

Schedule of Main Modifications to the Local Plan Partial Update

17 September 2026

This Schedule sets out 'main modifications' to the Local Plan Partial Update that have emerged from the examination process.

'Main modifications' are those that have been identified as needing to be made to a local plan to ensure that it is sound and legally compliant. Main modifications need to be subject to consultation, as well as to go through the Sustainability Appraisal process.

For the avoidance of doubt, the modifications and references in the following table show changes to the Local Plan Partial Update Pre-Submission Draft, November 2024 (LP003b on the [examination documents list](#)).

The above document is already in tracked changes format and shows how the adopted Local Plan (November 2019) would be amended. Please therefore be aware that there are two types of amendments shown in this schedule.

Changes already proposed to be made in the LPPU Pre-Submission Draft [LP003b]:

- Additional text that would amend the adopted Local Plan (2019) is shown in green and underlined: [Example](#)
- Deleted text that would amend the adopted Local Plan (2019) is shown in green and struck through: ~~Example~~

Changes proposed as a main modification through the examination process:

- Additional text that would amend the Pre-Submission Draft LPPU (November 2024) is shown in blue and underlined: [Example](#)
- Deleted text that would amend the Pre-Submission Draft LPPU (November 2024) is shown in blue and struck through: ~~Example~~

Amendments in blue supersede those in green, so for instance where a change proposed to the adopted Local Plan in green is proposed to be further amended or deleted, this is shown in blue only.

We are only consulting on the changes shown in blue. Comments on other matters will not be accepted.

We are also consulting on a schedule of consequential modifications to the Proposals Map, which is a separate document.

More minor changes, such as small corrections and typos, do not require consultation and will be made to the plan prior to adoption.

Table 1: Schedule of main modifications

Modification Number	Page number [LP003b]	Policy/Paragraph [LP003b]	Main Modification	Reason for Main Modification (linked to soundness requirements)	Link to Hearing Statement with Matter No. where relevant
MM01	11-12	1.5.2	<i>Amend the first four sentences of paragraph 1.5.2 as follows:</i> 1.5.2 Perhaps the most significant documents <u>and evidence</u> are those which identify the development needs. In the case of housing, this is <u>based on the standard method in Planning Practice Guidance Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA, published 2016) Housing Needs Assessment (HNA, published 2024)¹⁴</u>, which identifies the <u>'objectively assessed need'</u>¹⁵ for <u>housing for each Berkshire authority as well as South Bucks</u> <u>Reading up to 2036</u>²⁰⁴¹. <u>For Reading, a</u> need of <u>699 735 822</u> new dwellings each year is identified. The <u>SHMA HNA Housing Needs Assessment (HNA, published 2024)¹⁴</u> <u>also</u> looks at the need for affordable housing, different dwelling sizes and some specific types of housing such as residential care. ¹⁴http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire-Strategic-Housing-Market-Assessment-Feb-2016.pdf https://images.reading.gov.uk/2024/10/Reading-Housing-Needs-Assessment-July-2024.pdf	Consequential change as a result of MM1.2 identified in paragraphs 8 and 9 of Inspector's letter following Stage 1 hearings [EX030] to ensure that the plan is justified.	Matter 2 Not in Hearing Statement
MM02	18-19	3.1.3	<i>Amend paragraph as follows:</i> <u>There is no agreed overarching spatial strategy that applies to the local area, but there is a need for development plans in the area to complement one another. This is particularly the case across the main functional area, the West of Berkshire area. Within this area, each authority has an adopted or emerging local plan that is at an advanced stage. Figure 3.1 sets out the overall spatial context for the area, including major areas of development outside Reading's boundaries. Of particular significance for Reading are the s</u><u>Strategic development locations (SDLs) in Wokingham will affect Reading due to their proximity to our boundary, including the South of the M4 SDL (much of which has already been completed only approximately 360 dwellings in the submitted plan and is not therefore shown), and the proposed Loddon Valley Garden Village SDL comprising phased delivery of 3,930 homes that forms part of Wokingham's Proposed Submission Local Plan Update. Developments on this scale will be expected to deliver a significant improvement in infrastructure, and transport links into Reading in particular by public transport will be of vital importance.</u>	To update due to recent completions and to clarify the relative scale of each development	As discussed in wash-up hearings session on 12/02/2026
MM03	19	After paragraph 3.1.3	<i>Insert new paragraph as follows:</i> <u>3.1.4 Figure 3.1 also illustrates constraints such as the extent of the AWE Burghfield Detailed Emergency Planning Zone (DEPZ). Information on the DEPZ and its implications for development within the Borough are detailed within Policy OU2: Hazardous Installations.</u>	To provide context to Figure 3.1 to ensure that the plan is effective.	RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.9
MM04	25 - 27	CC2	<i>Amend the policy as follows:</i> <i>Proposals for <u>new</u> development, including the construction of new building(s) and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of building(s) and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.</i> <i><u>To meet these requirements:</u></i>	To significantly restructure the policy for clarity, including moving the energy elements of Policy H5 into CC2	As discussed in Matter 4 hearing discussions on 04/02/2026

