

ANNUAL MONITORING REPORT 2024-2025

January 2026



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Reading
Borough Council

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Executive Summary

- i. The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis, both in terms of the progress of new policy documents, and the effects of the policies that already exist. This Annual Monitoring Report covers the period from 1st April 2024 to 31st March 2025.
- ii. The main outcomes for the monitoring year are outlined below.
- iii. **Policy Progress:** Progress has mainly been made on the Partial Update of the Local Plan, with a Pre-Submission Local Plan Partial Update being published for consultation during the monitoring year.
- iv. **Duty to Co-operate:** There has been a number of duty to co-operate measures associated with the preparation of the Local Plan Partial Update.
- v. **Contributions to Infrastructure:** The Council has collected £6.333 million in contributions towards infrastructure, with the majority of that being through Section 106 agreements. Spend on infrastructure in 2024-25 was £9.456 million, with the majority of spend being of Community Infrastructure Levy funds. The Infrastructure Funding Statement provides more information.
- vi. **Economic development:** Changes in economic development floorspace have been limited this year and have generally been in accordance with relevant policies.
- vii. **Housing:** Overall delivery of housing has been strong this year with 890 new dwellings delivered. There is a 3.55 years' supply of housing land at the end of the year, because the relevant housing policy is now more than five years old and land supply is currently measured against the outcome of the national standard method for housing need. There has been very little affordable housing delivery in 2024-25 after substantial delivery in the previous year. There continue to be challenges in delivering the size of housing that Reading needs, particularly larger family dwellings.

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1. Introduction

- 1.1 The Annual Monitoring Report reports on key information relating to planning policy issues in Reading on an annual basis. The purposes are to monitor the progress of the Local Development Scheme (LDS) including the positions of planning policy documents; to review the performance of the Local Plan in relation to key policy targets (indicators) set out in the documents; and to determine the extent to which objectives, targets and programmes are being met to inform and guide the development of future plans and policies.
- 1.2 This Annual Monitoring Report covers the period from 1st April 2024 to 31st March 2025. It provides a concise summary of key statistical information which considers the impact of the Local Plan policies.

Context to the AMR 2024/25

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

Approach and Structure of the Report

- 1.4 This report looks first at progress on the process of plan making, and then moves on to monitor the effects of policies. By and large, the report focuses on data collected by the Council rather than third party data which is available in public elsewhere. The report does identify and provide links to online sources where data about Reading has been collected.
- 1.5 The report is structured broadly into two key elements, which comprise monitoring policy progress and monitoring policy performance. The main sections of this report include:
- Introductory comments;
 - A description of the current planning policy framework for Reading and, progress made with regard to the Local Development Scheme (LDS) since April 2024 including the status of the Local Plan and Supplementary Planning Documents (SPDs). This includes actions taken under the duty to co-operate;
 - Monitoring indicators relevant to the adopted Local Plan documents.
- 1.6 Section 2 of the Reading Borough AMR for the monitoring year 2024-25 reviews the progress of the Local Development Scheme (LDS) with respect to the outlined milestones and the progress on the implementation of policies contained in adopted Local Plan documents. Section 3 deals with the duty to co-operate, reporting on which is a statutory requirement. Section 4 refers to key monitoring information for the new Local Plan.

- 1.7 Section 5 onwards of the AMR 2024-25 considers the status of key policies and related targets within the adopted Reading Borough Local Plan and monitors how those policies are being implemented.
- 1.8 The requirements under the Community Infrastructure Levy Regulations 2010 (as amended) to monitor measures related to CIL are now fulfilled in a separate Infrastructure Funding Statement.
- 1.9 The housing trajectory for 2024-25 and headline indicators relating to housing monitoring are included in section 8 of the AMR. Information included relates to housing delivery, development on previously developed land, affordable housing and housing mix. The recent developments in business, retail and leisure development are also outlined through appropriate indicators in sections 7 and 9.
- 1.10 The data sources for compiling this report include commitments monitoring information for Residential and Non-Residential published by the Council in 2025, and information from sources such as the Office of National Statistics (ONS) and Thames Valley Environmental Records Centre.

Sources of background information and data on Reading

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

2. Monitoring Policy Progress

- 2.1 This Section evaluates the progress of Local Development Documents (LDDs) evolving under the Local Development Scheme (LDS) and examines the extent to which those documents have progressed in relation to the targets set out in the LDS.
- 2.2 The most up-to-date LDS at the start of the monitoring year was the version produced in November 2023, the main focus of which was setting out the scope and process for the Local Plan Partial Update. This is therefore the version against which progress is monitored in this section unless otherwise stated.
- 2.3 Table 2.1 sets out the documents that were already in place at the start of the monitoring year.

Table 2.1: Local planning documents already adopted at 1st April 2024

Document title	Adoption date
Reading Borough Local Plan	November 2019
Central and Eastern Berkshire Joint Minerals and Waste Plan	January 2023
Statement of Community Involvement	March 2014
Community Infrastructure Levy Charging Schedule	January 2015
Affordable Housing SPD	March 2021
Battle Hospital Planning Brief	April 2005
Caversham Lock Area Development Principles	March 2006
Dee Park Planning Brief	December 2008
Design Guide to House Extensions SPD	March 2021
Design Guide to Shopfronts SPD	January 2022
Employment, Skills and Training SPD	April 2013
Kenavon Drive Urban Design Concept Statement	July 2004
Meadway Centre Planning Brief	November 2013
Minster Quarter Area Development Framework	December 2018
Palmer Park Development Framework	April 2020
Parking Standards and Design SPD	October 2011
Reading Prison Framework	March 2015
Reading Station Area Framework	December 2010
Residential Conversions SPD	March 2023
Revised Planning Obligations under Section 106 SPD	November 2013
South West Reading Planning Brief	April 2000
Station Hill South Planning and Urban Design Brief	March 2007
Sustainable Design and Construction SPD	December 2019

- 2.4 Table 2.2 sets out progress against the milestones that our November 2023 Local Development Scheme expected to be reached between 1 April 2024 and 31 March 2025 and indicates whether these milestones were met or were missed.

Table 2.2: Progress against milestones in the November 2023 LDS, 2024-25

Document	Stage	Planned milestones to end 2024-25	Actual milestones	Met/not met
Local Plan Partial Update	Regulation 19 consultation	August – September 2024	November – December 2024	Not met
Local Plan Partial Update	Submission	November 2024	May 2025	Not met
Biodiversity and Natural Environment SPD	Draft consultation	March – May 2024	Not yet reached	Not met
Biodiversity and Natural Environment SPD	Adoption	July 2024	Not yet reached	Not met
Sustainable Transport and Parking SPD	Draft consultation	March – May 2024	Not yet reached	Not met
Sustainable Transport and Parking SPD	Adoption	July 2024	Not yet reached	Not met
Town Centre Public Realm Strategy SPD	Draft consultation	July – August 2024	January – February 2025	Not met
Town Centre Public Realm Strategy SPD	Adoption	November 2024	Not yet reached	Not met

2.5 However, a new version of the LDS was prepared in June 2024, before most of these milestones were to have been reached. Table 2.3 sets out progress against these revised milestones.

Table 2.3: Progress against milestones in the June 2024 LDS, 2024-25

Document	Stage	Planned milestones to end 2024-25	Actual milestones	Met/not met
Local Plan Partial Update	Regulation 19 consultation	November/ December 2024 – January 2025	November – December 2024	Met
Local Plan Partial Update	Submission	End February 2025	May 2025	Not met
Biodiversity and Natural Environment SPD	Draft consultation	November 2024 – January 2025	Not yet reached	Not met
Biodiversity and Natural Environment SPD	Adoption	March 2025	Not yet reached	Not met
Sustainable Transport and Parking SPD	Draft consultation	March – May 2027	Not yet reached	Not met
Town Centre Public Realm Strategy SPD	Draft consultation	November 2024 – January 2025	January – February 2025	Not met
Town Centre Public Realm Strategy SPD	Adoption	March 2025	Not yet reached	Not met

- 2.6 **Local Plan:** The Reading Borough Local Plan was adopted in November 2019. This means that a statutory five-year review of the plan needed to have taken place by November 2024. A review was carried out and published in March 2023. This came to the conclusion that a Partial Update of the Local Plan was required that would encompass 45 out of the 90 policies in the plan. This was endorsed by the Council's Strategic Environment, Planning and Transport Committee in March 2023. The Committee also agreed a new version of the Local Development Scheme (LDS) to outline the timescales for carrying out the Partial Update. The LDS was subsequently updated in November 2023 and again in June 2024, mainly to reflect the timetable for the Partial Update.
- 2.7 At the start of the monitoring year, the Council had already undertaken the Regulation 18 consultation on the Partial Update (referred to as Consultation on Scope and Content). The Regulation 19 consultation was planned for August to September 2024, but the June 2024 LDS pushed this back to commence in November, which is when the consultation actually commenced. Therefore, the Regulation 19 stage hit the milestone in the LDS that was in place at the time.
- 2.8 However, submission did not take place in line with the published milestones, the most recent of which was the end of February 2025. Personal circumstances in the team resulted in a delay to submission, which took place in May.
- 2.9 **Supplementary Planning Documents:** The LDS expected progress on three supplementary planning documents (SPDs) during 2024-25, with those being the Biodiversity and Natural Environment SPD, a Sustainable Transport and Parking SPD and a Town Centre Public Realm Strategy SPD. However, the only progress that has been made is on the Town Centre Public Realm Strategy SPD, which was published for consultation in January 2025, slightly later than expected in the June 2024 LDS. This is mainly due to there being limited capacity to progress these documents due to work on the Local Plan Partial Update taking precedence.
- 2.10 **Future policy production:** The focus for local policy in 2024-25 will continue to be the Local Plan Partial Update. The LPPU was submitted in May 2025 and is at examination. The June 2024 LDS anticipates adoption in September/October 2025, which will not be met, with adoption now more likely to be in 2026. Progress on other documents will depend on resource availability during the examination period.
- 2.11 The basis for planning reform has been set out in the Levelling-Up and Regeneration Act 2023. These have implications for future policy production, including the replacement of the Local Development Scheme and Supplementary Planning Documents (SPDs) with a Local Plan Timetable and Supplementary Plans respectively, a requirement for a design code as well as a statutory 30-month plan preparation period. The Council will continue to keep any changes under review in identifying timescales for future policy production, but it is not considered that this will affect the timetable for the Local Plan Partial Update.
- 2.12 **Conclusion:** Progress on local policy has been focused on the production of a Partial Update of the Local Plan, which has continued to make progress albeit with submission in particular falling behind published milestones. However, progress on planned SPDs has been much more limited.

3. Duty to co-operate

- 3.1 The Council is required to report on measures that have been undertaken to comply with the Duty to Co-operate, which is set out in the Localism Act 2011. As the process of updating the Local Plan began in 2023 and continued across this monitoring year, the main focus has been on duty to co-operate measures to inform this update. However, work has also been undertaken to inform plans of other authorities during 2024-25.
- 3.2 The Council has prepared a Duty to Co-operate Scoping Strategy (December 2015), which identifies those issues to address within the local plan that are likely to be strategic matters and which therefore fall under the duty to co-operate, and identifies the specified bodies with which co-operation may be necessary. It therefore provides context for carrying out the duty to co-operate. It is available to view on the Council's website¹. A Duty to Co-operate Statement detailing the measures undertaken in plan-making has also been produced and is available on the website².

Local Plan Partial Update

- 3.3 As set out in the previous section, substantial work has taken place across the monitoring year on progressing the Local Plan Partial Update, with Regulation 19 consultation having been undertaken in November and December 2024. This has meant needing to carry out a number of duty to co-operate measures across the year, which includes:
- Engagement on evidence base documents, including the Housing Needs Assessment, Commercial Needs Assessment and Strategic Flood Risk Assessment;
 - A formal duty to co-operate request to authorities within 15 km of Reading's boundaries to understand the scope for accommodating any unmet housing needs from Reading that would arise if the Local Plan were to be based on the outcome of the standard methodology;
 - Significant continued joint working with healthcare providers on identifying healthcare infrastructure needs to support the Local Plan.

Other authorities' plan making

- 3.4 The Council has continued to co-operate with neighbouring authorities on their own plan making. In 2024-25 this has particularly involved co-operation regarding the Wokingham Local Plan Update and the South Oxfordshire and Vale of White Horse Joint Local Plan. In Wokingham, the main issues have been the status of any unmet housing needs from Reading and the proposal for the Loddon Valley Garden Village on the outskirts of the Reading urban area. In the case of the latter the Council has been engaging particularly on the transport implications of the development.

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

² [Duty to Cooperate Statement May 2025](#)

Other measures

- 3.5 The table below lists the main actions relevant to the duty to co-operate that have been undertaken between 1 April 2024 and 31 March 2025.

Table 3.1: Summary of duty to co-operate measures 2024-25

Date	Description
15 th May 2024	Meeting with Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board regarding primary care needs in Reading
22 nd May 2024	Meeting with Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board regarding primary care needs in Reading
14 th June 2024	Meeting with Wokingham Borough Council to discuss issues around housing needs, in particular any unmet needs from Reading.
2 nd July 2024	Meeting with Historic England to discuss the relationship between sustainability policies and heritage assets.
24 th July 2024	Duty to co-operate meeting with Wokingham Borough Council to discuss Wokingham Local Plan Update in particular
25 th July 2024	Copy of draft Housing Needs Assessment sent for comments to the following: Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Buckinghamshire Council, Hampshire County Council, Hart District Council, Homes England, Oxfordshire County Council, Royal Borough of Windsor and Maidenhead, Rushmoor Borough Council, Slough Borough Council, Swindon Borough Council, Surrey Heath Borough Council, Test Valley District Council, West Berkshire District Council, Wiltshire County Council, Wokingham Borough Council. No comments on the draft received.
29 th July 2024	Comments provided to Wokingham Borough Council regarding active travel and public transport arrangements for Loddon Vallet Garden Village proposal.
21 st August 2024	Meeting with RBH NHS Foundation Trust and Wokingham Borough Council regarding the future of Royal Berkshire Hospital
23 rd August 2024	Letter requesting information under the duty to co-operate on unmet needs in the event that the standard methodology for housing needs is used set to the following: Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Buckinghamshire Council, Hart District Council, Royal Borough of Windsor and Maidenhead, Surrey Heath Borough Council, West Berkshire District Council, Wokingham Borough Council.
29 th August 2024	Meeting with RBH NHS Foundation Trust to discuss the future of the RBH site
30 th August 2024	Draft version of policy ER3: Royal Berkshire Hospital provided to Royal Berkshire Hospital NHS Foundation Trust for comment
30 th August 2024	Response from Buckinghamshire Council to the duty to co-operate request of 23 rd August.
2 nd September 2024	Response from Basingstoke and Deane Borough Council to the duty to co-operate request of 23 rd August.

Date	Description
9 th September 2024	Meeting with RBH NHS Foundation Trust as part of ongoing working group around the future of the hospital
16 th September 2024	Response from West Berkshire District Council to the duty to co-operate request of 23 rd August.
17 th September 2024	Response from Bracknell Forest Council to the duty to co-operate request of 23 rd August.
17 th September 2024	Response from South Oxfordshire and Vale of White Horse District Councils to the duty to co-operate request of 23 rd August.
18 th September 2024	Meeting with RBH NHS Foundation Trust as part of ongoing working group around the future of the hospital
19 th September 2024	Response from Royal Borough of Windsor and Maidenhead to the duty to co-operate request of 23 rd August.
20 th September 2024	Response from Hart District Council to the duty to co-operate request of 23 rd August.
11 th October 2024	Copy of draft Strategic Flood Risk Assessment provided to the Environment Agency for comment
25 th October 2024	Response from Wokingham Borough Council to the duty to co-operate request of 23 rd August.
6 th November 2024	Pre-Submission Draft Local Plan Partial Update consultation commences.
7 th November 2024	Letter sent to Wokingham Borough Council regarding the situation with Reading's unmet housing needs within adopted Local Plan.
12 th November 2024	Draft of Commercial Needs Assessment shared with South Oxfordshire District Council, West Berkshire District Council, Wokingham Borough Council, Bracknell Forest Borough Council, Royal Borough of Windsor and Maidenhead and Thames Valley Berkshire Local Enterprise Partnership for comment. No comments on the draft received.
12 th November 2024	Response made to South Oxfordshire and Vale of White Horse Joint Local Plan Proposed Submission
13 th November 2024	Response made to Wokingham Local Plan Update Proposed Submission
19 th November 2024	Comments received from the Environment Agency on the Strategic Flood Risk Assessment, which subsequently led to changes to the report
20 th November 2024	Meeting with RBH NHS Foundation Trust as part of ongoing working group around the future of the hospital
9 th December 2024	Statement of Common Ground signed with South Oxfordshire and Vale of White Horse District Councils.
17 th December 2024	Duty to co-operate objection relating to transport assessment received from Wokingham Borough Council.
17 th December 2024	Central and Eastern Berkshire Minerals and Waste planning board meeting

Date	Description
18 th December 2024	Pre-Submission Draft Local Plan Partial Update consultation closes.
17 th March 2025	Statement of Common Ground signed with Wokingham Borough Council relating to Wokingham's Local Plan Update

4. Local Plan Monitoring

- 4.1 The Reading Borough Local Plan was adopted on 4th November 2019. Section 11 of the Local Plan is the monitoring section of the plan, and this includes a number of indicators with associated targets which should be used to assess the success of the policies.
- 4.2 The baseline figures for each indicator before the adoption of the plan were set out in 2018-19, with 2019-20 representing the first year for which these indicators have been reported, and this AMR reports on the fourth monitoring year in which the policies are being applied. Appendix IV includes the table of the Local Plan monitoring indicators, and sets out the most recent information, which usually covers the 2024-25 year. Where relevant, it also includes any cumulative figures for the Local Plan period so far, as the base date for the plan is 1st April 2013. Appendix IV shows whether Local Plan monitoring targets have been met in 2024-25. There may be particular reasons why targets are met or not met in a given year. In particular, any targets that are measured in terms of completed development will take some years to reflect changes made in the Local Plan due to the length of the development process. Therefore, not meeting plan targets does not automatically amount to a plan failure, but it represents a useful measure at this point, particularly for comparison with future years. A Local Plan Review, undertaken in March 2023 has particularly taken account of the results of monitoring indicators over this period.
- 4.3 Future versions of the AMR will continue to include this table and update it with the most recent information so that there is an ongoing, easy-to-use guide to the success of the policies.

