0	0	0	0	0	0	N/A
73=	ST123	None	Mulberry House, 1A Eldon Road	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings
73=	ST124	CR14l	187-189 Kings Road	8	-536	0	0	0	0	0	0	N/A
73=	ST125	None	Elite House, 179 Kings Road	0	0	0	0	0	0	0	0	Potentially suitable for conversion, but would not result in a net increase of 10+ dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
73=	ST126	None	173-177 Kings Road	0	0	0	0	0	0	0	0	Removing area covered by TPO and including allowance for back to back distances for adjoining residential (plus removing parts of the site rendered undevelopable by those changes) results in a site area of 0.08ha, which is not capable of accommodating 10+ dwellings at an urban density, and higher density is unlikely to be appropriate within listed building setting
73=	ST127	None	Confidential Site 2	0	0	0	0	0	0	0	0	Access onto classified road and need to fell protected tree to create access
73=	ST128	None	Confidential Site 5	0	0	0	0	0	0	0	0	Shape of site and proximity to rear of other residential means that there is unlikely to be potential for a net gain of 10+ dwellings.
73=	ST129	None	Confidential site 14	0	0	0	0	0	0	0	0	May have suitability for development, but site not large enough to accommodate a net gain of 10+ dwellings as this would require significant increase in height.
73=	ST130	None	Confidential site 17	0	0	0	0	0	0	0	0	Whilst there is some suitability for conversion and extension, the site could not accommodate a net gain in dwellings of 10+
73=	ST131	None	Confidential site 23	0	0	0	0	0	0	0	0	New access onto classified road likely to be unsuitable
73=	ST132	None	Confidential site 30	0	0	0	0	0	0	0	0	Likely significant overshadowing effects. Proposed four storey extension would qualify the building as a tall building and this would need significant assessment including of views to understand impact on townscape.
133	ST133	WR3j	Land at Moulsford Mews	24	0	0	147	0	0	0	0	N/A
134	ST134	None	Confidential Site 6	0	0	0	0	0	0	1220	0	N/A
135	ST135	CR14y	Kennet Place, Kings Road	89	-5707	0	0	0	0	0	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
136	ST136	None	Royal Court, Kings Road	0	0	0	0	0	0	0	0	Reduction of site to 0.13 ha to accommodate 10m buffer to riverbank and avoid too close a relationship to residential windows to south leads to a 43 dwelling development, a net gain of 8, which does not meet the net gain of 10 threshold
137	ST137	None	27 Hamilton Road	0	0	0	0	0	0	0	0	Site would not be capable of providing a net gain of 10+ dwellings
138	ST138	None	16-22 Portman Road and 47-73 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
139	ST139	ER1i	261-275 London Road	8	0	0	147	0	0	0	-309	N/A
140	ST140	CR14n	Reading Central Library, Abbey Square	23	0	0	0	0	0	-2031	0	N/A
141=	ST141	None	Clarendon House 59-75 Queens Road	39	0	0	0	0	0	0	0	N/A
141=	ST142	None	Warwick Arms, 77-79 Kings Road	0	0	0	0	0	0	0	0	No recent information on landowner intentions
143	ST143	None	70-78 Wokingham Road	0	0	0	0	0	0	0	0	Availability unknown
144=	ST144	None	Hyperion Way	0	0	0	0	0	0	0	0	Loss of sites identified for waste uses, as well as noise and light issues
144=	ST145	None	Office buildings, Worton Drive and Imperial Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
146=	ST146	None	Broughton Close and 44-50 Portman Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and proximity to hazard site
146=	ST147	None	54-58 Queens Road	29	-1524	0	0	0	0	0	0	N/A
148=	ST148	None	160 Basingstoke Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
148=	ST149	None	Moorlands Primary School, Church End Lane	0	0	0	0	0	0	729	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
150=	ST150	None	50-60 Portman Road and 117-123 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and proximity to hazard site
150=	ST151	CA1d	Rear of 200-214 Henley Road, 12-24 All Hallows Road and 7 & 8 Copse Avenue	14	0	0	0	0	0	0	0	N/A
152	ST152	None	Albury Close	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
153=	ST153	None	4 Downshire Square	0	0	0	0	0	0	0	0	Site too small to accommodate 10+ dwelling net gain and character of this part of the conservation area will mean that higher densities will be inappropriate
153=	ST154	None	University of Reading, The Chancellers Way & Shinfield Road	0	0	0	0	0	0	0	0	Future use of site tied into wider intentions fot the Whiteknights Campus
153=	ST155	None	Imperial Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
156	ST156	None	Confidential site 12	0	0	0	0	0	0	0	0	Site is not capable of accommodating a net gain of 10+ dwellings, in addition to the loss of the existing building being likely unsuitable.