Modification Number	Page number [LP003b]	Policy/Paragraph [LP003b]	Main Modification	Reason for Main Modification (linked to soundness requirements)	Link to Hearing Statement with Matter No. where relevant
			All major non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Excellent' standards to achieve net-zero development defined as "a scenario in which the quantity of anthropogenic greenhouse gas emissions arising from the development's operational energy use on an annual basis is zero or negative, and where whole-life emissions are reduced through sustainable design measures." Net zero building status must be achieved through the application of the following energy hierarchy: • Minimise and manage operational energy demand through building design, fabric performance and servicing measures; • Use local low carbon energy resources (such as secondary heat) wherever possible to meet residual demands; • Meet remaining residual energy demands by producing, storing and using renewable energy on-site; and • Monitor and report on energy performance. • where possible; All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Very Good' standard as a minimum; All non-residential development proposals must include an energy statement which confirms that proposals: • Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of the year (reasonable estimates of regulated and unregulated use) using a methodology proven to accurately predict post-occupancy performance; and • Achieve a site average space heating demand of 15-20kWH/m2/yr and a site average total energy demand of 70kWH/m2/yr. No unit shall exceed total energy demand of 90kWH/m2/yr, irrespective of the amount of on-site renewable production. ('Total energy demand' means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on-site). An energy statement should include pre-built estimates and as-built calculations prior to occupation. Weight will be given to proposals which demonstrate a commitment to on-going monitoring post-occupation which can be clearly communicated to the occupier. All non-residential development or conversions to residential should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective. must be designed to be water efficient and reduce water consumption in accordance with the 'fittings approach' detailed within the Building Regulations. Proposals that achieve water neutrality will be particularly supported. Both residential and non-residential development		

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			should include recycling greywater and rainwater harvesting where systems are energy- and cost-effective. The demolition of an existing building should be accompanied by a full justification for demolition and demonstrate how 95% of all construction waste will be diverted away from landfill. For non-listed buildings, demolition will only be acceptable where: • The building is in such a poor state that it is not practical or viable to refurbish or re-use; • Such refurbishment or re-use would result in a similar amount or a greater amount of embodied carbon generation; or • Such refurbishment or re-use would result in a building with poor thermal efficiency resulting in a greater lifetime carbon emissions than would arise from a re-build. All applications for new-build commercial floorspace of 5000m² or more must include an embodied carbon assessment. This assessment must demonstrate that a score of less than 800kg/m² of carbon can be achieved within the development for the substructure, superstructure and finishes. Exceptional basis clause: In cases where the above points cannot be met for technical, viability or other policy reasons (such as heritage), the highest possible standards are required. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 1000 sqm or more, applicants must also either: • Enter into a legal agreement to provide renewable energy infrastructure off-site that is equivalent to at least offsetting the additional energy requirements not achieved on site; or • Provide a financial contribution to the LPA of a value sufficient enough to offset the remaining performance not achieved on site (with this being a minimum contribution of £5k and a maximum of £100k per 1,000 sq m); or • Demonstrate the buildings will be connected to a heat network; or • Demonstrate that the proposal is compliant with BREEAM Outstanding or Excellent (or equivalent certification method). Proposals should demonstrate application of the following energy hierarchy: <u>Minimise and manage operational energy demand through building design, fabric performance and servicing measures;</u> <u>Use local low carbon energy resources (such as secondary heat) wherever possible to meet residual demands;</u> <u>Meet remaining residual energy demands by producing, storing and using renewable energy on-site.</u> It is accepted that the amount of detail given in the demonstration of this energy hierarchy should be proportionate to the scale of the development and the scope of works proposed. In new-build proposals, compliance with the applicable targets described in A1 or A2 below will be deemed sufficient demonstration of having applied the energy hierarchy. Other major proposals		