5. Sustainable development

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

Indicator 1: Sustainability requirements attached to major planning permissions

Table 5.1: Number of major planning permissions with sustainability requirements attached as a planning condition, 2024-25

Status	Number of permissions
Major planning applications permitted	15
Number with condition requiring sustainability standard	12
Number without condition requiring sustainability standard	3

- 5.4 Of the 15 major planning applications that were permitted during the monitoring year, 12 had conditions relating to sustainability.
- 5.5 Of the permissions without a sustainability condition, each permission had a reason for the absence of the condition. One permission was a reserved matters permission covering landscaping only. Another related to the retention of existing modular classrooms. The remaining permission without a sustainability condition was a variation of an existing planning permission which had been permitted in the 1990s and long since built out and long predated any sustainability requirements.

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

Table 5.2: Major new-build residential developments permitted at zero carbon homes standards in 2024-25

Status	Number of permissions	Number of homes
Major new-build residential permitted	4	125
Number at zero carbon homes standard	4	125
Percentage at zero carbon homes standard	100%	100%

- 5.6 All major new build residential was permitted in accordance with the requirement for zero carbon homes.

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

Table 5.3: Major new-build non-residential developments permitted at BREEAM Excellent standards in 2024-25

Status	Number of permissions	Amount of floorspace (sq m, gross)
Major new-build non-residential permitted	3	8,532
Number at BREEAM Excellent standard	2	6,733
Percentage at BREEAM Excellent standard	67%	79%

- 5.7 The majority of major new build non-residential floorspace was permitted in accordance with the requirement for BREEAM Excellent. One application was permitted at BREEAM Very Good standard.

6. Infrastructure contributions

- 6.1 The key policies relating to infrastructure contributions are as follows:
- CC9: Securing Infrastructure
- 6.2 The main strategic purpose of policies is as follows:
- Provide infrastructure to support development in the area
- 6.3 The Council has long been successful in securing developer contributions through S106 planning obligations. On 1 April 2015, the Council introduced the Community Infrastructure Levy, which replaces Section 106 for tariff-style contributions to strategic infrastructure. Section 106 continues to apply for affordable housing, employment and skills measures, and more site-specific infrastructure. Policy CC9 of the Local Plan sets the infrastructure priorities for new development.
- 6.4 The Council is required to produce an Infrastructure Funding Statement (IFS) annually by 31st December, in line with amended CIL Regulations that came into force in September 2019. The IFS reports on collection, allocation and spend of money during the financial year from both CIL and Section 106 agreements. It also sets out priorities for future spend. The Council's fifth IFS was published in December 2025, and there is therefore no longer a need for the AMR to report on these matters in detail. However, for ease of reference, the summary information from the IFS is set out below.
- 6.5 In terms of the Community Infrastructure Levy:
- The total CIL collected by Reading Borough Council in 2024-2025 was £5.054 million
 - The total CIL allocated in 2024-2025 was £8.005 million
 - The total CIL spent in 2024-2025 was £7.252 million
 - CIL liability notices were issued in 2024-2025 for £7.303 million
- 6.6 In terms of Section 106:
- The total of financial contributions under Section 106 collected by Reading Borough Council in 2024-2025 was £1.279 million
 - The total of financial contributions under Section 106 allocated in 2024-2025 was £1.311 million
 - The total of financial contributions under Section 106 spent in 2024-2025 was £2.204 million
 - Financial contributions were agreed in Section 106 agreements signed in 2024-2025 was £1.201 million.

7. Economic development and employment

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

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

7.2 The main strategic purpose of policies is as follows:

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

Indicator 4: Employment floorspace permitted by type during 2024-25 (net)

Table 7.1: Employment floorspace (net) newly permitted during 2024-25 by type

Location	Office	Industrial and warehouse	Total
Central Reading	-22,987	0	-22,987
A33 Corridor	-122	1,228	1,106
Core Employment Areas (outside A33 Corridor)	0	428	428
Other locations	-344	-486	-830
Total in Reading	-23,453	1,170	-22,283

7.3 This indicator monitors new employment permissions during 2024-25. It shows that new permissions have involved a substantial net loss of offices, almost all in the town centre in particular due to a number of new prior approvals for conversion from office to residential, and a small net gain in industrial and warehouse space.

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

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

Indicator 5: Employment floorspace completed by type during 2024-25 (net)

Table 7.2: Employment floorspace (net) completed during 2024-25 by type

Location	Office	Industrial and warehouse	Total
Central Reading	29,187	-243	28,944
A33 Corridor	-4,707	229	-4,478
Core Employment Areas (outside A33 Corridor)	-917	-130	-1,047
Other locations	-480	-486	-966
Total in Reading	32,473	-630	31.843

- 7.6 This indicator monitors completions involving employment floorspace during 2024-25. In overall terms, it shows a significant net gain of employment, driven by a single major office completion in Central Reading.
- 7.7 The long-term trend has been for a reduction in office and general industrial floorspace, so that 2016/17 saw the lowest level in over 25 years, followed by a slight increase. The reduction this year is therefore in line with longer term trends. The level of B8 space has increased over recent years, and the 2018-19 figure was the highest level in our records (which go back three decades), but recent years have seen a levelling off of this trend and this has continued in 2024-25.
- 7.8 Note that Indicator 5 is not directly comparable with 6 and 7. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 6 and 7, whereas net figures were used for 5.

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

Table 7.3: Proportion of office floorspace newly permitted or completed in 2024-25 which is within Central Reading or the A33 Corridor

Location	Office f/s (gross) permitted 2024-25	% of gross office f/s permitted 2024-25	Office f/s (gross) completed 2024-25	% of gross office f/s completed 2024-25
Central Reading	0	N/A	34,736	100%
A33 Corridor	0	N/A	0	0%
Total in Central Reading and A33 Corridor	0	N/A	34,736	100%
Reading Total	0	N/A	34,736	100%

- 7.9 Policy EM1 of the Local Plan directs major office development to central Reading and the A33 corridor. There has been one large office completion in 2024-25, which was

in the town centre meaning that virtually all new completions were in line with policy. There were no new office permissions.

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

Table 7.4: Proportion of industrial and warehouse floorspace newly permitted or completed in 2024-25 which is within the A33 Corridor or Core Employment Areas

Location	Industrial/warehouse f/s (gross) permitted 2024-25	% of gross industrial/warehouse f/s permitted 2024-25	Industrial/warehouse (gross) completed 2024-25	% of gross industrial/warehouse f/s completed 2024-25
A33 Corridor	1,228	74%	229	35%
Core Employment Areas (outside A33 Corridor)	428	26%	428	65%
Total in A33 Corridor and CEAs	1,656	100%	657	100%
Reading Total	1,656	100%	657	100%

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

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

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

Status	Net change in number of units	Net change in floorspace (sq m)
Newly permitted 2024-25	0	0
Completed 2024-25	0	0

- 7.11 There have no permissions or completions affecting the number of small business units in 2024-25.

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

Table 7.6: Net change in B8 storage and distribution floorspace in the South of Basingstoke Road 2024-25

Status	Net change (sq m)
Newly permitted 2024-25	615
Completed 2024-25	0

- 7.12 Policy EM4 of the Local Plan states that proposals should maintain the overall level of B8 storage and distribution floorspace in the South of Basingstoke Road Core Employment Area. No changes have been permitted or completed that reduces storage and distribution floorspace in the south of Basingstoke Road.

Conclusion: Are policies fulfilling their purpose?

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

- ***Direct major office development to central Reading and the A33 corridor***

All office development completed has been in central Reading and the A33 corridor. No major floorspace has been newly permitted.

- ***Direct major employment development other than offices to the A33 corridor and Core Employment Areas***

All industrial and warehouse development newly permitted or completed has been in the A33 corridor or Core Employment Areas.

- ***Protect employment land within Core Employment Areas***

There has been a net loss of employment floorspace within the Core Employment Areas, due mainly to a conversion of an office building to a police headquarters,

- ***Maintain a range of floorspace, including small units, and B8 floorspace in the South of Basingstoke Road***

There has been no change in small business units. There has been no change in B8 floorspace in the South of Basingstoke Road, with a new permission that would increase B8 floorspace.

8. Housing

8.1 The key policies relating to housing are as follows:

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

8.2 The main strategic purpose of policies is as follows:

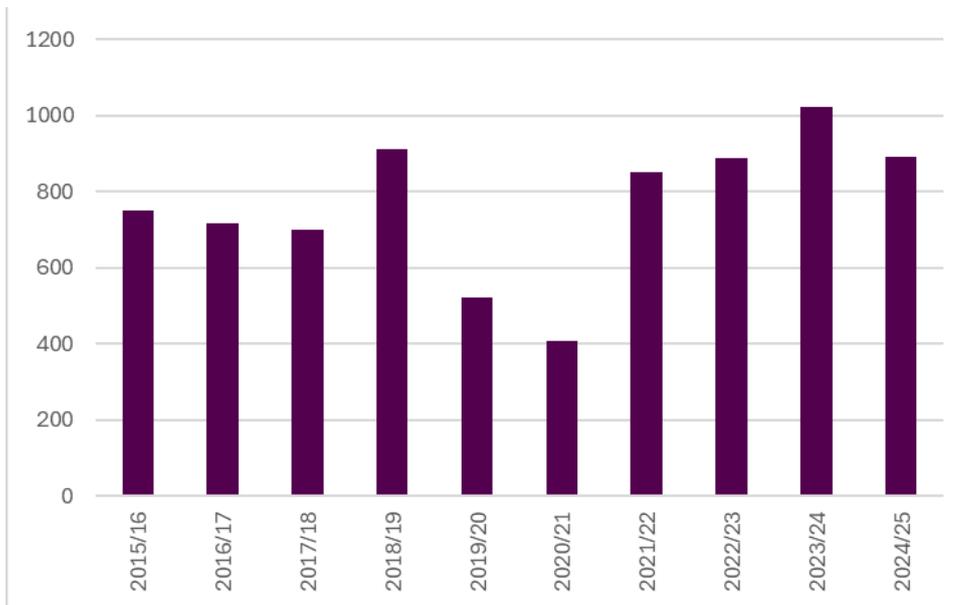
- Ensure a good supply of housing of 689 dwellings per annum 2013-2036;
- Ensure a good supply of affordable housing;
- Ensure a mix of housing in Reading including provision of family housing;
- Ensure high standards for new homes; and
- Set out policy for sites for student accommodation and for gypsies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

Indicator 10: New housing delivered

Table 8.1: Number of homes completed

Monitoring year	Net additional dwellings completed
2015/16	751
2016/17	717
2017/18	700
2018/19	910
2019/20	521
2020/21	408
2021/22	850
2022/23	888
2023/24	1,021
2024/25	890

Figure 8.1: Net additional dwellings completed 2015-2025



8.3 The number of completed dwellings this year was 890. This is lower than the previous year, which was the second highest total in at least the last 30 years. This year's figure still represents a healthy supply, above the annual housing provision figure in policy H1 of 689 dwellings per year, but below the standard method figure of 997.

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

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

Element of supply calculation	Dwellings
Based on standard method (NPPF 2024) 2025-2030 (as at 31/03/2025)	4,985
Annual requirement for 5 years	997
Annual requirement for 5 years with 5% buffer (NPPF para 78)	1,047
Total requirement for 5 years 2024/25-2028/29, i.e. 707 x 5	5,235
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2025-2030	2,986
Soft commitments (strategic sites) subject to S106 to be delivered 2025-2030	165
Local Plan allocations to be delivered 2025-2030	0
Allowance for small site windfalls 90 per annum 2025-29, 85 per annum 2029-30	475
Total site-specific supply for 5 years 2025/26-2029/30	3,625

- 8.4 This version of the 5-year housing land supply is measured against the outcome of the standard method for assessing housing need, as set out in Planning Practice Guidance. The Reading Borough Local Plan became five years old in November 2024, and policy H1 of the Local Plan is therefore out of date due to changes to national policy on housing need. This means that monitoring of housing supply is to be undertaken using the standard method. The outcome of the standard method has changed several times as new data are published, but the outcome on 31 March 2025 was 997 dwellings per year. A proposed updated policy H1 has been prepared, but the outcome of the standard method will continue to be used for monitoring five year supply in future iterations until such time as a new policy is adopted.
- 8.5 The total housing land supply accounting for C3 dwellings only is **3.43 years**, i.e. 3,625 (the total supply) divided by 1,047 (the annual remaining requirement incorporating buffer).
- 8.6 This is a significant change from previous calculations, as it represents the first time in the annual calculation that no five-year supply can be demonstrated. The significant uplift in the housing targets as a result of the use of the standard method is by far the most significant reason for this change, but there are also forecast to be some years of relatively low provision between 2025 and 2028 as a result of a number of very large schemes having largely completed and other large schemes not having commenced yet or being in the very early stages.
- 8.7 This version of the 5-year housing land supply deals only with dwellings within the C3 use class (although it also includes C4 houses in multiple occupation), so excludes consideration of other forms of housing such as student accommodation or residential care. These are included within the equivalent calculation under Indicator 12, which is considered the official housing land supply position.
- 8.8 Non-implementation rates are applied to sites which have not yet started in both the Five Year Supply and the Housing Trajectory. These rates have been revised in the recent version of the Housing and Economic Land Availability Assessment (HELAA)

based on past rates of implementation. For sites with planning permission or a resolution to grant planning permission, this is 7%. Higher rates are applied to plan allocations (36% in the town centre, 42% outside the centre), but none of these constitute part of five year supply. The full version of the Housing Trajectory in Appendix III sets out the non-implementation rate that has been applied.