157=	ST157	SR3	Land South of Elgar Road	239	0	-2184	-5565	0	0	0	0	N/A
157=	ST158	ER1e	St Patricks Hall, Northcourt Avenue	101	0	0	0	0	0	0	0	N/A
157=	ST159	None	Lancaster Jaguar, Bennet Road, Reading	0	0	0	0	0	0	0	0	Loss of sites identified for waste uses, as well as noise issues
160=	ST160	CR11a	Friar Street and Station Road	129	-2536	0	640	-268	4997	0	0	N/A
160=	ST161	CR12c	Chatham Street, Eaton Place and Oxford Road	193	-2919	0	0	0	0	0	-582	N/A
160=	ST162	None	78-86 London Road	0	0	0	0	0	0	0	0	Site remains occupied, and no recent indications that the site is likely to become available in the foreseeable future.

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
160=	ST163	None	Garages r/o 4-10 Frilsham Road	0	0	0	0	0	0	0	0	Site not large enough to accommodate net gain of 10+ dwellings
160=	ST164	None	Land east of Prince William Drive, Lower Elmstone Road	0	0	0	0	0	0	0	0	Loss of area TPO not suitable, and loss of undesignated open space requires strong justification. Site not large enough to accommodate 10+ dwellings in any case
160=	ST165	None	Confidential site 25	0	0	0	0	0	0	0	0	Site is not capable of accommodating a net gain of 10+ dwellings particularly after protected trees taken into account
166=	ST166	None	40 and 62-68 Silver Street	18	0	0	0	0	0	0	0	N/A
166=	ST167	SR1c	Island Road A33 Frontage	0	0	26803	0	0	0	0	0	N/A
168	ST168	None	Reading College (remainder), Kings Road	0	0	0	0	0	0	0	0	Loss of very significant education facility not suitable
169	ST169	None	Commercial Road East	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
170=	ST170	None	Civic Offices, Bridge Street	0	-1029	0	0	0	0	1495	0	N/A
170=	ST171	WR3x	1-15 St George's Road	9	0	-432	0	0	0	0	0	N/A
170=	ST172	CR14aa	Part of Reading College, Kings Road	33	0	0	0	0	0	-204	0	N/A
173	ST173	None	34 Parkside Road	0	0	0	0	0	0	0	0	Not clear that the loss of existing community use could be suitable
174	ST174	None	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
175	ST175	None	20 Chazey Road	0	0	0	0	0	0	0	0	Even at suburban densities site is not capable of delivering 10+ dwellings
176	ST176	None	25-31 London Street	0	0	0	0	0	0	0	0	No known landowner intention, and the fact that offices have been refurbished in recent years means assumed to be unlikely to be available

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
177	ST177	None	Tangent House, 16 Forbury Road	0	0	0	0	0	0	0	0	Privacy and overshadowing issues likely to be too difficult to overcome
178 =	ST178	None	Rising Sun 18 Forbury Road	0	0	0	0	0	0	0	0	Loss of locally listed building not suitable
178 =	ST179	CA1h	Hemdean House School, Hemdean Road	0	0	0	0	0	0	0	0	Whilst there is potential availability for residential, availability at this stage is primarily for education use, assume no change in floorspace
180	ST180	CR14z	Sapphire Plaza, Watlington Street	52	-3412	0	0	0	0	0	0	N/A
181	ST181	None	60 Queens Road	0	0	0	0	0	0	0	0	Not considered to be a likelihood that the site will become available in the plan period
182	ST182	CR14t	Aquis House, 49-51 Forbury Road	42	417	0	0	0	0	0	0	N/A
183 =	ST183	None	Land at 9 Upper Crown Street	43	0	0	0	0	0	0	-1569	N/A
183 =	ST184	None	Brunel Retail Park, Rose Kiln Lane	0	0	12440	-13741	0	0	0	0	N/A
185	ST185	SR4h	11 Basingstoke Road	143	-11093	0	0	0	0	0	0	N/A
186	ST186	None	14 Bennet Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
187	ST187	None	18 Parkside Road	10	0	0	0	0	0	0	0	N/A
188	ST188	None	Bennet Court, Bennet Road	0	-3045	3220	0	0	0	0	0	N/A
189	ST189	None	Io Trade Centre, Deacon Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