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			<u>(10+ homes or 1,000+ m² floorspace) should quantify the improvement made at each step of the hierarchy, from a baseline of basic regulatory compliance.</u> <u>Large-scale proposals (relating to 50 or more homes, or 5,000+ m² floorspace) are also encouraged to proceed to this final step of the energy hierarchy:</u> iv. <u>Monitor and report on energy performance.</u> <u>A. Energy</u> <u>A1: New build Non-residential Development</u> <u>All new build non-residential developments are required to achieve net-zero development defined as²¹ “a scenario in which the quantity of anthropogenic greenhouse gas emissions arising from the development’s operational energy use on an annual basis is zero or negative”. Additionally, whole-life emissions should be reduced through sustainable design measures.</u> <u>All new build non-residential development proposals must include an energy statement which confirms that proposals:</u> <u>Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of the year (reasonable estimates of regulated and unregulated use) using a methodology proven to accurately predict post-occupancy performance; and</u> <u>Achieve a site average space heating demand of 15-20kWH/m²/yr and a site average total energy demand of 70kWH/m²/yr. No unit shall exceed total energy demand of 90kWH/m²/yr, irrespective of the amount of on-site renewable production. (‘Total energy demand’ means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on site)²².</u> <u>An energy statement should include:</u> <u>The predicted performance at design stage²³, expressed in the metrics by which the above targets are expressed (annual space heat demand, annual energy use intensity, and amount of renewable energy generation per year)</u> <u>The proposed building specifications through which this performance is expected to be achieved, for comparison with the specifications that would have been used for basic regulatory compliance.</u> <u>For outline schemes: It is accepted that where precise details of construction and design choices are not known at this stage, the energy statement should instead identify specifications by which energy performance figures within the target range could be achieved in the type of building proposed, and commit to establishing the details by which the targets will be achieved through a subsequent reserved matters application.</u> <u>In major developments: Prior to occupation, the performance should be re-calculated, reflecting any changes to design or construction that could lead to a change in performance compared to the design-stage predictions.</u>		

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			<u>Weight will be given in favour of proposals that demonstrate a commitment to on-going monitoring post-occupation that can be clearly communicated to the occupier.</u> <u>Exceptional basis clause: In cases where the above energy demand and on-site renewables requirements cannot be met for technical, viability or other policy reasons (such as heritage), the energy statement should demonstrate that the applicant has pursued the targets as far as feasible and viable, and the proposed performance should be stated in the same metrics as the targets. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 1000 sqm or more, applicants must also either:</u> <u>Enter into a legal agreement to provide off-site renewable energy infrastructure sufficient to offset the shortfall between the development's annual energy demand and its on-site annual renewable energy generation; or</u> <u>Provide a financial contribution to the LPA of a value sufficient enough to offset the amount by which the proposed onsite annual renewable energy generation falls short of the annual energy demand; or</u> <u>Demonstrate the buildings will be connected to a heat network, where the networked heat would not be gas-driven and would be lower-carbon than the alternative heating solution that would have been used for regulatory compliance.</u> <u>A2. New build Residential Development</u> <u>All new-build housing will be required to achieve net-zero development as defined above and to achieve the following (calculated using a methodology proven to accurately predict a building's actual energy performance):</u> <u>Site average space heating demand of 15-20kWh/m²/annum;</u> <u>Site average of total energy demand less than 35kWh/m²/annum;</u> <u>No single dwelling unit to have a total energy demand in excess of 60kWh/m²/annum, irrespective of the amount of on-site renewable energy production; and</u> <u>On-site renewable energy generation to match total energy use over the course of the year, with a preference for roof-mounted solar PV.</u> <u>Exceptional basis clause: In cases where the above energy demand and on-site renewables requirements cannot be met for technical, viability or other policy reasons (such as heritage), the energy statement should demonstrate that the applicant has pursued the targets as far as feasible and viable, and the proposed performance should be stated in the same metrics as the targets. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 10 dwellings or more, applicants must also either:</u> <u>Enter into a legal agreement to secure off-site renewable energy infrastructure sufficient to offset the shortfall between the development's annual energy demand and its on-site annual renewable energy generation; or</u>		