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

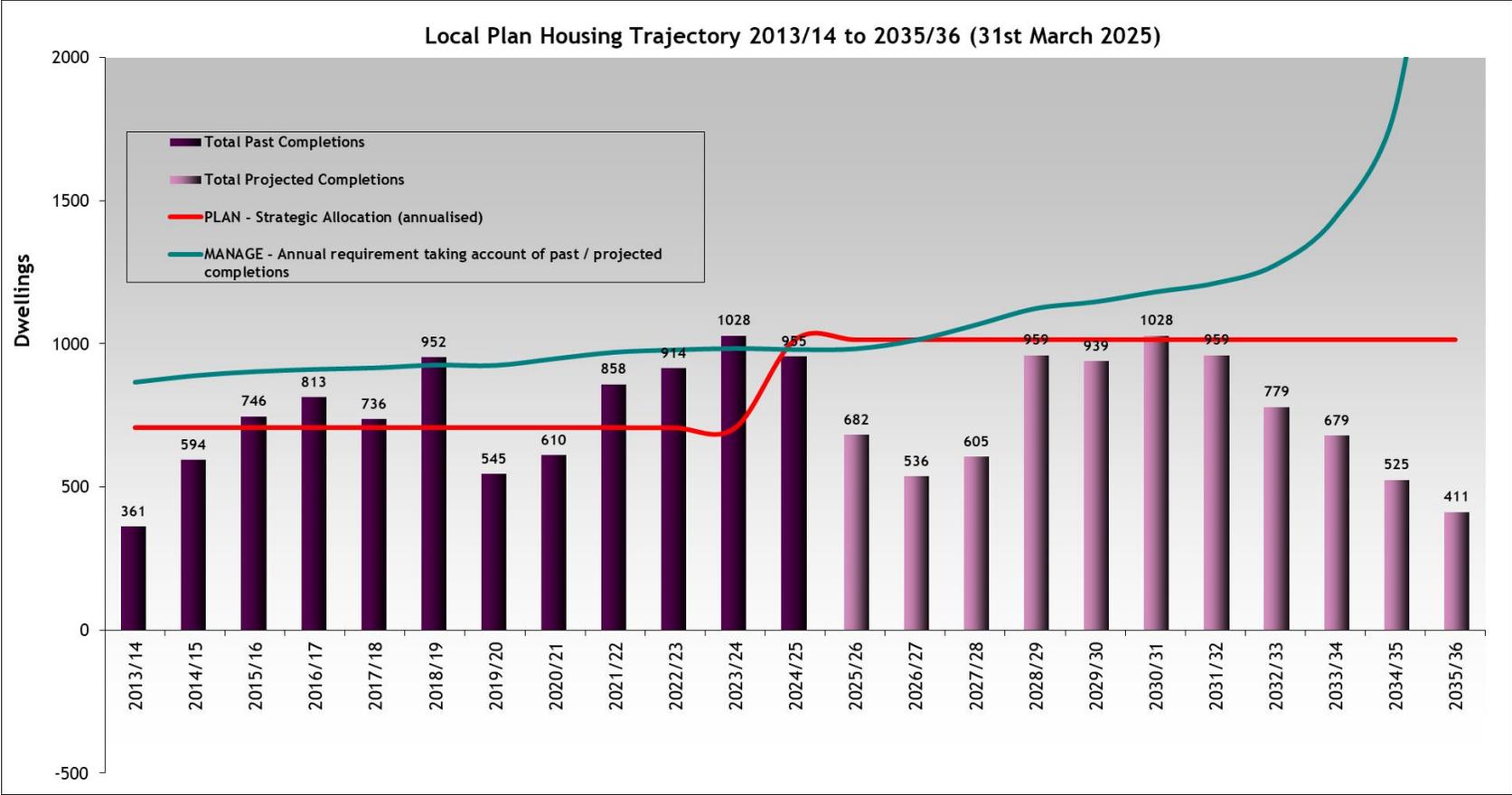
Table 8.3: Five year housing land supply including other forms of accommodation

Element of supply calculation	Dwellings
Based on standard method (NPPF 2024) 2025-2030 (as at 31/03/2025)	4,985
Annual requirement for 5 years	997
Annual requirement for 5 years with 5% buffer (NPPF para 78)	1,047
Total requirement for 5 years 2025/26-2029/30, i.e. 1,047 x 5	5,235
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2025-2030	2,992
Soft commitments (strategic sites) subject to S106 to be delivered 2025-2030	255
Local Plan allocations to be delivered 2025-2030	0
Allowance for small site windfalls 96 per annum 2025-29, 91 per annum 2029-30	475
Total site-specific supply for 5 years 2025/26-2026/27	3,722

- 8.9 The total housing land supply is **3.55 years**, i.e. 3,722 (the total supply) divided by 1,047 (the annual remaining requirement incorporating buffer).
- 8.10 This does not therefore significantly change the position that Reading cannot currently demonstrate a five year supply of housing.
- 8.11 This version of the 5-year housing land supply assessment factors in forms of residential accommodation that are not dwellings within the C3 use class. Planning Practice Guidance clarifies that housing provision should take account of housing for older people, which may be within the C2 residential institution use class. It also states that student accommodation can count towards the housing requirement on the basis that it frees up other housing. Our approach also takes account of houses in multiple occupation (which forms an important source of accommodation in Reading) and other residential institutions. The key is that these should only be included as part of the supply if they have also been factored into need, to ensure consistency.
- 8.12 The methodology used to convert delivery of these other forms of residential accommodation to dwellings is explained in paragraph 8.42 in relation to Indicator 21.
- 8.13 The Council's view is that, because this is the most comprehensive assessment of residential accommodation supply, it is Indicator 12 which is Reading's official figure for 5-year housing land supply.

Indicator 13: Housing trajectory

Figure 8.2: Local Plan housing trajectory 2013/14 to 2035/36 as at 31st March 2025



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

- 8.14 The trajectory differs significantly from versions shown in previous years, in that total supply over the plan period is expected to fall well short of targets. This is because, from 2024-25, housing provision figures change to the outcome of the standard method due to policy H1 becoming out of date. This very significant uplift in targets is not matched by existing permissions and site allocations up to 2036.
- 8.15 The Council is bringing forward a Partial Update to the Local Plan that not only includes an amended version of policy H1 with new housing provision figures in place of the standard method but also includes a range of new allocations to meet housing needs. The Local Plan Partial Update also includes a different version of the housing trajectory measuring against those new provision figures and including those new allocations and other allowances. These cannot be incorporated into the version of the trajectory in this document because those changes need to be subject to public examination before they can be adopted and relied upon for monitoring purposes.
- 8.16 For the avoidance of doubt, the housing trajectory includes forms of accommodation other than C3 dwellings, and so it is based on the same figures as in the 5-year housing land supply in Indicator 12.

Indicator 14: Affordable housing completions

Table 8.4: Affordable housing completed 2024-25

Change in affordable homes	Rent (social/affordable)	Shared ownership	First homes	Other	Total
Gains	11	0	0	0	11
Losses	0	0	0	0	0
Net change	11	0	0	0	11

- 8.17 The amount of affordable housing delivered this year is extremely low. This is something of an anomaly, and is particularly due to three quarters of all housing completions being on three sites this year, all of which had delivered their affordable elements in previous years. It is not expected to represent a longer term trend, as last year saw the highest affordable housing delivery in recent years, and there are currently 178 affordable homes under construction. All delivery figures are still well below the identified level of affordable housing need of 406 per year over the Local Plan period.

Indicator 15: Affordable housing secured

Table 8.5: On-site and off-site contributions to affordable housing secured in 2024-25

Size of site	Total homes permitted on sites subject to H3	On-site affordable homes secured	Off-site financial contribution secured	Equivalent affordable homes secured on- and off-site	Overall contribution as a proportion
1-4 dwellings	28	0	£543,791.67	5.44	19.4%

Size of site	Total homes permitted on sites subject to H3	On-site affordable homes secured	Off-site financial contribution secured	Equivalent affordable homes secured on- and off-site	Overall contribution as a proportion
5-9 dwellings	19	0	£260,871.00	2.61	13.7%
10+ dwellings	205	37	£120,000.00	1.2	18.6%
All sites	252	37	£924,662.67	9.25	18.4%

- 8.18 Policy H3 of the Local Plan sets expectations for how much affordable housing will be secured as part of a planning permission, and these expectations differ according to the scale of site. This indicator considers the degree to which those proportions are achieved in planning permissions granted during the year.
- 8.19 A number of types of development do not result in a Section 106 agreement, and there are not therefore opportunities to secure affordable housing. This includes prior approvals and certificates of lawfulness. The policy also excludes replacement of a single dwelling with another single dwelling and conversion of a dwelling to self-contained flats where there is no new floorspace. These are not therefore included in the total homes permitted in table 8.5.
- 8.20 Since there is sometimes a mix of on-site units and off-site financial contributions, there needs to be a way of converting this to a consistent measure which can be calculated as a percentage. Background information to the Local Plan estimated that a developer contribution of £100,000 was required to deliver one affordable unit, on the basis of an overall cost of £200,000, but with the Council then using the contribution to subsidise part of the build and borrow for the remaining costs. If a property were to be let at target rent, this would mean subsidising 50% of the build, so £100,000 is required. On individual sites, policy compliance can only be assessed on the basis of the Gross Development Value of the development, but the above represents a useful shorthand.
- 8.21 The overall proportion of affordable homes secured through Section 106 agreement in 2024-25 only meets the policy targets for the smallest band of sites, between 1-4 dwellings (10%). The overall proportion of affordable housing on sites of 5-9 dwellings is the lowest, short of the policy target of 20%, albeit there are only three sites in this category. The proportion of affordable housing on sites of 10 or more dwellings, which covers the vast majority of homes permitted, falls short of the policy target of 30%. Two sites of 10 or more dwellings made financial rather than on-site contributions this year.

Indicator 16: Dwellings completed and permitted during 2024-25 by size and type

Table 8.6: Dwellings completed (net change) during 2024-25 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	361	1	362	40.6

Size of dwelling	Flats	Houses	Total	Proportion of total by size
2-bed	386	35	421	47.3
3-bed	63	22	85	9.5
4-bed	-1	17	16	1.8
5+ bed	0	6	6	0.7
Total	809	81	890	100.0
Proportion of total by type	90.1	9.1	100.0	N/A

Table 8.7: Dwellings permitted (net change) during 2024-25 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	381	2	383	68.3
2-bed	181	5	186	33.2
3-bed	7	0	7	1.2
4-bed	0	-9	-9	-1.6
5+ bed	0	-6	-6	-1.1
Total	569	-8	561	100.0
Proportion of total by type	101.4	-1.4	100.0	N/A

- 8.22 This indicator measures the overall proportion of the net change in dwellings which are flats or houses and the number of bedrooms. It includes development from all sources, including conversions and changes of use, which tend to provide smaller accommodation.
- 8.23 In the case of completions, the vast majority (88%) of completed dwellings were for one- or two-bed dwellings, and around 90% were for flats rather than houses. The very large majority of new accommodation therefore continues to be small and flatted, with family accommodation of three or more bedrooms being a small element of supply.
- 8.24 The picture for new permissions is even more dominated by smaller units with virtually all being one- or two-bedroom flats. Properties of three bedrooms or more would actually slightly reduce as a result of new permissions.

Indicator 17: New build dwellings completed and permitted during 2024-25 by size and type

Table 8.8: New build dwellings completed (net change) during 2024-25 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	258	0	258	32.3
2-bed	370	35	405	50.7

Size of dwelling	Flats	Houses	Total	Proportion of total by size
3-bed	66	30	96	12.0
4-bed	0	28	28	3.5
5+ bed	0	12	12	1.5
Total	694	105	799	100.0
Proportion of total by type	86.9	13.1	100.0	N/A

Table 8.9: New build dwellings permitted (net change) during 2024-25 by size and type

Size of dwelling	Flats	Houses	Total	Proportion of total by size
1-bed/studio	106	1	107	51.7
2-bed	82	3	85	41.1
3-bed	6	6	12	5.8
4-bed	0	3	3	1.4
5+ bed	0	0	0	0
Total	194	13	207	100.0
Proportion of total by type	93.7	6.3	100.0	N/A

- 8.25 This section deals with new build dwellings only, for the reason that the Council's housing mix policies refer only to new build dwellings. This is therefore more meaningful in evaluating the effectiveness of the Council's policies.
- 8.26 In terms of new build completions, only 17% of the total is for three-bed or more. This is some way below the policy target of 50% but is still slightly higher than the figure for all completions. This illustrates the difficulty of securing family housing in Reading and should continue to be carefully monitored. When dwellings in designated centres are excluded to more directly consider compliance with policy H2, the figure rises considerably, with 32% of new build completions outside centres being three-bed or more, but this still falls well short of the policy target.
- 8.27 The proportion of newly-permitted new build dwellings that are three-bed or more is even lower than for completions, at 7%. Over half of all newly permitted dwellings are one-bed. Once developments in centres are excluded, the proportion that are three-bed or more barely changes, at 8%. This therefore emphasises the continued importance of securing larger family homes in future developments.

Indicator 18: New dwellings on previously developed land

Table 8.10: Dwellings completed on previously developed (brownfield) land 2024-25

Overall dwellings completed (net)	Dwellings completed on brownfield land (net)	Percentage of completions on brownfield land
890	515	57.9%

- 8.28 There was an unusually low proportion of completed development on brownfield land in 2024-25. This is due entirely to two developments, Green Park Village (288 dwellings) and Reading Golf Course (72 dwellings). Green Park Village is now almost entirely complete, and the proportion of dwellings on brownfield land is therefore expected to increase significantly again in future years.

Indicator 19: Net additional gypsy and traveller pitches

- 8.29 No net additional gypsy and traveller pitches have been brought forward in Reading Borough in 2024-25. A Gypsy and Traveller Accommodation Assessment was commissioned in November 2016 to assess the need for new pitches. This reported in September 2017, and identified a need for new permanent and transit pitches, which subsequently led to a consultation on potential sites, but the Council has not yet been able to identify appropriate sites to accommodate this need, and no sites are included in the Local Plan. The transit need would be covered by an existing permission (21/2037) for 7 transit pitches.

Indicator 20: Residential development through prior approvals

Table 8.11: Residential prior approvals 2024-25

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2024-25	9	19,729	289
Approved and not started at 31/03/2025	12	18,189	273
Underway at 31/03/2025	8	18,455	347
Completed during 2024-25	9	3,896	60

- 8.30 This indicator measures the various permitted development rights to convert existing floorspace to residential use or develop additional residential through a prior approval process. These rights were introduced at various times, but the most significant by far is conversion of offices to residential, which has been in force since 2013, and is now replaced by the right to convert commercial, business and service floorspace (class E) to residential.
- 8.31 In overall terms, the number of dwellings completed through this route has been low in comparison to recent years. It forms only 2% of total housing delivery, well down from the peak of 40% in 2016-17. There remain a significant number of dwellings with prior approval, including a large number that are under construction, and a number of new approvals this year. An Article 4 direction came into force on 15 November 2022 which removed the main permitted development rights, including commercial to residential, in a number of areas in Reading including parts of existing centres and the main employment areas, but the new approvals have been in areas excluded from this direction, in particular offices around the Inner Distribution Road.

Table 8.12: Office to residential prior approvals 2024-25

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2024-25	0	0	0
Approved and not started at 31/03/2025	0	0	0
Underway at 31/03/2025	4	14,103	287
Completed during 2024-25	1	917	16

- 8.32 This indicator measures the permitted development right to change the use of offices to residential, which has been in force since 2013. After changes to the use classes order, this right (class O) has been replaced by a new permitted development right (class MA).
- 8.33 The number of dwellings delivered through this permitted development right has been low this year with only one development completed. The four remaining prior approvals under this right are now underway, with any other remaining prior approvals having lapsed during the monitoring year.
- 8.34 There are no remaining prior approvals under the old permitted development right to convert light industrial or retail and related uses to residential. These rights are now replaced by the permitted development right to convert Class E commercial uses to residential.

Table 8.15: Class E uses to residential prior approvals 2024-25

Status	Number of prior approvals	Amount of floorspace lost (sq m)	Dwellings gained
Newly approved 2024-25	9	19,729	289
Approved and not started at 31/03/2025	11	18,189	272
Underway at 31/03/2025	4	4,352	60
Completed during 2024-25	8	2,969	44

- 8.35 The new permitted development right to convert class E uses to residential has taken over from the office to residential permitted development rights. There have been some large new approvals this year outside the new Article 4 direction, as well as more limited numbers of completions.

Table 8.16: Residential storeys on commercial buildings prior approvals 2024-25

Status	Number of prior approvals	Dwellings gained
Newly approved 2024-25	0	0
Approved and not started at 31/03/2025	1	1
Underway at 31/03/2025	0	0
Completed during 2024-25	0	0

- 8.36 Another permitted development right allows for additional storeys to provide residential development over commercial buildings. Only one such prior approval has been granted in Reading.

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

Table 8.16: Delivery of other forms of residential 2024-25

Status	Residential care bedspaces	HMO (sui generis) bedspaces	Student bedspaces	Estimated dwelling equivalent (see below)
Newly permitted 2024-25	10	36	0	8
Permitted and not started at 31/03/2025	535	-4	0	269
Underway at 31/03/2025	0	0	34	13
Completed during 2024-25	8	64	38	45

- 8.37 There are various other forms of residential which do not count as ‘dwellinghouses’ within use class C3 and are not therefore included in dwelling completion figures. This includes residential care within the C2 use class, and large houses in multiple occupation (with more than 6 people) and dedicated student accommodation, both of which tend to count as ‘sui generis’, so within their own use class. Some retirement apartments for older people fall within the C3 use class and are counted within the overall dwelling figures, and are not included here. Similarly, small HMOs within the C4 use class (between three and six people) are included within the dwelling figures and not counted here.
- 8.38 The Berkshire Strategic Housing Market Assessment considered the need for new residential care bedspaces (within the C2 use class) alongside more general housing requirements. It identified a need for 253 bedspaces within Reading up to 2036, which policy H7 of the new Local Plan aims to provide. This is a reasonably modest total. There was a net gain of 8 new residential care bedspaces delivered this year. In total, a net loss of 6 residential care bedspaces has been recorded over the period of the new Local Plan so far (i.e. between 2013 and 2025).
- 8.39 There is no identified need for large HMOs. There was a sizeable gain of HMO bedspaces this year, generally through changes of use of large dwellings to HMOs, thus offsetting a loss of residential counted within the net change in dwellings.
- 8.40 There is known to be a need for new student accommodation, and the University of Reading currently has difficulties in meeting its guarantee of University accommodation for new students who listed the University as their preferred choice. At the moment, the shortfall in meeting this guarantee is in the region of 1,000 spaces. There have been 38 bedspaces completed this year, at the former Woodley Arms on Waldeck Street.
- 8.41 Planning Practice Guidance clarifies that overall housing provision should take account of housing for older people, which may be within the C2 residential institution

use class. It also states that student accommodation can count towards the housing requirement on the basis that it frees up other housing. Therefore, there is a need to convert these other forms of accommodation to an equivalent number of residential units to include within the housing trajectory and housing land supply. Our approach also takes account of houses in multiple occupation (which forms an important source of accommodation in Reading) and other residential institutions. The key is that these should only be included as part of the supply if they have also been factored into need, to ensure consistency.