190	ST190	None	Car dealerships, Rose Kiln Lane	0	0	0	0	0	0	0	0	There has never been any expression of an intention to develop this site and it is not considered appropriate to expect it to become available
191	ST191	None	2, 4, 6 Water Road and 158 Dee Road	0	0	0	0	0	0	0	0	Site not capable of delivering a net gain of 10+ dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
192	ST192	None	Grovelands Baptist Church, Oxford Road	0	0	0	0	0	0	0	0	Loss of locally listed building
193	ST193	CR14p	Queens Wharf, Queens Road	9	-600	0	0	0	0	0	0	N/A
194	ST194	None	Land south west of Junction 11 of the M4	0	0	0	0	0	0	0	0	Would only be suitable as part of a wider proposal including land in Wokingham which does not form part of the adjoining Local Plan
195	ST195	None	Site at Green Park Village, Flagstaff Road	0	0	0	0	0	0	0	0	New residential allocation unlikely to be suitable in DEPZ
196	ST196	None	21 Rose Kiln Lane	0	0	0	0	0	0	0	0	Noise and disturbance from industrial and commercial uses on both sides of the site would not be suitable
197	ST197	None	2-4 Deacon Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
198	ST198	None	62 Portman Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and proximity to hazard site
199	ST199	None	Battle Farm Trading Estate and 60 and 85 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
200	ST200	None	9-27 Greyfriars Road	0	0	0	0	0	0	0	0	No known landowner intention, and the fact that offices have been refurbished in recent years means assumed to be unlikely to be available
201	ST201	WR3b	2 Ross Road and Meadow Road	33	0	-693	0	0	0	0	0	N/A
202	ST202	WR3w	Part of Tesco Car Park, Portman Road	49	0	0	0	0	0	0	0	N/A
203	ST203	None	Bridgewater Close	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses
204	ST204	None	Land at Regent Court, Great Knollys Street	0	0	0	0	0	0	0	0	Site is not large enough to deliver 10 dwellings at town centre densities and setting of listed building means higher density unlikely to be appropriate. Also potential overlooking issue with existing residential

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
205	ST205	None	Land west of A33 and south of Berkeley Avenue	0	0	0	0	0	0	0	0	Loss of significant industrial and warehouse space in an appropriate industrial location not suitable
206	ST206	SR4g	Reading Link Retail Park, Rose Kiln Lane	158	0	0	-5523	0	0	0	0	N/A
207	ST207	None	8 Tessa Road and 14-16 Richfield Avenue	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
208	ST208	None	14 Portman Road and the Portman Centre	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and potentially flood risk
209	ST209	None	Weighbridge Row	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
210	ST210	CR14w	Reading Bridge House, George Street	163	-10447	0	0	0	0	0	0	N/A
211	ST211	None	Fobney Mead, Island Road	0	0	0	0	0	0	0	0	High level of flood risk and the lack of suitability for significant development in Major Landscape Feature
212	ST212	SR1a	Land south of Island Road	0	0	94221	0	0	0	0	0	N/A
213	ST213	None	1-5 Tessa Road and 18-26 Richfield Avenue	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
214	ST214	None	140-146 Cardiff Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
215	ST215	CR14v	2 Norman Place	136	-3704	0	0	0	0	0	0	N/A
216	ST216	None	2-12 Richfield Avenue	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
217	ST217	CR11g	Riverside	194	-4355	0	0	0	0	0	0	N/A
218	ST218	None	205-219 Henley Road	47	0	0	0	0	0	0	0	N/A
219	ST219	None	Confidential Site 4	0	0	0	0	0	0	0	0	Loss of existing building not considered to be suitable
220	ST220	CR14x	Part of Tesco Car Park, Napier Road	60	0	0	0	0	0	0	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