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			<u>Provide a financial contribution to the LPA of a value sufficient enough to offset the amount by which the proposed onsite annual renewable energy generation falls short of the annual energy demand; or</u> <u>Demonstrate the buildings will be connected to a heat network, where the networked heat would not be gas-driven and would be lower-carbon than the alternative heating solution that would have been used for regulatory compliance.</u> <u>In cases where the points cannot be met for reasons of viability, an Energy Statement must set out in full the degree to which the requirements can be met in order to enable the development to become viable.</u> <u>An Energy Statement should include pre-built estimates and as-built calculations prior to occupation. Weight will be given to proposals which demonstrate a commitment to on-going monitoring post-occupation which can be clearly communicated to the occupier.</u> <u>A3. Other Non-residential or Conversions to Residential Development</u> <u>Major proposals that relate to either works to existing non-residential buildings or conversion to residential should demonstrate that the energy hierarchy has been followed as far as practicable and viable. These are not required to reach net zero but should apply the energy hierarchy in the design process and demonstrate the resulting improvement via the provision of energy and/or carbon performance figures that would occur before and after the proposed works.</u> <u>B. Water Efficiency</u> <u>All development must be designed to be water efficient and reduce water consumption in accordance with the ‘fittings approach’ detailed within the Building Regulations²⁴. Proposals that achieve water neutrality²⁵ will be particularly supported. Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy- and cost-effective.</u> <u>As a minimum, all water fittings and appliances within new-build housing should be compliant with the ‘optional’ standard outlined in Table 2.2 Part G of the Building Regulations.</u> <u>C. Demolition and Embodied Carbon</u> <u>The demolition of an existing building of 500 m² floorspace or more should be accompanied by a full justification for demolition²⁶ and demonstrate how 95% of all construction waste will be diverted away from landfill²⁷. For non-listed buildings of this size threshold or higher, demolition will only be acceptable where:</u> <u>The building is in such a poor state that it is not practical or viable to refurbish or re-use;</u> <u>There is no demand for the building in its current use or state and that it is not practical or viable to remedy this through conversion or refurbishment.</u>		