8.42 The different sources of housing have been dealt with as follows:

- **Student accommodation**

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

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

- **Houses in Multiple Occupation**

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

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

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

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

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

- 8.43 On the basis of the above methodologies, a residential equivalent of 45 dwellings has been completed this year and can be added to the dwelling completions of 890 for the purposes of the housing trajectory and housing land supply calculations (Indicators 12 and 13).

Indicator 22: Self and custom build

- 8.44 The Council has a statutory duty to grant permission to enough serviced plots for self and custom-housebuilding to meet the need in the relevant base period. Base periods run from 31st October in one year to 30th October the following year, with the first base period being 31st October 2015 to 30th October 2016. Authorities have three years to grant sufficient permissions, which means that the relevant periods for this report are the sixth base period (31st October 2020 to 30th October 2021), for which sufficient permissions should have been granted by 30th October 2024, and the seventh base period (31st October 2021 to 30th October 2022), for which sufficient permissions should have been granted by 30th October 2025. Therefore, information in this section relates to the base periods rather than the monitoring year used for other parts of this document.

Table 8.17: Entries on the self-build register in relevant base periods

Status	Part 1 entries (individual)	Part 1 entries (groups)	Part 2 entries (individual)	Part 2 entries (groups)
On register at end of ninth base period (31 st October 2023 to 30 th October 2024)	51	0	29	0
Added to register during tenth base period (31 st October 2024 to 30 th October 2025)	1	0	1	0
Total on register at end of tenth base period (30 th October 2025)	52	0	30	0

- 8.45 Table 8.17 shows changes to the self-build register in the 2024-25 base period. It shows that there have been only 1 addition each to Part 1 and Part 2 in that time. It is worth noting that there have been changes to the way the register operates since its introduction. On 1st April 2019, the Council introduced a test of sufficient resources and a local connection test. As a result, the Self Build Register has been divided into a Part 1 and Part 2. Part 1 contains those who have demonstrated a local connection, and it is the number of entries on Part 1 which will be considered in exercising the statutory duty. Part 2 includes those who do not pass the local connection test. This has had the effect of significantly reducing the scale of demand

on the register, and this will be likely to affect whether the authority complies with the duty in future years.

- 8.46 In terms of monitoring supply, planning permissions in Reading do not generally specify whether a development is self-build. There could be an exception to this where plots are set aside as part of a larger development to comply with Local Plan policy H3, but this has not yet happened in Reading. Therefore, the only way in which the Council can monitor its statutory duty is through the granting of self-build relief from the Community Infrastructure Levy. Table 8.18 sets out the number of permitted dwellings since the start of the first base period (31st October 2015) and over the most recent base period for which self-build relief has been granted. As can be seen, no self-build dwellings have been added to the supply in 2024-2025. Please note that the number of permitted dwellings at the start of the base period covered by this monitoring year may not correspond to the number reported in last year's AMR as self-build relief can be granted well after the planning permission.

Table 8.18: Self-build dwellings granted permission 2015-2024

Status	Dwellings
Permitted dwellings granted over first nine base periods (31 st October 2015-30 th October 2024) with self-build relief	60
Permitted dwellings granted 31 st October 2024-30 th October 2025) with self-build relief	0
Total permitted dwellings granted 31 st October 2015-30 th October 2025) with self-build relief	60
Permitted dwellings with self-build relief granted 1 st April 2019 (i.e. since changes to the register) – 30 th October 2024	38

- 8.47 To assess compliance with the statutory duty, demand on the register needs to be compared with supply of permissions. As set out in paragraph 8.44, supply needs to be compared to demand from three years before. Table 8.19 sets out the most recent information. Please note that the permissions for previous base periods may have changed from previous versions of the AMR, because it is often not clear that a development is self-build until relief is granted, which may be a year or two after permission is granted.

Table 8.19: Self-build demand and supply by base period

Base period	Total entries on register at end of base period	Total self-build permissions since 30 th October 2015	Demand vs supply	Duty met?
First (31 st October 2015 to 30 th October 2016)	41	30 (by 30 th October 2019)	-11	No
Second (31 st October 2016 to 30 th October 2017)	112	44 (by 30 th October 2020)	-72	No

Base period	Total entries on register at end of base period	Total self-build permissions since 30 th October 2015	Demand vs supply	Duty met?
Third (31 st October 2017 to 30 th October 2018)	158	48 (by 30 th October 2021)	-110	No
Fourth (31 st October 2018 to 30 th October 2019)	13 (Part 1)	35 (by 30 th October 2022) ³	+22	Yes
Fifth (31 st October 2019 to 30 th October 2020)	30 (Part 1)	38 (by 30 th October 2023)	+8	Yes
Sixth (31 st October 2020 to 30 th October 2021)	38 (Part 1)	39 (by 30 th October 2024)	+1	Yes
Seventh (31 st October 2021 to 30 th October 2022)	45 (Part 1)	39 (by 30 th October 2025)	-6	No
Eighth (31 st October 2022 to 30 th October 2023)	51 (Part 1)	TBC (by 30 th October 2026)	TBC	TBC
Ninth (31 st October 2023 to 30 th October 2024)	51 (Part 1)	TBC (by 30 th October 2027)	TBC	TBC
Tenth (31 st October 2024 to 30 th October 2025)	52 (Part 1)	TBC (by 30 th October 2028)	TBC	TBC

8.48 As can be seen from Table 8.19, the number of dwellings granted self-build relief up to the end of October 2021 was consistently less than the need for the relevant base period. This is unsurprising given that a policy to secure self-build housing on larger developments was only adopted in November 2019, and that the mostly flatted development in Reading does not lend itself to self-build. The changes to the register in 2019 initially changed this picture with the supply of self-build dwellings rising above the demand for two base periods, but demand has now once again started to slightly exceed supply, meaning that for the most recent base period the duty is not met.

Conclusion: Are policies fulfilling their purpose?

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

- **Ensure a good supply of housing of 689 dwellings per annum 2013-2036**

³ The supply of self-build properties has been counted from the date of changes to the self-build register (i.e. including only self-build relief granted after 1st April 2019), and the balance of supply and demand was reset to zero at that date. This is considered to be the only appropriate way to take the changes to the register into account.

There has been a net gain of 890 homes during 2024-25, which is a very strong level of supply, significantly above both the policy requirement and identified need. The amount of homes under construction also remains high, which will ensure high levels of delivery in the coming years.

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

Affordable housing delivery has been very low in 2024-25, after strong levels of delivery in 2023-24. A healthy number of affordable homes are under construction, and this is expected to lead to continued delivery in forthcoming years.

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

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

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

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

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

38 new student bedspaces have been completed this year in one development. No additional pitches have been provided or identified to meet the need for 10-17 permanent pitches for gypsies and travellers.

9. Retail, leisure and culture

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

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

9.2 The main strategic purpose of policies is as follows:

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

Indicator 23: Proportion of retail and leisure floorspace permitted during 2024-25 that is in a designated centre

Table 9.1: Proportion of retail and leisure floorspace permitted during 2024-25 that is in a designated centre

Location	Retail and leisure floorspace (sq m)
Total in centres	2,011
Total in Reading	4,236
% of total in centres	47%

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

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

9.4 Around half of the permitted floorspace in 2024-25 has been in town centres. The largest permitted development outside town centres was for a new gym at a retail park. The policy approach does not rule out development outside centres, as long as a sequential approach can be followed, so 100% development within centres is not expected.

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

Indicator 24: Proportion of retail and leisure floorspace completed during 2024-25 that is in a designated centre

Table 9.2: Proportion of retail and leisure floorspace completed during 2024-25 that is in a designated centre

Location	Retail and leisure floorspace (sq m)
Total in centres	5,749
Total in Reading	5,984
% of total in centres	96%

- 9.6 Almost all completed development in 2024-25 for retail, leisure and culture have been within centres.
- 9.7 Note that Indicator 24 is not directly comparable with Indicator 26. This is because, in order to calculate a percentage, gross figures have to be used to exclude losses for 24, whereas net figures were used for 26.

Indicator 25: Amount of retail and leisure floorspace permitted during 2024-25

Table 9.3: Amount of retail and leisure floorspace permitted during 2024-25

Location	Net change in retail and leisure floorspace (sq m)
Caversham	-169
Central Reading	-87
Total in centres	-256
Total in Reading	1333

- 9.8 In terms of new permissions, numbers in 2024-25 are very modest. New permissions would lead to a small increase in retail and leisure floorspace overall, but a net loss within centres. The most significant permissions involve construction of a new gym on a retail park, and an extension of the Hexagon theatre.

Indicator 26: Amount of retail and leisure floorspace completed during 2024-25

Table 9.4: Amount of retail and leisure floorspace completed during 2024-25

Location	Net change in retail and leisure floorspace
Central Reading	2,610
Total in centres	2,610
Total in Reading	1,891

- 9.9 In terms of completions, the changes within centres and across the Borough have generally seen a small increase in floorspace.

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

- 9.10 The Use Classes Order changed in 2020 in a way that meant that the Council lost the ability to control changes of use between retail (was A1), financial and professional (A2), restaurants and cafes (A3), offices and light industrial (B1), medical and health facilities (part of D1) and indoor leisure (D2), all of which now fall within a single use class E. With this change, and with the emerging Local Plan Partial Update removing this as an indicator, there is not considered to be any benefit in monitoring this.

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

- 9.11 The Local Plan in policy CR7 identifies primary frontages in Central Reading and seeks to resist changes of use that would reduce the proportion of each frontage in A1 or A2 use below 50%. These frontages were last surveyed in December 2021. However, with the change to use class E there is not considered to be any benefit in monitoring this, as set out in relation to the previous indicator.

Indicator 29: Retail vacancy in centres

Table 9.5: Retail vacancy within defined centres, 2023

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

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

9.12 The levels of vacancy shown are based on surveys during 2023, and are as reported in last year's AMR. This has not been updated in 2024-25 due to other priorities.

Conclusion: Are policies fulfilling their purpose?

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

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

The majority of completed floorspace is within designated centres this year. A slight majority of newly permitted floorspace is outside centres, but this relates to one development for a new gym in a retail park location.

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

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

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

No monitoring has taken place this year due to changes in permitted development rights.

10. Transport

10.1 The key policies relating to transport are as follows:

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

10.2 The Council continues to secure developer contributions via the Community Infrastructure Levy and, for site specific matters, S106 planning obligations towards a range of transport measures and the delivery of Reading's transport strategy. All planning applications requiring the submission of a Travel Plan included one or were a requirement through condition. The Council's Parking Standards SPD (Adopted Oct 2011) continued to be used to assess the appropriate level of parking.

10.3 A new Reading Transport Strategy 2036 was adopted in October 2024.

Indicator 30: Progress of major transport schemes

10.4 There are a number of transport schemes, both major and minor, that are underway or are in preparation in the Borough. The Transport pages of the Council's website⁴ include information on the projects. In addition, a report was presented to the Council's Strategic Environment, Planning and Transport on 12th March 2025 that reported on progress on some of the major schemes during the monitoring year. This was progress as reported at the end of the monitoring year, and is not necessarily the latest information at the time of publication of this report. The reported progress is summarised below.

⁴ [Transport schemes and projects - Reading Borough Council](#)

Table 10.1: Progress of major transport schemes to 31st March 2025

Scheme	Progress to 31 st March 2025
South Reading Bus Rapid Transit	<p>Phase 1A (between M4 J11 and Imperial Way) already complete at December 2016.</p> <p>Phase 1B and 2 (between Imperial Way and Lindisfarne Way) completed December 2017.</p> <p>Phase 3 (London Street, Bridge Street, A33 outbound approach to Rose Kiln Lane) completed 2020.</p> <p>Phase 4 (outbound between Rose Kiln Lane and Lindisfarne Way and upgrade of signals at A33/Bennet Road gyratory) completed 2023.</p> <p>Funding for phase 5 (an additional lane over the Kennet between the Rose Kiln Lane and Kennet Island junctions to link outbound elements) was secured as part of the Bus Service Improvement Plan (BSIP) grant funding award. Works started on site in March 2024 and are due to complete in summer 2025,</p>
Reading West Station Upgrade	<p>Council has been working with Great Western Railway and Network Rail on plans. Stepped access to town centre side delivered by Network Rail in 2019.</p> <p>Funding secured for improved facilities in November 2019, and planning permission for the detailed design was secured in January 2021.</p> <p>Construction works for highway and interchange commenced February 2021 and completed in 2024.</p> <p>This does not include accessibility enhancements, and Council is working with partners to secure further funding opportunity.</p>
Third Thames Crossing East of Reading	<p>Production of Outline Strategic Business Case complete September 2017. High-level feasibility study completed in October 2019 and confirms feasibility of river crossing in the proposed location.</p> <p>Transport for the South East has submitted proposal to the DfT for consideration for funding.</p> <p>Council continuing to work with the Cross Thames Travel Group to consider options.</p>

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

11. Natural Environment

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

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

11.2 The main strategic purpose of policies is as follows:

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

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

Table 11.1: Local Wildlife Sites in positive conservation management in Reading 2022-2025

Year	Number of Local Wildlife Sites	Number of Local Wildlife Sites under positive conservation management	Percentage of Local Wildlife Sites under positive conservation management
2022-2023	20	12	60%
2023-2024	20	12	60%
2024-2025	21	14	67%

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

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

of criteria by the Berkshire Local Wildlife Selection Panel, which comprises representatives from the Unitary Authorities in Berkshire and wildlife experts and organisations⁵. In Reading between 3 and 5 sites are surveyed each year and assessed by the selection panel.

- 11.5 The 2025 shows a slight increase in the number of sites in positive conservation management. There is also one additional Local Wildlife Site.
- 11.6 The proportion in Reading is slightly above the Berkshire average of 57%.

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

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

UK Biodiversity Action Plan priority habitat	Area (hectares)
Coastal and floodplain grazing marsh	124.5
Eutrophic standing waters	10.9
Lowland beech and yew woodland	2.4
Lowland fens	25.3
Lowland meadows	4.8
Lowland mixed deciduous woodland	113.4
Open mosaic habitats on previously developed land	34.8
Ponds	0.1
Possible priority grassland habitat	0.5
Reedbeds	1.1
Rivers	7.1
Traditional orchards	1.2
Wet woodland	9.9
Wood pasture and parkland	34.9
Total	370.9

- 11.7 The total area of priority habitat in RBC has been calculated at 370.9 ha, approximately 10% of the land area. TVERC carry out the analysis which is based on analysis of aerial photographs, and augmented by ground based observations in some situations. The most recent data that has been provided is from 2022 and is therefore the same as the data reported in the all versions of the AMR since 2023. The overall amount of priority habitat is higher than the previous survey in 2018 (360.2 ha). This difference is primarily down to differences in mapping and measuring from aerial photos rather than changes to habitats on the ground.

⁵ The panel comprises representatives from Thames Valley Environmental Records Centre (TVERC), the local authorities in Berkshire, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Natural England and wildlife recorders.

Indicator 33: Development in Major Landscape Features

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

Status	Dwellings in major landscape features	Non-residential floorspace in major landscape features (sq m)
Newly permitted 2024-25	0	0 sq m
Completed 2024-25	0	11,333 sq m

- 11.8 The only completion within a Major Landscape Feature in 2024-25 was for a new secondary school on Richfield Avenue. There have been no new permissions for dwellings or non-residential floorspace in a Major Landscape Feature.

Indicator 34: Development in Flood Zones 2 and 3

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

Status	Dwellings on sites wholly or partly in Flood Zones 2 or 3	Non-residential floorspace on sites wholly or partly in Flood Zones 2 or 3 (sq m)
Newly permitted 2024-25	68	2,175 sq m
Completed 2024-25	512	7,091 sq m

- 11.9 In terms of permissions, around 12% of new permissions for residential have been on sites wholly or partly in flood zones 2 and 3. This is mainly on one site in Caversham where the bulk of development remains in flood zone 1.
- 11.10 A large proportion of new completions for residential development, around 58%, have taken place on sites wholly or partly in flood zones 2 and 3, which stem mainly from the completion of a significant number of dwellings on one large town centre site that is partly in flood zone 2 and one ongoing greenfield development. There has been a net gain of non-residential development on sites wholly or partly in flood zones 2 and 3, mainly due to a new school.
- 11.11 Given the location of significant parts of central Reading, along with some of the employment areas and Caversham district centre, within flood zones 2 and 3, it is not surprising that some level of development takes place, and the Local Plan allocates a number of sites in flood zones 2 and 3. However, this is generally re-use of previously developed land, and is subject to the flooding tests in the NPPF.