221	ST221	None	131-215 Cardiff Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
222	ST222	CR11d	Brunel Arcade and Apex Plaza	202	695	0	928	0	0	0	-1854	N/A
223	ST223	None	3-19 The Triangle, Tilehurst	0	0	0	0	0	0	0	0	Given lack of information and intention and any recent contact it is not considered that the site is likely to become available in the plan period
224	ST224	CR11b	Greyfriars Road Corner	51	-3267	0	0	0	0	0	0	N/A
225	ST225	ER1b	Dingley House, 3-5 Craven Road	24	0	0	0	0	0	-704	0	N/A
226	ST226	CR14r	John Lewis Depot, Mill Lane	81	0	-1474	0	0	0	0	0	N/A
227	ST227	CR13b	Forbury Retail Park	813	0	0	-7428	0	0	0	0	N/A
228=	ST228	CR12e	Hosier Street	595	0	0	1717	1516	0	0	-11248	N/A
228=	ST229	None	The Willows, 2 Hexham Road	37	0	0	0	0	0	724	0	N/A
230	ST230	None	Reading International Business Park	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
231	ST231	None	448-452 Basingstoke Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
232	ST232	SR4c	169-173 Basingstoke Road	0	0	0	0	0	0	0	0	One of the three properties confirmed to be unlikely to be available in plan period
233	ST233	None	Trafford Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
234	ST234	None	St Martin's Precinct, Church Street	37	0	0	953	606	0	0	0	N/A
235	ST235	None	Land at the Madejski Stadium, Shooters Way	575	1834	0	1793	21642	21953	0	20721	N/A
236	ST236	None	Tesco Extra, Napier Road	0	0	0	0	0	0	0	0	Existing retail store considered highly unlikely to be available

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
237	ST237	None	28-30 Richfield Avenue	0	0	0	0	0	0	0	0	Given recent refurbishment and extension, considered unlikely to be available for redevelopment
238	ST238	SR2	Land North of Manor Farm Road	797	-12762	-17405	0	-2061	0	0	0	N/A
239	ST239	None	472 Basingstoke Road and Transcental, Bennet Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
240=	ST240	CR13a	Reading Prison	0	0	0	0	8500	0	0	-7650	N/A
240=	ST241	WR3g	211-221 Oxford Road	0	0	0	0	0	0	0	0	Site is in active retail use and without any information on landowner intention it is considered that site is unlikely to be available in the plan period
242	ST242	WR1	Dee Park	91	0	0	0	0	0	3731	0	N/A
243	ST243	None	George and Dragon PH, 162 Bath Road	0	0	0	-337	0	0	0	0	N/A
244	ST244	None	350 Basingstoke Road	0	0	0	0	0	0	0	0	Loss of important retail and leisure facilities that supplement the role of the district centre
245	ST245	None	Royal Berkshire Hospital, London Road	0	0	0	0	0	0	10200	0	The HELAA is not the best way to assess the suitability of an intensified hospital on the site, so a separate consideration will be needed. For these purposes, assume potential suitability.
246	ST246	None	450-500 Brook Drive	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
247	ST247	CR11c	Station Hill	585	76369	0	4671	0	12072	0	5941	N/A
248	ST248	CR13d	Gas Holder, Alexander Turner Close	130	0	0	0	0	0	0	0	N/A
249	ST249	SR4a	Pulleyn Park, Rose Kiln Lane	64	0	-322	0	0	0	0	-1611	N/A
250	ST250	None	400 Longwater Avenue	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
251	ST251	None	1015 Oxford Road	0	0	0	0	0	0	0	0	Site cannot accommodate a net gain of 10+ dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
252	ST252	None	138-144 Friar Street	0	0	0	-745	0	5826	0	-1171	N/A
253	ST253	None	Darwin Close and 9-21 Bennet Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
254	ST254	None	ATS, Basingstoke Road	0	0	0	0	0	0	0	0	With the adjacent site to the south being unsuitable, it is very unlikely that a satisfactory residential environment can be created on this relatively small site
255	ST255	None	7-13 &14 Tessa Road and 1-9 & 11-14 Cremyll Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