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			<u>Such refurbishment or re-use would result in a similar amount or a greater amount of embodied carbon generation; or</u> <u>Such refurbishment or re-use would result in a building with poor thermal efficiency resulting in a greater lifetime carbon emissions than would arise from a re-build.</u> <u>All applications for new-build commercial floorspace of 5000m² or more must include an embodied carbon assessment. This assessment must demonstrate that a score of less than 800kg/m² of carbon can be achieved within the development for the substructure, superstructure and finishes.</u> <i>Include new footnotes as follows and renumber subsequent footnotes</i> ²¹<u>This net-zero definition, and the energy hierarchy, are aligned with industry best-practice as defined by the UK Green Building Council</u> ²²<u>Applicants should refer to the LETI Climate Emergency Design Guide for specific guidance with regard to different types of non-residential buildings, such as schools or commercial offices:</u> https://www.leti.uk/files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf ²³<u>Applicants should refer to CIBSE TM54: Evaluating Operation Energy Use at Design Stage.</u> ²⁴<u>All water fittings and appliances installed must be compliant with Table 2.2 'fittings approach' as outlined within Part G of the Building Regulations.</u> ²⁵<u>Water neutral development is development which does not increase the rate of water abstraction for drinking water supplies above existing levels. For every new development, water demand should first be minimised and then any remaining water demand offset, so that the total demand on the public water supply is the same after development as it was before.</u> ²⁶<u>Sites allocated within the Local Plan are not subject to the requirement for full justification for demolition.</u> ²⁷<u>Applicants should refer to the RICS Professional Standard Whole Life Cycle Assessment as a preferred methodology. Additional guidance can also be found at https://www.london.gov.uk/sites/default/files/circular_economy_statements_lpg_0.pdf</u>		
MM05	27 – 28	4.1.2 – 4.1.5	4.1.2 The future growth of Reading in terms of the The amount of new development taking place within Reading has the potential to impose a large environmental footprint in terms of consumption of resources and materials, the use of energy and the associated emission of greenhouse gases that contribute towards climate change. As such, the incorporation of sustainable design and construction techniques are essential in order to minimise this impact in the context of Reading. Reading's Climate Change Strategy The Reading Climate Emergency strategy (2020-25) (Reading Means Business on Climate Change 2013-2020) seeks to tackle the Borough's contribution to climate change by reducing Reading's carbon footprint by 34% by 2020 in comparison to 2005 levels to achieve a net zero carbon Reading by 2030. New development has a <u>significant</u> role to play in achieving these aims <u>and will ensure buildings are fit to exist without replacement for many years.</u>	To restructure the text for clarity, including moving the energy elements of Policy H5 into CC2	As discussed in Matter 4 hearing discussions on 04/02/2026

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			4.1.3 The general principles of this policy in terms of new development applies to both residential and non-residential uses. For non-residential uses (including non-C3 forms of accommodation) and for conversions to residential, †This policy incorporates the use of BREEAM standards <u>new metrics which stand alone from BREEAM for on-site renewables, space heating demand and total energy demand.</u> These BREEAM standards <u>remain a useful guide and</u> cover a wide range of matters including building fabrics and materials, energy and water use, amenity areas and ecology, waste recycling, the location and accessibility of developments, daylighting, sound insulation etc. However, the current standards give high scores <u>to development</u> in urban areas to <u>which use</u> using previously developed land that is close to services, amenities and public transport routes. Developments in Reading will therefore naturally score relatively highly before any consideration of the impact of development itself. <u>As such,</u> Reading Borough Council believes <u>requires</u> that development should-must mitigate effects further by reducing greenhouse gas and other polluting emissions and providing higher energy conservation, hence the requirement for BREEAM 'Excellent' ratings. <u>reducing energy demand.</u> 4.1.4 For a number of uses, including offices, the requirement to achieve 'Excellent' ratings is unlikely to significantly affect viability. However, some types of development, such as industrial uses, warehouses and schools might find it more difficult to meet these standards. In these cases, developments must demonstrate that the standard to be achieved is the highest possible for the development, and at a minimum meets the BREEAM 'Very Good' standard. 4.1.54 Additional e <u>Expectations for performance of new build homes in terms of emissions are set out in policy H5 on housing standards.</u> An existing Sustainable Design and Construction Supplementary Planning Document²⁷ is in place and, and the general principles, where in compliance with the overall policy, will continue to apply. An updated version of the SPD will be published in 2019 to supplement this policy and will provide further detail on how developments will be expected to achieve the BREEAM ratings required by policy CC2. <u>4.1.5 Regarding the expectations around demonstration of the energy hierarchy:</u> <u>It is accepted that outline proposals may not be able to give great detail in the exact improvements that will be made, even if the proposal exceeds the threshold for major development. Outline proposals should therefore demonstrate that the appropriate solutions and technologies have been initially identified/explored, as appropriate to the scale of the proposal, and commit to pursuing the next stage of detail in the reserved matters application. For example, a large-scale outline proposal might demonstrate consideration of how energy efficiency outcomes can be affected by building orientation, density and development mix, and that opportunities or technologies for low-carbon heating and renewable energy have been considered and their suitability at the site has been identified. The aim should be to show that the parameters set in the outline proposal will enable (or at least not prevent) the pursuit of energy hierarchy improvements in the next stages of detailed design.</u> <u>Proposals that neither meet the 'major' threshold nor the applicability of parts A1/A2 of this policy should simply provide narrative on consideration given to each hierarchy step in the design process, and design/construction decisions made as a result.</u>		