Indicator 35: Gains and losses of public open space

Table 11.5: Changes in unrestricted open space during 2024-25

Site	Gain (ha)	Loss (ha)	Description
Station Hill	0.35	0	New formal open space
Green Park Village	1.76	0	New informal open space including frontage to site and lake setting

Site	Gain (ha)	Loss (ha)	Description
TOTAL	2.11	0	N/A

- 11.12 The 2007 Open Spaces Strategy (OSS) mapped open space on the basis of access, as ‘unrestricted’, ‘limited’ or ‘restricted’. An update to this strategy was produced in 2018 to support the Local Plan. It is changes to unrestricted open space which is set out in the table above, as this is of greatest value in fulfilling a recreational function. It should be noted that not all ‘unrestricted’ open space is recreational public open space, as it may also include amenity land and town squares.
- 11.13 There has been a net gain of 2.11 hectares of unrestricted open space, as a result of areas of open space being delivered as part of two major developments.
- 11.14 In total, since 2007 there has been a net gain of 9.60 ha of unrestricted open space. Within this, there has been a net gain of 1.375 ha since the start of the Local Plan period in 2013. The overall unrestricted open space of Reading is estimated at 424.8 ha at the end of the monitoring year.
- 11.15 There has been a significant net loss of 6.53 ha of open space with ‘limited’ access over the 2024-25 period, due mainly to loss of space at the Reading Golf Club site for residential development currently under construction. There has a small net gain of 0.38 ha in open space with ‘restricted’ access over the year due to open areas associated with a new secondary school.

Indicator 36: Tree planting

Table 11.6: Gains and losses of trees (where known) in 2024-25

Site	Gains	Losses	Net change
Council trees	355	43	+312
Trees on development sites (estimated)	340	97	+243
Other trees (where known)	Not known	Not known	Not known
TOTAL	695	140	+555

- 11.16 The Council adopted a new Tree Strategy in 2021 that included ambitious aims to increase tree planting and tree canopy cover across the Borough. This included planting 3,000 trees on Council land over a ten-year period. In addition to policy EN14 that seeks additional tree planting on development sites, it is clearly vital that additional tree planting from all sources is achieved. Trees have multiple benefits, including playing a key role in addressing the Climate Emergency.
- 11.17 It is therefore important to monitor tree planting from all sources. This is the second year that this has been reported in the AMR or in any other publication. There have been a total of 695 trees planted in 2024-25 that are known with 140 being felled or removed, meaning a net gain of 555. This is an increased net gain than last year. It is important to be aware that the figure for development sites is an estimate based on the development monitoring site visit, where it is not always possible to see the

entirety of the site. The Council is not resourced to fully monitor landscaping conditions on development sites. This means that the figures for development sites can also only be an estimate.

- 11.18 It is also important to note that the Council can only fully monitor its own tree planting or trees on development sites. We are only aware of tree planting on other land if it is reported to us, and this is seldom the case, and there has been no such reporting in 2024-25. The figure for all tree planting is therefore very much a minimum.
- 11.19 It is also important to bear in mind that the raw figures for numbers of trees planted and felled do not provide the full picture in terms of the quality of trees. Much of the planting will be of young trees that will take years to reach full size and realise the potential benefits in terms of climate mitigation, adaptation, biodiversity and landscape benefits. Removed trees may be more mature, although many of these on development sites will also have been low-quality.

Conclusion: Are policies fulfilling their purpose?

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

- ***Protect and, where appropriate, enhance areas of biodiversity significance***

There was a net increase in areas of priority habitat between 2020 and 2022 although this has been generally due to changes in mapping rather than changes on the ground. There has been no measurement since 2022.

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

There have been no new permissions for a net increase in development in the major landscape features, although a new school in such a location has been completed.

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

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

- ***Prevent development from increasing the risk of flooding or increasing the risk to life and property from flooding***

Whilst relatively significant levels of development are occurring in flood zones 2 and 3, this is reflective of the character of Reading, where the centre of Reading is partially within these areas. Development that is taking place in these areas is often redevelopment or conversion of existing buildings, whilst individual proposals have been subject to the requirement to demonstrate compliance with national and local flooding policies.

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

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

12. Historic Environment

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

Indicator 37: Loss of identified heritage assets

Table 12.1: Loss of identified heritage assets in 2024-25

Type of asset	Number in Reading at 31 st March 2025	Lost 2024-25	Loss permitted 2024-25
Listed buildings	517	0	0
Scheduled ancient monuments	2	0	0
Historic parks and gardens	5	0	0
Conservation areas	15	0	0
Buildings of townscape merit in conservation area	787	0	0
Locally listed building or structure	23	1	0

- 12.4 The only heritage asset that has been lost was the locally-listed entrance building to 55 Vastern Road (LL8). Loss of this building was permitted on appeal as part of application 20/0188, and demolition was carried out in 2024-25.

Indicator 38: Heritage at risk

Table 12.2: Heritage assets at risk, November 2024

Heritage asset at risk	Type	Condition
Castle Hill/Russell Street/Oxford Road Conservation Area	Conservation area	Poor

Heritage asset at risk	Type	Condition
Chazey Farm Barn, The Warren	Listed building	Very bad
Remains of Reading Abbey	Listed building	Fair

12.5 Historic England’s Heritage at Risk Register was published in November 2024.⁶

Three heritage assets were listed as ‘at risk’ in Reading, as set out above.

- Russell Street/Castle Hill Conservation Area: the area is now known as Castle Hill/Russell Street/Oxford Road after the adoption of a new conservation area appraisal. Part of the area formed part of the High Streets Heritage Action Zone programme which concluded in 2024.
- Chazey Farm Barn, The Warren: there was ongoing work between the owner, the Council and Historic England on work to prevent further decay during the monitoring year, and these works took place during 2020. Monitoring has continued since the works were carried out, but restoration and a viable use is still required.
- Remains of Reading Abbey: Most of the ruins have now been addressed, with the main part of the ruins reopening to the public in 2018. However, one remaining part of the ruins, the mill arch, in private ownership, remains in need of consolidation.

12.6 No assets were removed from or added to the Heritage at Risk Register in 2024.

Indicator 39: Changes to national heritage designations

12.7 There have been no designations or de-designations of listed buildings, scheduled monuments or historic parks and gardens in Reading in 2024-25.

12.8 Changes have taken place to the Christchurch Conservation Area in November 2024, with the conservation area boundary being extended to include properties on Whitley Street, Basingstoke Road, Milman Road, Glebe Road, Christchurch Gardens, Christchurch Road and Cintra Avenue. In total, the conservation area was extended by around 5 hectares.

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

12.9 In May 2021, the Council put a new process in place for designation of locally-listed buildings, which involves nominations for additions to the list being discussed by Planning Applications Committee. No buildings have been added to the list in 2024-25.

12.10 More information on the list of locally-important buildings can be found on the Council’s website⁷.

⁶ The 2024 version was published in November 2024, and will be reported on next year.

⁷ [Locally listed buildings - Reading Borough Council](#)

Indicator 41: Progress of conservation area appraisals

- 12.11 One conservation area appraisal, for the Christchurch area, has been progressed in 2024-25. This proposed a number of extensions of the conservation area boundary, to significantly increase the size of this area. Adoption of this appraisal took place in November 2024.

Conclusion: are policies fulfilling their purpose?

- 12.12 In terms of the strategic purpose of policies, monitoring this year indicates the following conclusions.
- ***Protect and where possible enhance heritage assets and their setting:***
No loss of designated heritage assets has occurred. Actions are underway to address the assets on the Heritage at Risk register. No buildings or structures have been added to the local list, and one existing locally-listed building has been demolished. The Christchurch conservation area appraisal incorporating an extension has been adopted.

13. Local Plan Allocations

13.1 Key policies for Local Plan allocations are as follows:

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

13.2 The main strategic purpose of policies is as follows:

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

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

Indicator 42: Progress of sites allocated in the Local Plan

13.4 Table 13.1 below provides a brief update of the progress of the allocations in the Reading Borough Local Plan. The information presented is the latest position at 31st March 2025. Please note that there may have been further progress between the end of 2024-25 and publication, which will be reported in the 2025-26 AMR, and the information below does not necessarily therefore reflect the latest position at the time of publication.

Table 13.1: Summary of progress of Local Plan allocated sites

Site	Progress 2024-25	Comments
CR11a: Friar Street & Station Road	Various	<p>Permission 14/1043 for refurbishment of Thames Tower with four additional storeys for offices completed in 2018.</p> <p>Prior approval 14/1277 for conversion of Garrard House, 30 Garrard Street to 83 dwellings and permission 16/0328 for roof extension for 18 dwellings completed in 2018.</p> <p>Permission 18/1930 for hotel, offices and retail at 29 Station Road granted October 2019, now expired.</p> <p>Prior approvals 20/0863 and applications 19/1588 and 20/1175 for conversion and extension of upper floors of 1 Station Road/22 Friar Street to 14 dwellings approved in 2020 and 2021, completed 2022-23.</p> <p>Application 23/0202 for change of use of 13-15 Station Road from offices to 7 dwellings permitted December 2024, not yet implemented.</p> <p>Application 22/0933 for redevelopment of 35-39 Friar Street for 103 dwellings and ground floor commercial uses submitted June 2022 and has resolution to grant permission subject to Section 106 agreement.</p> <p>No progress on remainder of site.</p>
CR11b: Greyfriars Road Corner	Permission	<p>Permission 16/2210 for 135 dwellings and A1-A5, B1 and D2 uses at 52-55 Friar Street/1 Greyfriars Road granted March 2018, now expired.</p> <p>Prior approval 20/0211 for conversion of 20-30 Greyfriars Road to 43 dwellings approved June 2020, now expired.</p> <p>Application 24/1501 for redevelopment of 20-30 Greyfriars Road for a co-living building submitted November 2024 and undetermined.</p>

Site	Progress 2024-25	Comments
CR11c: Station Hill	Permission	<p>Site covered by outline permissions 19/0441 and 19/0442 and REM permissions 19/0465 and 19/0466, all granted March 2019, for comprehensive redevelopment for up to 538 dwellings and offices, retail and leisure.</p> <p>Permission 20/1537 is alternative REM for Plot E for 415 dwellings (uplift of 45) granted permission in July 2021 and completed 2024</p> <p>Permission 20/1533 is alternative REM for Plot F for 184 dwellings (uplift of 16) granted permission in July 2021 and completed 2025.</p> <p>Permission 19/2032 (hybrid full/outline) for northern part of site for mix of uses including residential, hotel, offices, commercial received December 2019 granted July 2021. Full permission for phase 2 (office building) under construction, outline permission for phase 3 awaiting reserved matters,</p> <p>Demolition of most of site completed.</p>
CR11d: Brunel Arcade and Apex Plaza	No progress	N/A
CR11e: North of Station	Various	<p>Outline planning application 18/2252 for redevelopment of 80 Caversham Road for 620 dwellings, offices, retail, community, health centre submitted December 2018, granted planning permission March 2023, not yet implemented.</p> <p>Outline planning application 20/0328 for redevelopment of Vastern Court retail park for residential, offices, retail, hotel, community and leisure submitted February 2020, not determined. Appeal against non-determination made January 2022, called in and permitted by Secretary of State March 2024. No reserved matters yet.</p> <p>Remainder of site no progress.</p>
CR11f: West of Caversham Road	Permission (part)	<p>Application 22/1324 for redevelopment of 97a-117 Caversham Road for 60 dwellings permitted September 2023, currently under construction.</p> <p>Remainder of site no progress.</p>
CR11g: Riverside	Permission (part)	<p>Application 20/0188 for redevelopment of majority of the site for residential (209 dwellings) and café refused April 2021, allowed on appeal March 2022, demolition complete.</p> <p>Remainder of site no progress.</p>

Site	Progress 2024-25	Comments
CR11h: Napier Road Junction	Completed	Permission 16/2166 for 315 dwellings granted in November 2017, completed in 2021-22.
CR11i: Napier Court	Application	Application 24/0846 for redevelopment for 570 dwellings submitted July 2024 and undetermined.
CR12a: Cattle Market	No progress	N/A
CR12b: Great Knollys Street & Weldale Street	Part under construction	<p>Permission 17/0326 for 427 dwellings at land between Weldale Street and Chatham Street granted March 2018. NMA 191974 for reduction to 422 dwellings granted March 2020, further reduction to 418 dwellings granted December 2022. 253 dwellings completed in 2022-23, remainder under construction.</p> <p>Permission 20/1420 for 40 dwellings at 45 Caversham Road granted February 2021. Development under construction.</p> <p>Application 19/1086 for 10 dwellings and office space at Unit 16, North Street permitted June 2023, not yet implemented.</p> <p>No progress on remainder of site.</p>

Site	Progress 2024-25	Comments
CR12c: Chatham Street, Eaton Place and Oxford Road	Various	<p>Permission 15/0721 for 16 dwellings at 114 Oxford Road granted February 2016, completed 2022.</p> <p>Prior approval 17/0979 for conversion of 125 Chatham Street to 8 dwellings approved August 2017, now expired. Application 20/0752 for two additional storeys for 7 flats received June 2020 and withdrawn December 2022.</p> <p>Permission 18/0365 for conversion of buildings to the rear of the Butler, 85-91 Chatham Street to hotel granted March 2019, now expired.</p> <p>Prior approval 19/0419 for conversion of Eaton Court, 106-112 Oxford Road to 58 dwellings approved May 2019, now expired. Application 210639 for redevelopment for 131 dwellings and ground floor commercial refused July 2024.</p> <p>Application 20/1104 at 10 Eaton Place for a residential redevelopment of up to 8 storeys, refused November 2023 and appeal dismissed October 2024.</p> <p>Permission 21/0349 at 115 Chatham Street for development for 54 dwellings granted December 2021, under construction.</p> <p>No progress on remainder of site.</p>
CR12d: Broad Street Mall	Application	<p>Permission 18/2137 for 422 dwellings above the mall granted December 2021, now expired. Application 24/0173 for 643 dwellings above the mall submitted February 2024 and undetermined.</p> <p>Permission 18/2054 for 101-bed hotel at 20 Hosier Street granted November 2019, now expired.</p> <p>Prior approval 21/1177 for conversion of Fountain House to 48 dwellings granted September 2021, now expired.</p> <p>Minster Quarter Development Framework, which includes this site, adopted 2018.</p>
CR12e: Hosier Street	No progress	<p>Permission 24/0063 for extension to the Hexagon Theatre granted March 2024, not yet implemented.</p> <p>Minster Quarter Development Framework, which includes this site, adopted 2018.</p>
CR13a: Reading Prison	No progress	N/A

Site	Progress 2024-25	Comments
CR13b: Forbury Retail Park	Part completed	<p>Permission 19/0509 for 765 dwellings on former Homebase & Toys R Us granted October 2018, all completed by end of 2024-25.</p> <p>Outline application 23/0822 at Forbury Retail Park for redevelopment for up to 820 dwellings and 5,500 sq m of commercial use, received June 2023 and undetermined.</p> <p>No progress on remainder of site.</p>
CR13c: Kenavon Drive and Forbury Business Park	No progress	N/A
CR13d: Gas Holder	Permission	Application 19/0627 for 130 dwellings granted July 2021. Existing gas holder demolished by end of 2021-22.
CR14a: Central Swimming Pool, Battle Street	Permission	<p>Site cleared.</p> <p>Permission 22/1405 for 49 dwellings, supported living and older persons day centre granted September 2023, not yet implemented.</p>
CR14b: Former Reading Family Centre, North Street	Completed	Permission 19/1659 for 41 dwellings granted September 2020, reduction to 37 dwellings granted March 2023, completed 2023-24.
CR14c: 17-23 Queen Victoria Street	Alternative development completed	Permission 18/1296 for alternative development of 19 serviced apartments granted January 2019, completed 2020-21.
CR14d: 173-175 Friar Street and 27-32 Market Place	Part completed	<p>Permission 18/0358 for 35 dwellings, office and retail granted January 2019, now expired. Alternative application 21/0163 for redevelopment for hotel with 8 flats and class E uses on Market Place received February 2021 withdrawn 2022. Alternative prior approval 22/0579 for conversion of 173-174 Friar Street to 20 dwellings granted June 2022 and further alternative prior approval 22/0577 for conversion of 175 Friar Street to 6 dwellings granted July 2022, both completed in 2025.</p> <p>Permission 22/0545 for 27-32 Market Place for conversion to 8 dwellings at upper floors, demolition and retention of ground floor commercial granted November 2023, not yet implemented.</p>

Site	Progress 2024-25	Comments
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square	Under construction	Prior approval 21/1261 for conversion of Soane Point, 6-8 Market Place to 93 dwellings approved September 2021. Superseded by alternative prior approval 21/0478 for conversion to 144 dwellings refused May 2021, allowed on appeal May 2022, under construction. Permission 22/1446 for extensions to building for an additional 38 dwellings permitted August 2023, not yet implemented.
CR14f: 1-5 King Street	Alternative development completed	Permission 18/1566 for alternative change of use to offices granted January 2019, completed 2019-20.
CR14g: The Oracle Extension, Bridge Street and Letcombe Street	Alternative application	Application 22/1917 for alternative development on cinema part of site for mixed use development of up to 247 dwellings, cinema and commercial uses submitted December 2022, not yet determined. Remainder of site no progress.
CR14h: Central Club, London Street	Permission	Permission 22/1364 for development for 17 dwellings and community hall granted October 2024, not yet implemented.
CR14i: Enterprise House, 89-97 London Street	No progress	N/A
CR14j: Corner of Crown Street and Southampton Street	No progress	N/A
CR14k: Corner of Crown Street and Silver Street	Completed	Permission 17/0794 for 80 dwellings at 3-21 Crown St/27 Silver Street (majority of site) granted October 2017, completed 2020-21. Permission 18/0417 for 9 dwellings at corner of Newark Street and Crown Street (remainder of site) granted July 2018, completed 2020-21.
CR14l: 187-189 Kings Road	No progress	N/A
CR14m: Caversham Lock Island and Caversham Weir, Thames Side	Part completed	Permission 15/1715 for hydropower infrastructure at weir granted May 2017, completed 2020-21. Remainder of site no progress.
SR1a: Former Landfill, Island Road	No progress	N/A
SR1b: North of Island Road	Completed	Permission 17/0444 for 11,067 sq m of industrial and warehouse space completed 2018-19.