256	ST256	None	8-12 Rose Kiln Lane	0	0	0	0	0	0	0	0	Loss of significant industrial and warehouse space in an appropriate industrial location not suitable
257	ST257	None	Land adjacent to Stadium Way	0	0	0	153	0	0	0	0	N/A
258	ST258	None	71-73 Caversham Road	27	0	0	-900	0	0	0	0	N/A
259	ST259	WR3n	Amethyst Lane	19	0	0	0	0	0	-1102	0	N/A
260	ST260	None	Wigmore Lane	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues from railway and flood risk on access
261	ST261	None	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and potentially flood risk
262	ST262	None	72 Bath Road	0	0	0	0	-98	504	0	-406	N/A
263	ST263	None	Acre Business Park	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
264	ST264	None	464-468 Basingstoke Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
265	ST265	None	100-350 Longwater Avenue	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
266	ST266	CR12a	Cattle Market	593	0	0	0	0	0	0	-4057	N/A
267	ST267	None	Tesco Distribution Centre, Imperial Way	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
268	ST268	None	100-124 Cardiff Road and Barrett Court	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
269	ST269	CR11i	Napier Court	215	-4074	0	0	0	0	0	0	N/A
270	ST270	None	Berkshire Records Office, Coley Hill	0	441	0	0	0	0	0	0	N/A
271	ST271	WR3h	Rear of 303-313 Oxford Road	12	51	0	0	0	0	0	0	N/A
272	ST272	CR11f	West of Caversham Road	94	-243	-1913	0	0	0	0	0	N/A
273	ST273	None	Upton Road Industrial Estate	0	0	0	0	0	0	0	0	Loss of employment land in a core employment area
274	ST274	CR14s	20-22 Duke Street	13	0	0	-612	0	0	0	0	N/A
275	ST275	None	The Anchorage, 34 Bridge Street	0	0	0	0	0	0	0	0	Not considered likely to be available for residential
276	ST276	None	Madejski Stadium, Royal Way	0	0	0	0	0	0	0	0	Unlikely to be achievable in the plan period due to the football club situation
277	ST277	None	The Oracle Shopping Centre, Yield Hall Place	0	0	0	0	0	0	0	0	No recent information to indicate that this is likely to become available
278	ST278	None	Queens Arms PH, Great Knollys Street	0	0	0	0	0	0	0	0	Noise and light effects likely to be too significant to overcome
279	ST279	None	The Restoration PH, 928 Oxford Road	0	0	0	0	0	0	0	0	Loss of locally listed building not suitable, and likely significant noise and disturbance issues
280	ST280	None	307-311 Gosbrook Road	0	0	0	0	0	0	0	0	Development as permitted is suitable, but would not accommodate a net gain of 10+ dwellings
281	ST281	None	241-251 Henley Road	0	0	0	0	0	0	0	0	Availability unknown
282	ST282	None	Crowne Plaza Reading, Richfield Avenue	0	0	0	0	0	2825	0	0	N/A
283	ST283	None	Kilnbrook House	0	0	0	0	0	0	0	0	Noise and disturbance impacts from road make this an inappropriate residential location
284	ST284	CR14m	Caversham Lock Island	0	0	0	0	0	0	0	0	No recent information on landowner intention

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
285	ST285	SR4e	Part of Former Berkshire Brewery Site	0	0	14024	0	0	0	0	0	N/A
286	ST286	None	383 Gosbrook Road	0	0	0	0	0	0	0	0	Site is unlikely to be able to comply with the exception test
287	ST287	CA1a	Reading Boat Club, Thames Promenade	15	0	0	0	-365	0	0	0	N/A
288	ST288	None	Confidential Site 8	0	0	0	0	0	0	0	0	Unlikely to pass the exception test and noise issues from proximity to industrial units
289	ST289	None	Gresham Way Industrial Estate	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
290	ST290	None	Stadium Way	0	0	1237	0	0	0	0	0	Unsuitable for residential due to loss of employment and sites for waste uses, and neighbouring industrial and warehouse uses. Suitable only for the new employment development for which permission has been granted.