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			It is accepted that where the scope of proposed works does present any opportunities to significantly improve energy performance in any of the steps in the hierarchy, then there will be no need to demonstrate having followed the energy hierarchy. It is accepted that householder applications (such as for small extensions or minor changes to homes) will not need great detail of detail on energy hierarchy. Applicants of such proposals are encouraged to consider what opportunities the proposed works present and give information on energy-related design decisions where relevant. For example, an extension or loft conversion may present opportunities to improve insulation, airtightness, or glazing, compared to the basic standards required by Building Regulations. However, it is accepted that not all such householder applications will be financially able to pursue energy-related improvements above those set by Building Regulations. 4.1.56 Particular attention should be paid to historic buildings. As historic buildings continue to change, they must contribute to a net zero future and be fit for future users. Through sensitive adaptation and keeping buildings in use, historic buildings can make an important contribution to reducing carbon emissions and energy costs. Applicants should refer to advice from Historic England on adapting historic buildings for energy and carbon efficiency²⁸. The LETI Climate Emergency Retrofit Guide²⁹ is also a useful resource for applicants. 4.1.67 In terms of water efficiency, there is a clear need to ensure that the highest possible standards are in place, particularly given the likely effects of climate change. The Thames Water area is classed as a 'water-stressed area' by the Environment Agency, and the Thames River Basin Management Plan stresses the importance of demand management in the area. For clarity, the tighter water efficiency standard referred to in the policy is set out in the 'Optional' standard within Part G of the Building Regulations and should be achieved through a fittings approach. 4.1.78 Reading Council encourages all new housing development to utilise Thames Water's 'environmental incentive' which offers financial assistance to achieve high performance levels for water fittings and appliances, the inclusion of water reuse technologies (rainwater and/or greywater recycling), and water neutrality.		
MM06	29	CC3	<i>Amend third bullet point of policy as follows:</i> • All development must address the risks of overheating through passive cooling and energy efficiency measures in the first instance³⁴ <i>Insert new footnote and renumber subsequent footnotes as follows:</i> ³⁴ Applicants should refer to the Good Homes Alliance Early Stage Overheating Risk Tool Checklist: https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf	To provide a specific linked reference for applicants to access the overheating risk tool checklist	RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9
MM07	31	4.1.10	<i>Amend final sentence as follows:</i> While Reading itself was not significantly affected by the floods of 2007 and 2008, around two thirds of flooding during the 2007 floods was caused by surface water³⁴³⁹. Further incidents occurred in 2013 and 2014, as well as in January 2024⁴⁰.	To provide a specific linked reference for applicants to access the January 2024 Reading Flood Investigation Report	RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9

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			⁴⁰ The January 2024 Reading Flood Investigation Report can be found here: https://images.reading.gov.uk/2024/04/Section19-Flood-Report-RBC-final.pdf		
MM08	31	4.1.12	<i>Amend second sentence as follows:</i> Ultimately, raising the height of flooring above predicted design flood levels is a better alternative. All types of flooding (fluvial, surface water and groundwater) must be considered.	To align language with the Strategic Flood Risk Assessment	RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9
MM09	31	CC4	<i>Amend policy title as follows:</i> CC4: DECENTRALISED ENERGY <u>HEAT NETWORKS</u>	To align terminology with national policy	RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8
MM10	31	CC4	<i>Amend second and third paragraphs of policy as follows:</i> <i>Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of must include decentralised energy provision, within the site demonstrate how a connection will be made to a suitable low carbon heat network where available in the vicinity, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision. Where no such network is available, heat and/or cooling must be supplied from low carbon sources⁴¹ and be connectable to future heat network.</i> <i>Where there is <u>an</u> existing decentralised energy provision low carbon heat network present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1000 sq m or more will be expected to link into the existing decentralised energy network low carbon heat network or demonstrate why this is not feasible.</i> <i>Insert new footnote and renumber subsequent footnotes as follows:</i> ⁴¹Defined as meeting the Government standard of 100g/CO₂/kwh for heat networks. For centralised or site-based schemes, defined as SCOP 2.8 of the UK Net Zero Building Standard.	To clarify definitions, refer to national policy standards and align language with national policy	RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8
MM11	31	4.1.13	<i>Delete paragraph and insert new paragraph as follows:</i> Decentralised energy is produced locally and provides energy to buildings close to the site of production. The term covers a variety of technologies including various renewable technologies, and more efficient energy generation such as Combined Heat and Power (CHP), which provides heating and electricity at the same time. This policy promotes the use of decentralised energy including CHP and district heating, which has particular applications to dense urban areas such as Reading. It provides an explanation of when CHP or district heating should be considered as an energy efficient design measure to achieve the most up to date requirements for net zero development. More information on decentralised energy will be published in the forthcoming Sustainable Design and Construction SPD. <u>Heat networks distribute heat or cooling from a central source or sources and deliver it to a variety of different customers such as public buildings, shops, offices</u>		