Site	Progress 2024-25	Comments
SR1c: Island Road A33 Frontage	No progress	Existing permission for offices 05/0823 not expected to be built out.
SR2: Land north of Manor Farm Road	No progress	N/A
SR3: Land south of Elgar Road	No progress	N/A
SR4a: Pulleyn Park, Rose Kiln Lane	No progress	N/A
SR4b: Rear of 3-29 Newcastle Road	Application	Application 22/1585 for demolition of 19 Newcastle Road and 9 dwellings to the rear of 17-29 withdrawn February 2023. Application 23/0974 for demolition of 19 Newcastle Road and 9 dwellings to the rear of 17-29 has resolution to grant subject to S106.
SR4c: 169-173 Basingstoke Road	No progress	N/A
SR4d: 16-18 Bennet Road	No progress	N/A
SR4e: Part of Former Berkshire Brewery Site	Permission	Permission 19/2054 for 15,045 sq m of industrial and warehouse space received December 2019 granted April 2021, not yet implemented. Existing unimplemented permission for offices 09/0530.
SR4f: Land south west of Junction 11 of the M4	No progress	Part of wider Grazeley site for which HIF bid rejected in 2020, and which is no longer to be included in Wokingham and West Berkshire Local Plans, which will mean it cannot be delivered.
WR1: Dee Park	Part completed	Phases 1 and 2 completed. No planning application for Phase 3 yet submitted.
WR2: Park Lane Primary School, The Laurels and Downing Road	No progress	N/A
WR3a: Former Cox and Wyman site, Cardiff Road	Completed	Planning permission 17/1814 for 96 dwellings granted November 2018. Fully completed in 2022-23.
WR3b: 2 Ross Road and part of Meadow Road	No progress	Buildings on Meadow Road now demolished. Application 20/0202 for prior notification of demolition of 2 Ross Road received February 2020 and undetermined.
WR3c: 28-30 Richfield Avenue	Alternative development completed	Alternative permission for extension and refurbishment of car dealership has now been completed.

Site	Progress 2024-25	Comments
WR3d: Rivermead Leisure Centre, Richfield Avenue	Completed	Permission 20/1734 for new leisure centre including new pool granted April 2021, completed 2023-24.
WR3e: Yeomanry House, Castle Hill	Permission for alternative development	Permission 19/0629 for use of building as day nursery granted May 2022, not yet implemented.
WR3f: 4 Berkeley Avenue	No progress	N/A
WR3g: 211-221 Oxford Road, 10 and rear of 8 Prospect Street	Part completed	Permission 15/0394 for 6 flats at 10 Prospect Street completed 2017. Permission 15/2313 for 2 flats to rear of 10 Prospect Street completed 2018. Prior approval 18/0658 for conversion of building to rear of 223 Oxford Road to 1 dwelling completed 2020. Prior approval 19/1782 for conversion of building to rear of 8 Prospect Street to 5 dwellings completed 2022. Remainder of site no progress.
WR3h: Rear of 303-315 Oxford Road	Application	Application 21/1626 for 13 dwellings and office building received September 2021 has resolution to grant subject to S106.
WR3i: Part of former Battle Hospital, Oxford Road	Part completed	Permission 18/0319 for 211 dwellings granted October 2018, fully completed 2022-23. No progress on small remaining part of site.
WR3j: Land at Moulford Mews	Permission	Site still has permission for a health centre under original Battle Hospital permission 05/1348, not expected to be implemented. Alternative permission 20/1391 for 26 dwellings with ground floor commercial received October 2020 granted June 2021, and unimplemented. Alternative application 21/1047 for 28 dwellings and ground floor commercial submitted June 2021, withdrawn December 2021. Permission 22/0776 for 26 dwellings with ground floor commercial received May 2022 refused October 2022, allowed on appeal November 2023, and unimplemented.
WR3k: 784-794 Oxford Road	No progress	N/A
WR3l: 816 Oxford Road	No progress	Application 22/0452 for redevelopment for 24 dwellings submitted March 2022, withdrawn.

Site	Progress 2024-25	Comments
WR3m: 103 Dee Road	Under construction	Permission 22/1130 for redevelopment for 54 dwellings granted November 2023 and under construction.
WR3n: Amethyst Lane	Permission	Prior approval 23/1591 for demolition of existing buildings completed 2025. Permission 23/0613 for development for respite care accommodation and 17 dwellings granted March 2024 and unimplemented.
WR3o: The Meadway Centre, Honey End Lane	No progress	Permission 15/0945 granted 2017 for development for redevelopment and refurbishment, expired May 2021. Outline application 19/1496 for partial redevelopment for retail and 258 dwellings received September 2019, resolved to grant subject to Section 106 agreement, disposed December 2024.
WR3p: Alice Burrows Home, Dwyer Road	Permission	Permission 23/0612 for development for 30 dwellings granted March 2024 and unimplemented.
WR3q: Norcot Community Centre, Lyndhurst Road	Completed	Permission 18/1377 for 18 dwellings and community use granted July 2020, completed 2022-23.
WR3r: Charters Car Sales, Oxford Road	No progress	N/A
WR3s: Land at Kentwood Hill	No progress	N/A
WR3t: Land at Armour Hill	No progress	N/A
CA1a: Reading University Boat Club, Thames Promenade	No progress	N/A
CA1b: Part of Reading Golf Course, Kidmore End Road	Under construction	Outline application 21/0018 for larger site than allocation for residential-led development (257 dwellings) refused August 2021. Appeal submitted February 2022. Outline permission 21/1843 for alternative residential-led development (223 dwellings) on the same larger site granted March 2022. Reserved matters granted in part November 2022, with application for remainder undetermined. Under construction with 72 dwellings completed by the end of 2024-25.
CA1c: Land at Lowfield Road	No progress	Site in use for temporary housing.

Site	Progress 2024-25	Comments
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road, & 4, 7 & 8 Copse Avenue	Part completed	2 houses at 4 Copse Avenue completed under permission 18/1306. Remainder of site no progress.
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Part completed	4 dwellings completed under permission 16/1183. Permission 19/0592 for new dwelling on land to the rear of 292 Henley Road granted August 202, now expired. Remainder of site no progress.
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	No progress	N/A
CA1g: Land west of Henley Road Cemetery	Completed	Now part of cemetery
CA2: Caversham Park	Application	Application 220409 for conversion of house to 64 assisted living units, care home, 61 age-restricted dwellings, 33 dwellings and sports provision received March 2022 and has resolution to grant permission subject to Section 106.
ER1a: The Woodley Arms PH, Waldeck Street	Completed	Permission 171893 for student accommodation completed 2025.
ER1b: Dingley House, 3-5 Craven Road	No progress	N/A
ER1c: Land rear of 8-26 Redlands Road	No progress	N/A
ER1d: Land adjacent to 40 Redlands Road	No progress	N/A
ER1e: St Patrick's Hall, Northcourt Avenue	No progress	Application 17/2045 for development of 836 student bedrooms refused in February 2018, and appeal dismissed May 2019.
ER1f: Hamilton Centre, Bulmershe Road	Alternative development completed	Alternative development for Special Educational Needs college (19/1634) completed during 2021-22

Site	Progress 2024-25	Comments
ER1g: Alexander House, Kings Road	Permission	Permission 16/2057 for 56 dwellings granted in May 2017, now expired. Application 190160 for student accommodation refused July 2019, and appeal dismissed November 2020. Prior approval 20/1536 for conversion to 22 dwellings granted June 2021, under construction. Additional prior approval 21/0906 for 13 dwellings granted on appeal November 2022, under construction. Permission 21/0902 for additional storey for 8 dwellings granted November 2022, under construction.
ER1h: Arthur Hill Swimming Pool, 221-225 Kings Road	Completed	Permission 20/1135 for part conversion part redevelopment for 15 dwellings granted May 2021, completed 2023-24.
ER1i: 261-275 London Road	No progress	N/A
ER1j: Palmer Park Stadium area	Completed	Palmer Park Development Framework to supplement ER1j adopted April 2020. Permission 20/1735 for leisure centre extension to include new swimming pool granted April 2021, completed 2022-23.
ER1k: 131 Wokingham Road	No progress	N/A

- 13.5 There has been substantial progress on some sites, with a number of major allocations already under construction or completed. However, there remain a number of sites where there has so far been no progress.
- 13.6 In total, 471 homes were delivered on Local Plan allocated sites in 2024-25, which represents 53% of all completed homes. The most significant exception is at Green Park Village, the permission for which preceded the Local Plan.

Conclusion: Are policies fulfilling their purpose?

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

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

The picture is mixed from site to site, but many sites have progressed in 2024-25, with a number of major sites underway. The slight majority of new completed dwellings this year were on sites allocated in the Local Plan.

14. Minerals

14.1 The key policies relating to minerals are as follows (all from the Central and Eastern Berkshire Joint Minerals and Waste Plan):

- DM1: Sustainable Development
- DM2: Climate Change – Mitigation and Adaptation
- DM3: Protection of Habitats and Species
- DM4: Protection of Designated Landscape
- DM5: Protection of the Countryside
- DM6: Green Belt
- DM7: Conserving the Historic Environment
- DM8: Restoration of Minerals and Waste Developments
- DM9: Protecting Health, Safety and Amenity
- DM10: Flood Risk
- DM11: Water Resources
- DM12: Sustainable Transport Movements
- DM13: High Quality Design of Minerals and Waste Development
- DM14: Ancillary Development
- DM15: Site History
- M1: Sustainable Minerals Development Strategy
- M2: Safeguarding Sand and Gravel Resources
- M3: Sand and Gravel Supply
- M4: Locations for Sand and Gravel Extraction
- M5: Supply of Recycled and Secondary Aggregates
- M6: Chalk and Clay
- M7: Aggregate Wharves and Rail Depots
- M8: Safeguarding Minerals Infrastructure

14.2 The Council, together with four other unitary authorities in Berkshire (Wokingham, Bracknell Forest, Windsor and Maidenhead and Slough Boroughs) has historically produced separate reports for aggregates monitoring in Berkshire (Local Aggregate Assessments). This has now been taken over by Hampshire County Council on behalf of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead. For reasons of commercial confidentiality, these are not generally disaggregated to individual unitary authorities, as there may only be one operator producing aggregates in a particular authority. The latest Local Aggregate Assessment covers the data up to and including 2022. As Reading Borough has no active extraction facilities, no primary aggregates were won in Reading in 2024-25.

15. Waste

15.1 The key policies relating to minerals are as follows (all from the Central and Eastern Berkshire Joint Minerals and Waste Plan):

- DM1: Sustainable Development
- DM2: Climate Change – Mitigation and Adaptation
- DM3: Protection of Habitats and Species
- DM4: Protection of Designated Landscape
- DM5: Protection of the Countryside
- DM6: Green Belt
- DM7: Conserving the Historic Environment
- DM8: Restoration of Minerals and Waste Developments
- DM9: Protecting Health, Safety and Amenity
- DM10: Flood Risk
- DM11: Water Resources
- DM12: Sustainable Transport Movements
- DM13: High Quality Design of Minerals and Waste Development
- DM14: Ancillary Development
- DM15: Site History
- W1: Sustainable Waste Development Strategy
- W2: Safeguarding of Waste Management Facilities
- W3: Waste Capacity Requirements
- W4: Locations and Sites for Waste Management
- W5: Reworking Landfills

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

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

Indicator 43: Capacity of new waste management facilities by type

15.3 No new waste management facilities have been permitted.

Indicator 44: Amount of Household Waste arising and managed by management type and the percentage each management type represents of the waste managed

Table 15.1: Household waste management and disposal in Reading 2024-25

Measure	Sent for reuse, recycling and composting	Sent for energy recovery	Sent to landfill	Sent to other disposal routes	Total collected
Amount of waste (tonnes)	28,574.92	24,743.58	3,184.42	1,344.61	57,847.53
Proportion of waste managed (percentage)	49.4%	42.8%	5.5%	2.3%	100.0%

- 15.4 The overall amount of household waste collected is a slight increase on the previous year. The proportion of waste sent for reuse, recycling or composting is almost identical to the previous year, whilst the proportion sent to energy recovery has slightly decreased. The reason for the latter is mainly due to an incinerator maintenance shutdown in the summer. There has therefore been an increase in the percentage sent to landfill, with the longer-term trend being a reduction of landfill, and the percentage sent to other disposal routes has increased from last year. The 'other' column is calculated as the difference between the total household waste and all the other figures, and includes waste sent indirectly to energy recovery and landfill.

16. AWE Burghfield

- 16.1 The key policy for development in the vicinity of the Atomic Weapons Establishment (AWE) Burghfield is OU2: Hazardous Installations.
- 16.2 AWE Burghfield is located in neighbouring West Berkshire District. In 2020, changes to legislation meant that the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield was significantly extended, and for the first time covered some areas within Reading Borough. The affected areas are broadly west of the A33 and south of the Kennet and Avon Canal and Reading to Newbury railway line. More information on the DEPZ, including a map, is available on West Berkshire District Council's website⁸.
- 16.3 The core concern is that new development within the DEPZ must be capable of being accommodated within the Off-Site Emergency Plan, for which West Berkshire District Council is responsible. This means that it is important to monitor the levels of development that are taking place in the DEPZ to understand implications for the plan.

Indicator 45: Development within the Detailed Emergency Planning Zone of AWE Burghfield

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

Status	Dwellings (net change)	Bedspaces in other forms of residential (net change)	Non-residential floorspace (net change, sq m)
Newly permitted 2024-25	0	0	0
Permitted and not started at 31/03/2025	619	0	216,411
Underway at 31/03/2025	14	0	0
Completed during 2024-25	288	0	0

- 16.4 In terms of residential development, there are two large permissions within the DEPZ, both of which pre-date its extension. Green Park Village is currently under construction, and all 288 completed dwellings in 2024-25 were on this site, as are all dwellings under construction at the end of the year. The other site, Royal Elm Park adjacent to the Madejski Stadium, is not started. There are no permissions in the area for additional bedspaces for other forms of accommodation such as residential care or student accommodation.
- 16.5 In terms of non-residential floorspace, there have been no completions this year. Considerable amounts of permitted non-residential floorspace are outstanding, in particular for office, hotel and leisure. Most of these permissions were in place prior to the extension to the DEPZ, with the exception being an industrial development which is on a site which previously had permission for a large office development.