292	ST292	None	Great Brighams Mead	110	-6190	0	0	0	0	0	0	N/A
293=	ST293	None	Cantay House, Ardler Road, Caversham	0	0	0	0	0	0	0	0	Site unlikely to pass the exception test
291	ST291	None	Former Caversham Nursery, 82 Gosbrook Road	0	0	0	0	0	0	0	0	Site unlikely to pass the exception test
293=	ST294	None	68 St John's Road	0	0	0	0	0	0	0	0	Site unlikely to pass the exception test
293=	ST295	None	Confidential Site 11	0	0	0	0	0	0	0	0	Site is unlikely to pass exception test
293=	ST296	None	Confidential site 28	0	0	0	0	0	0	0	0	Site is unlikely to pass the exception test and in any case would not be capable of accommodating a net gain of 10+ dwellings
297	ST297	None	Confidential site 27	20	0	0	0	0	0	0	0	N/A
298	ST298	None	Unit 3-5 Meadow Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
299	ST299	None	The Micro Centre, Gillette Way	0	0	0	0	0	0	0	0	Loss of small business units unlikely to be suitable. Would need to be retained within a wider allocation if necessary

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
300	ST300	WR3l	816 Oxford Road	16	0	0	0	0	0	0	-689	N/A
301	ST301	CR12b	Great Knollys Street and Weldale Street	275	-161	-754	184	0	0	0	0	N/A
302	ST302	None	2-12 and 3-17 Boulton Road and 7 Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
303	ST303	None	Reading Approach & Chancery Gate Business Park, Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
304	ST304	None	Arena Business Park, Acre Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
305	ST305	CR13c	Forbury Business Park and Kenavon Drive	347	0	-2003	0	0	0	0	0	N/A
306	ST306	None	Sterling Way Industrial Estate	0	0	0	0	0	0	0	0	Loss of employment land in a core employment area
307	ST307	None	Graham, Cradock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
308	ST308	None	24-28 Portman Road and 75-83 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
309	ST309	None	64 Portman Road and 127 Loverock Road	0	0	1045	0	0	0	0	0	Unsuitable for residential due to loss of employment and sites for waste uses, and neighbouring industrial and warehouse uses. Suitable only for the new employment development for which permission has been granted.
310	ST310	None	15-21 Deacon Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
311	ST311	None	Worton Drive industrial sites	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
312	ST312	CR14d	173-175 Friar Street and 27-32 Market Place	32	-2205	0	-685	0	0	0	0	N/A

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
313	ST313	None	1-15 Queen Victoria Street & 145-148 Friar Street	0	-2404	0	-477	0	4083	0	0	N/A
314	ST314	None	42 Portman Road	16	-917	0	0	0	0	0	0	Residential conversion would not have been considered suitable but works have already commenced under permitted development rights
315	ST315	None	Land at Reading West Station	0	0	0	0	0	0	0	0	Loss of vegetation in a key green link and treed corridor would not be suitable. Significant concerns with whether a safe development could be achieved
316	ST316	WR3o	The Meadway Centre, Honey End Lane	215	0	0	1814	0	0	0	5079	N/A
317	ST317	CR14o	100 Kings Road	43	0	0	0	0	-3666	0	0	N/A
318	ST318	None	38-40 Portman Road and 103 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
319	ST319	CR11e	North of the Station	1169	40407	0	-769	0	0	723	-10222	N/A
320	ST320	None	Milford Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
321	ST321	None	Britten Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
322	ST322	None	Preston Road and Nimrod Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
323	ST323	None	62-79 Armadale Court	0	0	0	0	0	0	0	0	Site not large enough to accommodate net gain of 10+ dwellings
324	ST324	None	Mayfield Trading Estate, Acre Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
325	ST325	None	1-11 and 6-12 Deacon Way	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
326	ST326	None	1-4 Acre Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
327	ST327	None	Epping House, 55 Russell Street	0	0	0	0	0	0	0	0	Suitable for permitted development but this would not deliver a net gain of 10 dwellings

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
328	ST328	WR3i	Land at Portman Way	18	0	-642	0	0	0	0	0	N/A
329	ST329	None	Smallmead Road	0	0	0	0	0	0	0	0	Required continued data centre use
330	ST330	None	Oracle Riverside Car Park	0	0	0	0	0	0	0	0	Loss of major town centre car park not considered suitable at this stage
331	ST331	None	Arkwright Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues
332	ST332	WR3k	784-794 Oxford Road	0	0	0	0	0	0	0	0	Not sufficient clarity on landowner intensions
333	ST333	None	Chatham Street	0	0	0	0	0	0	0	0	The costs of this development would render a development unviable
334	ST334	ER1m	Land adjacent to 17 Craven Road	18	0	0	0	0	0	0	0	N/A
335	ST335	CR14a	Central Swimming Pool, Battle Street	52	0	0	0	0	0	476	0	N/A
336	ST336	None	2-6 Portman Road and 1-5 Loverock Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise and light issues and potentially flood risk
337	ST337	None	20-40 Bennet Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
338	ST338	SR4d	16-18 Bennet Road	0	-440	2170	0	0	0	0	0	N/A
339	ST339	None	Rose Kiln Lane Court, Rose Kiln Lane	0	-2616	1760	0	0	0	0	0	N/A
340	ST340	None	64 Cardiff Road and 21-61 Milford Road	0	0	0	0	0	0	0	0	Loss of employment and sites identified for waste uses, as well as noise issues
341	ST341	CR14i	Enterprise House, 89-97 London Street	7	-419	0	0	0	0	0	0	N/A
342	ST342	WR3u	132-134 Bath Road	18	-115	-711	0	0	0	0	0	N/A
343	ST343	None	Confidential site 22	0	0	0	0	0	0	0	0	Landowner not able to confirm a realistic prospect of being achievable within plan period
344	ST344	CR14q	Havell House, 62-66 Queens Road	10	-649	0	0	0	0	0	0	N/A
345	ST345	None	Confidential site 26	0	0	0	0	0	0	0	0	New access onto classified road likely to be unsuitable

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
346	ST346	None	25-29 Rose Kiln Lane	0	0	0	0	0	0	0	0	Loss of significant industrial and warehouse space in an appropriate industrial location not suitable
347	ST347	None	6 Send Road	0	0	0	0	0	0	0	0	Site is unlikely to be able to comply with the exception test and is too small to deliver a net gain of 10+ dwellings
348	ST348	None	100-400 Brook Drive	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
349	ST349	None	Land at Chazey Court Farm	0	0	0	0	0	0	0	0	Achieving a development of 10+ dwellings is likely to have a detrimental effect on the major landscape feature, and unlikely to pass exception test
350	ST350	None	2-4 Send Road	0	0	0	0	0	0	0	0	Development as permitted is suitable, but would not accommodate a net gain of 10+ dwellings
351	ST351	None	House of Fraser, The Oracle	0	0	0	-4011	4011	0	0	0	N/A
352	ST352	None	Plot 17, 500-600 Longwater Avenue	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
353	ST353	None	Former Driving Range, Richfield Avenue	0	0	0	0	0	0	11333	0	N/A
354	ST354	None	Former Gas Works Building, Gas Works Road	0	0	0	0	0	0	0	0	A conversion only (required due to local listing of building) would be unable to accommodate sufficient floorspace to provide a net gain of 10+ dwellings
355	ST355	None	Green Park Village, Longwater Avenue	302	0	0	0	0	0	0	0	N/A
356	ST356	None	72 George Street	0	0	0	0	0	0	0	0	Unlikely tp pass exception test
357	ST357	CR14g	The Oracle Riverside East	264	0	0	-10266	-3763	0	0	0	N/A
358	ST358	None	Paddock Road	0	0	0	0	0	0	0	0	Loss of employment uses in a Core Employment Area and residential use would be unlikely to fulfil the exception test

Rank	ST Ref	LP Ref	Site	Resi	Offs	Ind/ Whsg	Retail	Leis	Hotel	Comm	Other	Reason excluded (HELAA)
359	ST359	None	Unit 1, Paddock Road Industrial Estate	0	0	1283	0	0	0	0	0	N/A
360	ST360	None	550 South Oak Way	0	0	0	0	0	0	0	0	Loss of employment within Core Employment Area and increase of activity within DEPZ
361	ST361	None	Plot 8, 600 South Oak Way	0	19000	0	0	0	0	0	0	N/A
362	ST362	None	Network Rail land, Napier Road	0	0	0	0	0	0	0	0	Virtually whole site is priority habitat
363	ST363	None	389 Gosbrook Road	0	0	0	0	0	0	0	0	Development as permitted is suitable, but would not accommodate a net gain of 10+ dwellings
364	ST364	None	Chazey Farm, The Warren	29	0	0	0	0	0	0	0	N/A
365	ST365	None	Land at Scours Lane	0	0	0	0	0	0	0	0	Creating access would require a significant loss of priority habitat and would likely fail the exception test
366	ST366	None	Confidential site 21	0	0	0	0	0	0	0	0	Loss of listed building, coverage by TPOs and likelihood that development would fail the exception test
367	ST367	None	19 Island Road	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
368	ST368	None	Scours Lane and Littlejohn's Farm	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
369	ST369	None	Land at Searles Farm	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
370	ST370	None	3 Send Road	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
371	ST371	None	Confidential site 18	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b
372	ST372	None	View Island	0	0	0	0	0	0	0	0	Excluded at outset of HELAA process due to extent of land in Flood Zone 3b