⁸ [West Berkshire Council - Atomic Weapons Establishment \(AWE\) - Information](#)

Appendix I: Planning policies as at 31st March 2024

Cross-cutting policies

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

Built and natural environment

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

Employment

- EM1: Provision of Employment

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

Housing

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

Transport

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

Retail, leisure and culture

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

Other uses

- OU1: New and Existing Community Facilities

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

Minerals and waste development

- DM1: Sustainable Development (CEBJMWP)
- DM2: Climate Change – Mitigation and Adaptation (CEBJMWP)
- DM3: Protection of Habitats and Species (CEBJMWP)
- DM4: Protection of Designated Landscape (CEBJMWP)
- DM5: Protection of the Countryside (CEBJMWP)
- DM6: Green Belt (CEBJMWP)
- DM7: Conserving the Historic Environment (CEBJMWP)
- DM8: Restoration of Minerals and Waste Developments (CEBJMWP)
- DM9: Protecting Health, Safety and Amenity (CEBJMWP)
- DM10: Flood Risk (CEBJMWP)
- DM11: Water Resources (CEBJMWP)
- DM12: Sustainable Transport Movements (CEBJMWP)
- DM13: High Quality Design of Minerals and Waste Development (CEBJMWP)
- DM14: Ancillary Development (CEBJMWP)
- DM15: Site History (CEBJMWP)
- M1: Sustainable Minerals Development Strategy (CEBJMWP)
- M2: Safeguarding Sand and Gravel Resources (CEBJMWP)
- M3: Sand and Gravel Supply (CEBJMWP)
- M4: Locations for Sand and Gravel Extraction (CEBJMWP)
- M5: Supply of Recycled and Secondary Aggregates (CEBJMWP)
- M6: Chalk and Clay (CEBJMWP)
- M7: Aggregate Wharves and Rail Depots (CEBJMWP)
- M8: Safeguarding Minerals Infrastructure (CEBJMWP)
- W1: Sustainable Waste Development Strategy (CEBJMWP)
- W2: Safeguarding of Waste Management Facilities (CEBJMWP)
- W3: Waste Capacity Requirements (CEBJMWP)
- W4: Locations and Sites for Waste Management (CEBJMWP)
- W5: Reworking Landfills (CEBJMWP)

Central Reading

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

South Reading:

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

West Reading and Tilehurst:

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

Caversham and Emmer Green

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

East Reading

- ER1: Sites for Development in East Reading
- ER2: Whiteknights Campus, University of Reading

- ER3: Royal Berkshire Hospital

All policies Local Plan except:

- *SEP – South East Plan (now revoked, but policy NRM6 retained)*
- *CEBJMWP – Central and Eastern Berkshire Joint Minerals and Waste Plan*

Appendix II: Five Year Housing Land Supply

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

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

Element of supply calculation	Dwellings
Based on standard method (NPPF 2024) 2025-2030 (as at 31/03/2025)	4,985
Annual requirement for 5 years	997
Annual requirement for 5 years with 5% buffer (NPPF para 78)	1,047
Total requirement for 5 years 2024/25-2028/29, i.e. 707 x 5	5,235
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2025-2030	2,986
Soft commitments (strategic sites) subject to S106 to be delivered 2025-2030	165
Local Plan allocations to be delivered 2025-2030	0
Allowance for small site windfalls 90 per annum 2025-29, 85 per annum 2029-30	475
Total site-specific supply for 5 years 2025/26-2029/30	3,625

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

Type of supply	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	586	440	509	797	818	3,150
Annual supply for small sites at 90 per annum	90	90	90	90	85	445
Total annual supply (strategic sites + small sites)	676	530	599	887	903	3,595

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

Site	Area (ha)	Total dwellings	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	0	0	39	0	0
Land between Weldale Street and Chatham Street	1.32	418	126	39	0	0	0
45 Caversham Road	0.15	40	40	0	0	0	0
Soane Point, 6-8 Market Place (conversion)	0.26	144	144	0	0	0	0
115 Chatham Street	0.1	54	0	54	0	0	0
40 Caversham Road	0.07	31	0	31	0	0	0
Wensley Road	2.36	46	46	0	0	0	0

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
53-55 Argyle Road	0.04	10	10	0	0	0	0
Reading Golf Club, Kidmore End Road	12.15	223	51	50	50	0	0
34-38 Southampton Street	0.03	10	11	0	0	0	0
54 Queens Road	0.16	29	0	29	0	0	0
43 London Street	0.08	20	0	21	0	0	0
75-81 Southampton Street	0.07	19	19	0	0	0	0
103 Dee Road	0.85	54	54	0	0	0	0
63-86 Rowe Court	0.07	24	0	24	0	0	0
Alexander House, 205-207 Kings Road	0.16	43	43	0	0	0	0
The Willows, 2 Hexham Road	0.5	42	0	0	42	0	0
Great Bringham's Mead	1.03	110	0	110	0	0	0
97a-117 Caversham Road	0.49	60	28	32	0	0	0
Green Park Village	24.65	836	14	0	0	0	0
TOTAL	44.75	2256	586	390	131	0	0
TOTAL including lapse rates (0% on sites under construction)	N/A	2256	586	390	131	0	0

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
27-32 Market Place	0.04	8	0	8	0	0	0
Broad Street Mall, Broad Street	2.75	422	0	0	0	148	274
Unit 16, North Street	0.04	10	0	0	10	0	0
13 Market Place	0.06	15	0	0	4	11	0
North Gate House, 21-23 Valpy Street	0.13	78	0	0	0	78	0
Land at 362 Oxford Road	0.13	26	0	0	26	0	0
Land at Battle Street	0.55	49	0	0	35	14	0
St Martins Precinct	1.71	40	0	0	0	20	20
Advantage, 87 Castle Street	0.32	50	0	0	50	0	0
205-213 Henley Road	0.62	55	0	0	33	22	0
75-77 London Street	0.19	15	0	3	12	0	0
12-18 Crown Street	0.09	44	0	44	0	0	0
36-42 London Street	0.05	17	0	0	17	0	0
220 Elgar Road South	0.14	16	0	0	16	0	0
9 Upper Crown Street	0.35	46	0	0	0	46	0
1025-1027 Oxford Road	0.19	12	0	0	12	0	0
Dee Park Phase 3	16.4	108	0	0	-52	0	95
Land adjacent to 300 Kings Road	0.06	14	0	0	14	0	0
Amethyst Lane	0.57	17	0	0	17	0	0

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
Dwyer Road	0.48	30	0	0	15	15	0
55 Vastern Road	0.76	209	0	0	27	88	94
80 Caversham Road	1.96	620	0	0	0	183	173
Gas Holder, Alexander Turner Close	0.71	130	0	0	48	82	0
71-73 Caversham Road	0.16	29	0	0	29	0	0
121 Kings Road	0.28	93	0	0	93	0	0
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98
TOTAL	47.74	2771	0	55	406	805	754
TOTAL incl lapse rates (7%)	N/A	2577	0	51	378	749	701

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
35-39 Friar Street	0.17	103	0	0	0	0	103
Land rear of 303-315 Oxford Road	0.22	13	0	0	0	13	0
Curzon Club, 362 Oxford Road	0.08	30	0	0	0	30	0
40 Silver Street	0.14	23	0	0	0	0	23
19 Newcastle Road	0.25	8	0	-1	0	9	0
TOTAL	0.86	177	0	-1	0	52	126
TOTAL including lapse rates (7%)	N/A	165	0	-1	0	48	117

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
None	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL including lapse rates (various for Local Plan allocations)	N/A	0	0	0	0	0	0

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

Site	Area (ha)	Total dwellings ⁹	2025/26	2026/27	2027/28	2028/29	2029/30
TOTAL for all sites including lapse rates	93.35	4998	586	440	509	797	818

⁹ Total net gain in dwellings on site including development outside five-year period

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

Element of supply calculation	Dwellings
Based on standard method (NPPF 2024) 2025-2030 (as at 31/03/2025)	4,985
Annual requirement for 5 years	997
Annual requirement for 5 years with 5% buffer (NPPF para 78)	1,047
Total requirement for 5 years 2025/26-2029/30, i.e. 1,047 x 5	5,235
Hard commitments (strategic sites, i.e. 10 dwellings+) to be delivered 2025-2030	2,992
Soft commitments (strategic sites) subject to S106 to be delivered 2025-2030	255
Local Plan allocations to be delivered 2025-2030	0
Allowance for small site windfalls 96 per annum 2025-29, 91 per annum 2029-30	475
Total site-specific supply for 5 years 2025/26-2026/27	3,722

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

Type of supply	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	Total
Annual supply for strategic sites (10 dwellings +) (including lapse rates)	586	440	509	864	848	3,247
Annual supply for small sites at 90 per annum	96	96	96	96	91	475
Total annual supply (strategic sites + small sites)	682	536	605	960	939	3,722

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

Site	Area (ha)	Total dwellings	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Clarendon House, 59-75 Queens Rd (new build)	0.21	43	0	0	39	0	0
Land between Weldale Street and Chatham Street	1.32	418	126	39	0	0	0
45 Caversham Road	0.15	40	40	0	0	0	0
Soane Point, 6-8 Market Place (conversion)	0.26	144	144	0	0	0	0
115 Chatham Street	0.1	54	0	54	0	0	0
40 Caversham Road	0.07	31	0	31	0	0	0
Wensley Road	2.36	46	46	0	0	0	0
53-55 Argyle Road	0.04	10	10	0	0	0	0
Reading Golf Club, Kidmore End Road	12.15	223	51	50	50	0	0
34-38 Southampton Street	0.03	10	11	0	0	0	0
54 Queens Road	0.16	29	0	29	0	0	0
43 London Street	0.08	20	0	21	0	0	0
75-81 Southampton Street	0.07	19	19	0	0	0	0

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
103 Dee Road	0.85	54	54	0	0	0	0
63-86 Rowe Court	0.07	24	0	24	0	0	0
Alexander House, 205-207 Kings Road	0.16	43	43	0	0	0	0
The Willows, 2 Hexham Road	0.5	42	0	0	42	0	0
Great Brigham's Mead	1.03	110	0	110	0	0	0
97a-117 Caversham Road	0.49	60	28	32	0	0	0
Green Park Village	24.65	836	14	0	0	0	0
TOTAL	44.75	2256	586	390	131	0	0
TOTAL including lapse rates (0% on sites under construction)	N/A	2256	586	390	131	0	0

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
27-32 Market Place	0.04	8	0	8	0	0	0
Broad Street Mall, Broad Street	2.75	422	0	0	0	148	274
Unit 16, North Street	0.04	10	0	0	10	0	0
13 Market Place	0.06	15	0	0	4	11	0
North Gate House, 21-23 Valpy Street	0.13	78	0	0	0	78	0
Land at 362 Oxford Road	0.13	26	0	0	26	0	0
Land at Battle Street	0.55	56	0	0	35	21	0
St Martins Precinct	1.71	40	0	0	0	20	20
Advantage, 87 Castle Street	0.32	50	0	0	50	0	0
205-213 Henley Road	0.62	55	0	0	33	22	0
75-77 London Street	0.19	15	0	3	12	0	0
12-18 Crown Street	0.09	44	0	44	0	0	0
36-42 London Street	0.05	17	0	0	17	0	0
220 Elgar Road South	0.14	16	0	0	16	0	0
9 Upper Crown Street	0.35	46	0	0	0	46	0
1025-1027 Oxford Road	0.19	12	0	0	12	0	0
Dee Park Phase 3	16.4	108	0	0	-52	0	95
Land adjacent to 300 Kings Road	0.06	14	0	0	14	0	0
Amethyst Lane	0.57	17	0	0	17	0	0
Dwyer Road	0.48	30	0	0	15	15	0
55 Vastern Road	0.76	209	0	0	27	88	94
80 Caversham Road	1.96	620	0	0	0	183	173
Gas Holder, Alexander Turner Close	0.71	130	0	0	48	82	0
71-73 Caversham Road	0.16	29	0	0	29	0	0
121 Kings Road	0.28	93	0	0	93	0	0

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
Land at Madejski Stadium, Shooters Way	19	618	0	0	0	98	98
TOTAL	47.74	2778	0	55	406	812	754
TOTAL incl lapse rates (7%)	N/A	2584	0	51	378	755	701

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
35-39 Friar Street	0.17	103	0	0	0	0	103
Land rear of 303-315 Oxford Road	0.22	13	0	0	0	13	0
Curzon Club, 362 Oxford Road	0.08	30	0	0	0	30	0
Caversham Park	37.7	169	0	0	0	65	32
40 Silver Street	0.14	23	0	0	0	0	23
19 Newcastle Road	0.25	8	0	-1	0	9	0
TOTAL	38.56	346	0	-1	0	117	158
TOTAL including lapse rates (7%)	N/A	322	0	-1	0	109	147

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

Site	Area (ha)	Total dwellings	2025/26	2026/27	2027/28	2028/29	2029/30
None	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL including lapse rates (various for Local Plan allocations)	N/A	0	0	0	0	0	0

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

Site	Area (ha)	Total dwellings ¹⁰	2025/26	2026/27	2027/28	2028/29	2029/30
TOTAL for all sites including lapse rates	131.05	5161	586	440	509	864	848

¹⁰ Total net gain in dwellings on site including development outside five-year period

Appendix III: Housing Trajectory

Table AIII.1: Housing trajectory 2013/14 to 2035/36 as at 31st March 2025

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Small Scale unidentified windfalls (< 10 units)	114	155	127	103	141	124	117	107	72	104	91	90	96	96	96	96	91	91	91	91	91	87	87	2358	
Planning permissions under construction (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Clarendon House, 59-75 Queens Road (new build)	0	0	0	0	0	0	0	0	4	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	43
Land between Weldale Street and Chatham Street	0	0	0	0	0	0	0	0	0	253	0	0	126	39	0	0	0	0	0	0	0	0	0	0	418
45 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40
Soane Point, 6-8 Market Place	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0	0	0	0	0	0	0	0	144
115 Chatham Street	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	54
40 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	31
Wensley Road	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	0	0	46
53-55 Argyle Road	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Reading Golf Club, Kidmore End Road	0	0	0	0	0	0	0	0	0	0	0	72	51	50	50	0	0	0	0	0	0	0	0	0	223
34-38 Southampton Street	0	0	0	0	0	0	0	0	-1	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	10
54 Queens Road	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	29
43 London Street	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21
75-81 Southampton Street	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	19
103 Dee Road	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	0	54
63-86 Rowe Court	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	24
Alexander House, 205-207 Kings Road	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	43
The Willows, 2 Hexham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	42
Great Brigham's Mead, Vastern Road	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	110
97a-117 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	28	32	0	0	0	0	0	0	0	0	0	0	60
Green Park Village	0	0	0	26	60	249	44	88	40	113	67	135	14	0	0	0	0	0	0	0	0	0	0	0	836
Total Per under construction (10+)	N/A	586	390	131	0	0	0	0	0	0	0	0	0	1107											
Total Per u/c (10+) incl lapse rates (0%)	N/A	586	390	131	0	0	0	0	0	0	0	0	0	1107											
Planning permissions not started (10+)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27-32 Market Place	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL	
Station Hill Site, Station Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144	144	144	0	0	0	432	
Broad Street Mall, Broad Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	148	274	0	0	0	0	0	0	0	422
Unit 16, North Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	
13 Market Place	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	11	0	0	0	0	0	0	0	15	
North Gate House, 21-23 Valpy Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	0	0	0	0	0	78	
Land at 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	26	
Land at Battle Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	21	0	0	0	0	0	0	0	56	
St Martins Precinct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	40	
Chazey Farm, The Warren*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Advantage, 87 Castle Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	50	
205-213 Henley Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	22	0	0	0	0	0	0	0	55	
75-77 London Street	0	0	0	0	0	0	0	0	0	0	0	0	0	3	12	0	0	0	0	0	0	0	0	15	
12-18 Crown Street	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0	0	0	0	0	0	44	
36-42 London Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17	
220 Elgar Road South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	16	
9 Upper Crown Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	46	
1025-1027 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12	
Dee Park Phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-52	0	95	95	0	0	0	0	0	138	
Land adjacent to 300 Kings Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	
Amethyst Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	17	
Dwyer Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	30	
55 Vastern Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	88	94	0	0	0	0	0	0	209	
80 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183	173	73	191	0	0	0	0	620	
Gas Holder, Alexander Turner Close	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	82	0	0	0	0	0	0	0	130	
71-73 Caversham Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	29	
Vastern Court, Vastern Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	500	
121 Kings Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	0	0	0	0	0	0	0	0	93	
Land at Madejski Stadium, Shooters Way	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98	98	100	100	100	100	22	0	618	
Total Per not started (10+)	N/A	0	55	406	812	754	512	535	344	200	122	0	3740												
Total Per n/s (10+) incl lapse rates (7%)	N/A	0	51	378	755	701	476	498	320	186	113	0	3478												
Permission subject to S106 (strategic)	-																								
35-39 Friar Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	0	0	0	0	0	0	103	

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Land rear of 303-315 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	13
Curzon Club, 362 Oxford Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	30
Caversham Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	32	72	0	0	0	0	0	169
40 Silver Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	23
19 Newcastle Road	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	9	0	0	0	0	0	0	0	8
Total Per subject to S106 (10+)	N/A	0	0	-1	0	117	158	72	0	0	0	0	0	346										
Total Per subj S106 incl lapse rates (7%)	N/A	0	0	-1	0	109	147	67	0	0	0	0	0	322										
Allocated sites (not yet with PP)	-	-																						
CR11a: Friar Street and Station Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	8	24
CR11b: Greyfriars Road Corner (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	14	14	0	0	0	43
CR11d: Brunel Arcade and Apex Plaza (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	57	57	171
CR11e: North of Station (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11f: West of Caversham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	15
CR11g: Riverside (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR11i: Napier Court (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87	87	87	0	0	0	261
CR12a: Cattle Market (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56	56	168
CR12b: Great Knollys Street and Weldale Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	15
CR12c: Chatham Street, Eaton Place and Oxford Road (remainder unpermitted) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13	13	13	13	78
CR12e: Hosier Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	62	62	62	62	62	372
CR13a: Reading Prison (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR13b: Forbury Retail Park (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	97	97	97	0	0	388
CR13c: Forbury Business Park and Kenavon Drive (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	79	79	0	0	0	238
CR14i: Enterprise House, 89-97 London Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10
CR14j: Corner of Crown Street & Southampton Street (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	12
CR14i: 187-189 Kings Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	27

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
CR14m: Caversham Lock Island (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	-1
SR2: Land North of Manor Farm Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107	107	107	321
SR3: South of Elgar Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41	123
SR4a: Pulleyn Park, Rose Kiln Lane (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	33
SR4b: Rear of 3-29 Newcastle Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	4	4	0	0	0	13
SR4d: 169-173 Basingstoke Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR2: Park Lane Primary School, The Laurels and Downing Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3b: 2 Ross Road and part of Meadow Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3e: Yeomanry House, Castle Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3f: 4 Berkeley Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	12
WR3g: 211-221 Oxford Road, 10 & rear of 8 Prospect Street (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3i: Battle Hospital, Portman Road (remainder) (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	12
WR3k: 784-794 Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WR3l: 816 Oxford Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	5	0	0	0	17
WR3r: Charters Car Sales, Oxford Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	15
WR3s: Land at Kentwood Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	17	0	0	0	51
WR3t: Land at Armour Hill (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	15
CA1a: Reading University Boat Club, Thames Promenade (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	6	0	0	0	20
CA1c: Land at Lowfield Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	12
CA1d: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 and 8 Copse Avenue (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	6	6	0	0	0	19

Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road (remainder) (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	0	0	0	7
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	3	3	0	0	0	10
ER1b: Dingley House, 3-5 Craven Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	18
ER1c: Land rear of 8-26 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	8	7	0	0	0	10
ER1d: Land adjacent to 40 Redlands Road (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	15
ER1e: St Patricks Hall, Northcourt Avenue* (10%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	15	45
ER1i: 261-275 London Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	6
ER1k: 131 Wokingham Road (20%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	3
Total Local Plan sites	N/A	0	0	0	-1	0	468	438	435	484	387	387	2598											
Local Plan sites including lapse rate (mixed)	N/A	0	0	0	-1	0	393	371	368	402	324	324	2182											
Total Past Completions (C3 resi)	361	635	751	717	700	910	521	408	850	888	1021	910	0	0	0	0	0	0	0	0	0	0	0	8672
Total Past Completions (non-C3 resi)	0	-41	-5	96	36	42	24	202	8	26	7	45	0	0	0	0	0	0	0	0	0	0	0	440
Total Past Completions (all)	361	594	746	813	736	952	545	610	858	914	1028	955	0	0	0	0	0	0	0	0	0	0	0	9112
Total Projected Completions	N/A	682	536	605	959	939	1028	959	779	679	525	411	8102											
Cumulative Completions	361	955	1701	2514	3250	4202	4747	5357	6215	7129	8157	9112	9794	10330	10935	11894	12833	13861	14820	15598	16277	16802	17214	N/A
MONITORING AGAINST LOCAL PLAN TARGETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	997	997	997	997	997	997	997	997	997	997	997	997	19543
PLAN - Non-C3 residential (resi equiv p.a.)	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Strategic Allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	19920
MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-195	-291	-139	70	393	335	4	-473	-881	-935	-1009	-994	-1048	-1283	-1617	-2105	-2706	N/A
MANAGE - Annual requirement taking account of past / projected completions	866	889	903	911	916	926	925	948	971	979	984	980	983	1013	1066	1123	1147	1181	1212	1275	1441	1821	3118	N/A

Appendix IV: Local plan monitoring indicators

The following table lists the monitoring indicators in section 11 of the Local Plan (adopted 2019) and sets out the most recent figure, which is generally for 2024-25 unless otherwise stated. As the Local Plan was adopted relatively recently, a failure to meet targets in 2024-25 or in previous years does not necessarily therefore represent a failure of the plan itself. The need for review of relevant policies taking account of monitoring data is considered further in the Local Plan Review of March 2023.

Table AIV.1: Progress against Local Plan monitoring indicators

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Carbon footprint of Reading Borough	General, CR2	Reduce by 34% compared to 2005 levels	2020	Reduced by 49% compared to 2005 levels (2019 figures, BEIS)	N/A	Met	Targets have been superseded by Climate Emergency Strategy, see reporting elsewhere.
Sustainability requirements attached to major planning applications approved	CR2, H5	Requirements for all majors	Annual	80%	65%	Met	See section 5
Contributions towards infrastructure through Section 106 agreements - receipts	CC9	No specific target - maximise	N/A	£1,279,176.70	No total available	N/A	See Infrastructure Funding Statement
Contributions towards infrastructure through Section 106 agreements - expenditure	CC9	No specific target - maximise	N/A	£2,203,683.72	No total available	N/A	See Infrastructure Funding Statement
Community Infrastructure Levy receipts	CC9	No specific target - maximise	N/A	£5,054,487.56	£44,758,362.18	N/A	See Infrastructure Funding Statement

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Community Infrastructure Levy expenditure	CC9	No specific target - maximise	N/A	£7,251,700.24	£38,062,421.10	N/A	See Infrastructure Funding Statement
Amount of public recreational open space	EN7 - EN9	No net loss	By 2036	Net change: +2.11 ha of unrestricted open space +0.35 ha of PROS -6.53 ha of limited open space	+1.38 ha of unrestricted open space	On track (for unrestricted open space)	See section 11
Loss of open space to development	EN7, EN8	None	Annual	See above	See above	See above	See section 11
New public open space brought into use through development	EN9	Net gain	By 2036	See above	See above	See above	See section 11
Number of Local Wildlife Sites in positive conservation management	EN12	80%	Annual	67% (2025)	N/A	Not met	See section 11
Area of Biodiversity Action Plan habitat	EN12	No net loss	Annual	370.9 ha (2022)	N/A	On track	See section 11
Residential development in major landscape features (net change)	EN13	None	Annual	0	2	Not met	See section 11

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Non-residential floorspace in major landscape features (net change, sq m)	EN13	None	Annual	11,333 sq m	9,165 sq m	Not met	See section 11
Air quality targets in the UK air quality strategy	EN15	Various	2023	See information on Air Quality in England website	N/A	N/A	Reading Borough Council - Air Quality monitoring service (airqualityengland.co.uk)
Residential development on sites wholly or partly in Flood Zones 2 and 3 (net change)	EN17	Maximum 4,000 dwellings	By 2036	512	3,397	Behind	See section 11, particularly paragraph 11.11
Non-residential development on sites wholly or partly in Flood Zones 2 and 3 (net change, sq m)	EN17	Maximum 250,000 sq m	By 2036	7,091 sq m	39,803 sq m	On track	See section 11, particularly paragraph 11.11
Office floorspace completed (net change)	EM1	53,000 – 112,000 sq m	By 2036	32,473 sq m	-51,185 sq m	Behind	See section 7
Industrial and warehouse floorspace completed (net change)	EM1	148,000 sq m	By 2036	-630 sq m	10,895 sq m	Behind	See section 7
Proportion of office floorspace completed which is in the centre or A33 corridor	EM2	90%	Annual	100%	97%	Met	See section 7

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Proportion of industrial/warehouse floorspace completed which is in the A33 corridor or Core Employment Areas	EM2	80%	Annual	100%	91%	Met	See section 7
Net change of employment land within Core Employment Areas	EM3	No net loss	Annual	-1,047 sq m	17,464 sq m	Not met	See section 7
Net change in small business units (less than 150 sq m)	EM4	No net loss	Annual	0	-7	Met	See section 7
Net change in storage & distribution floorspace in south of Basingstoke Road	EM4	No net loss	Annual	0 sq m	-7,682 sq m	Met	See section 7
Five-year housing land supply measured against targets in H1	H1	More than 5 years supply plus buffer. ¹¹	Annual	3.55 years	N/A	Not met	See section 8
Amount of new housing delivered (net change)	H1	689	Annual	890	6,652	Met	See section 8

¹¹ The buffer is generally 5%, unless over the plan period a track record of under-delivery is established, in which case the buffer rises to 20%

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Amount of new affordable housing delivered on sites of 10 or more dwellings	H3	30% secured in new permissions	Annual	37 dwellings + £0.12 million secured. Equates to 18.6%. ¹²	1,482 dwellings + £2.48 million secured. Equates to 18.0%	Not met	See section 8 for methodology
Amount of new affordable housing delivered on sites of 5-9 dwellings	H3	20% contribution secured in new permissions	Annual	£260,871 secured. Equates to 13.7%	24 dwellings + £2.98 million secured. Equates to 11.2%	Not met	See section 8 for methodology
Amount of new affordable housing delivered on sites of 1-4 dwellings	H3	10% contribution secured in new permissions	Annual	£543,791.67 secured. Equates to 19.4%	20 dwellings + £5.92 million secured. Equates to 12.1%	Met	See section 8 for methodology
New-build dwellings delivered by size and type	H2	At least 50% 3-bed or more outside centre	Annual	32% of 3-bed or more	34% of 3-bed or more	Not met	See section 8
Percentage of new dwellings on previously-developed land	General	90%	Annual	58%	84%	Not met	See section 8

¹² To calculate an equivalent proportion, the total units secured through a S106 signed in the monitoring year is added to the financial contribution converted to units on the basis that delivering an affordable unit is estimated to cost £100,000 as calculated in evidence for the Local Plan examination. This is compared to the total number of units granted within developments that in policy terms should generate an affordable housing requirement.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Proportion of student accommodation delivered on non-FHE sites	H12	None	Annual	100%	99%	Not met	All bedspaces delivered so far were permitted before Local Plan adoption.
Net additional gypsy and traveller pitches	H13	Not set	By 2036	0	0	N/A	See section 8
Dwellings delivered through office to residential prior approvals. ¹³	General	Dwellings delivered - no target	N/A	16	1,339	N/A	See Section 8
Dwellings delivered through Class E to residential prior approvals	General	Dwellings delivered - no target	N/A	44	77	N/A	See Section 8
Offices lost through office to residential prior approvals	General	Floorspace lost - no target	N/A	-917 sq m	-66,535 sq m	N/A	See Section 8
Floorspace lost through Class E to residential prior approvals	General	Floorspace lost - no target	N/A	-2,969 sq m	-4,689 sq m	N/A	See Section 8
Delivery of identified transport projects in policy TR2	TR2	Various – see Local Transport Plan	See Local Transport Plan	N/A	N/A	N/A	See Section 10
Retail, leisure and culture floorspace delivered	RL2	Up to 34,900 sq m	By 2036	975 sq m	-34,927 sq m	Behind	See section 9

¹³ Now replaced by commercial (Class E) to residential prior approvals, of which the first were delivered in 2022-23. These two different types of permitted development will both be reported in this table.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Proportion of retail, leisure and culture floorspace delivered that is in a designated centre	RL1	80%	Annual	96%	66%	Met	See section 9
Retail vacancy within all designated centres	RL1	Less than 10%	Biannual	13.5% (2023)	N/A	Not met	See section 9
Retail vacancy within Reading centre	RL1	Less than 10%	Biannual	17.3% (2023)	N/A	Not met	See section 9
Retail vacancy within Basingstoke Road North local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Caversham district centre	RL1	Less than 10%	Biannual	9.4% (2023)	N/A	Met	See section 9
Retail vacancy within Cemetery Junction district centre	RL1	Less than 10%	Biannual	8.9% (2023)	N/A	Met	See section 9
Retail vacancy within Christchurch Road local centre	RL1	Less than 10%	Biannual	14.3% (2023)	N/A	Not met	See section 9
Retail vacancy within Coronation Square local centre	RL1	Less than 10%	Biannual	27.3% (2023)	N/A	Not met	See section 9
Retail vacancy within Dee Park local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Emmer Green district centre	RL1	Less than 10%	Biannual	4.8% (2023)	N/A	Met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Retail vacancy within Erleigh Road local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within the Meadway district centre	RL1	Less than 10%	Biannual	29.6% (2023)	N/A	Not met	See section 9
Retail vacancy within Northumberland Avenue North local centre	RL1	Less than 10%	Biannual	25.0% (2023)	N/A	Not met	See section 9
Retail vacancy within Oxford Road West district centre	RL1	Less than 10%	Biannual	9.4% (2023)	N/A	Met	See section 9
Retail vacancy within Shinfield Road district centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Tilehurst Triangle district centre	RL1	Less than 10%	Biannual	5.8% (2023)	N/A	Met	See section 9
Retail vacancy within Wensley Road local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Whitley district centre	RL1	Less than 10%	Biannual	6.9% (2023)	N/A	Met	See section 9
Retail vacancy within Whitley Street major local centre	RL1	Less than 10%	Biannual	10.5% (2023)	N/A	Not met	See section 9
Retail vacancy within Whitley Wood local centre	RL1	Less than 10%	Biannual	0.0% (2023)	N/A	Met	See section 9
Retail vacancy within Wokingham Road major local centre	RL1	Less than 10%	Biannual	4.0% (2023)	N/A	Met	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Proportion of key frontage in Basingstoke Road North local centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Caversham district centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Cemetery Junction district centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Christchurch Road local centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Coronation Square local centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Dee Park local centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Emmer Green district centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Erleigh Road local centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in the Meadway district centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Proportion of key frontage in Northumberland Ave North local centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Oxford Road West district centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Shinfield Road district centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Tilehurst Triangle district centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Wensley Road local centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Whitley district centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Whitley Street major local centre in A1 or A2 use	RL3	40%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Whitley Wood local centre in A1 or A2 use	RL3	60%	Annual	No longer monitored	N/A	N/A	See section 9
Proportion of key frontage in Wokingham Road major local centre in A1 or A2 use	RL3	50%	Annual	No longer monitored	N/A	N/A	See section 9

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Floorspace for community facilities (use class D1 or F1) delivered	OU1	Net increase	Annual	11,668 sq m	41,445 sq m	Met	No comments
Dwellings completed within the AWE Burghfield DEPZ	OU2	No target	N/A	288	784 ¹⁴	N/A	See section 16
Non-residential floorspace completed within the AWE Burghfield DEPZ (net change)	OU2	No target	N/A	0 sq m	29,345 sq m	N/A	See section 16
Dwellings completed within the AWE Burghfield middle consultation zone ¹⁵	OU2	No target	N/A	288	1,163	N/A	The Consultation Zone approach to AWE has been superseded, but this indicator is still useful as a general measure.
Non-residential floorspace completed within the AWE Burghfield middle consultation zone (net change)	OU2	No target	N/A	0 sq m	25,496 sq m	N/A	See above
Dwellings completed within the AWE Burghfield outer consultation zone	OU2	No target	N/A	19	1,126	N/A	See above

¹⁴ The DEPZ was extended in 2020, meaning that this is the cumulative figure since 2020.

¹⁵ The DEPZ includes the whole middle consultation zone.

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Non-residential floorspace completed within the AWE Burghfield outer consultation zone (net change)	OU2	No target	N/A	-1,546 sq m	67,703 sq m	N/A	See above
Dwellings completed in Central Reading (net change)	CR11, CR12, CR13, CR14	7,600 (approx.)	By 2036	446	4,156	On track	Target is for general monitoring not policy targets
Office floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	71,000 sq m (approx.)	By 2036	27,558 sq m	-43,980 sq m	Behind	Target is for general monitoring not policy targets
Retail and leisure floorspace completed in Central Reading (net change)	CR11, CR12, CR13, CR14	Up to 27,000 sq m (approx.)	By 2036	1,289 sq m	-36,094 sq m	Behind	Target is for general monitoring not policy targets
Dwellings completed in South Reading (net change)	SR2, SR3, SR4	3,700 (approx.)	By 2036	296	2,251	On track	Target is for general monitoring not policy targets
Industrial and warehouse floorspace completed in South Reading (net change)	SR1, SR4	155,000 sq m (approx.)	By 2036	229 sq m	21,765 sq m	Behind	Target is for general monitoring not policy targets
Dwellings completed in West Reading and Tilehurst (net change)	WR1, WR2, WR3	2,400 (approx.)	By 2036	35	1,464	On track	Target is for general monitoring not policy targets

Indicator	Relevant policies	Target	Target date	Most recent figure	Total for plan period so far (2013-2025)	Compared to target	Comments
Dwellings completed in Caversham and Emmer Green (net change)	CA1, CA2	700 (approx.)	By 2036	91	251	Behind	Target is for general monitoring not policy targets
Dwellings completed in East Reading (net change)	ER1	1,100 (approx.)	By 2036	22	533	On track	Target is for general monitoring not policy targets

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

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