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			can be captured and 'stepped' up using heat pumps to supply heating and/or cooling for buildings. These sources can include air, water sources such as rivers and aquifers and/or the ground. Air source heat pumps can either be communal within a development or provided individually in dwellings/premises. The former would typically be considered to be connectable to a heat network, provided a suitable design is used whereas the latter would not.		
MM12	32	4.1.14	<i>Amend paragraph as follows:</i> Electricity production is currently dominated by a centralised in the UK comes from a range of sources and is delivered via the national electricity generating system network. Centralised electricity generating stations that use fossil fuels waste around two thirds of the energy in the fuels they use through the production of waste heat in generation then in electricity transmission and distribution to end users. On average, around 60 30% of the energy is lost before it even reaches consumers. If better use could be made of this waste heat, and transmission distances could be reduced, there would be major benefits in tackling climate change and improving security of supply. A decentralised energy system (which might include CHP) can help address these issues. Renewable energy generation which is fed into the National Grid (transmission network) is a much more efficient and clean energy source and is typically combined with other renewable and non-renewable sources at differing proportions according to weather conditions and demands. This means that the carbon intensity of grid electricity varies over time.	To align language with emerging technologies and clarify terms	RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8
MM13	32	4.1.17	<i>Amend paragraph as follows:</i> Following the production of heat spot maps work by the Council working with the Heat Network Delivery Unit in the Department of Energy Security and Net Zero, a heat-mapping and masterplanning study was produced by Element Energy. Subsequently, two, a feasibility studies for the North of the Station and Minster Quarter areas were produced. These areas represent the main opportunity areas within the Town Centre and schemes within these areas are considered to be strategically significant and will enable the viability of heat networks of the Borough, carried out by Thames Valley Energy (TVE), has identified potential opportunities for decentralised energy provision including district heat energy provision and CHP plant, which consider both existing and likely new development in the Borough as currently allocated. Potential for district heat networks continues to be and energy provision is being explored in areas of across the town centre, much of which is expected to fall within the Heat Network Zone in forthcoming regulations. but represents just one of the many possible ways of fulfilling the requirements of policy CC4.	To update the explanatory text based on recent work within the Council.	RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.8.9
MM14	33	4.1.19	<i>Amend paragraph as follows:</i> The success of such a scheme relies on both in terms of, for example, establishing the CHP plant (as part of a decentralised energy network) and heat sources and energy centres, but also needs to consider pipework, thermal storage and future connections, to the plant of both existing buildings and new buildings. It must also consider the internal design of buildings which need to accommodate wet distribution systems, preferably with underfloor heating, laterals, risers and space for plant. The implementation of the scheme will be dependent on the creation of strong partnerships between Reading Borough Council where relevant, the developer or representative of existing businesses and an Energy Service Company (ESCO). The	To update according	

			centre of Reading and elsewhere. The expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough. In addition, in central Reading, applying the space standard could have the effect of reducing the ability of the area to make its expected portion of the housing need, as many existing developments, including some that are well-regarded, would not have gone ahead in their current form were the space standard in force. 4.4.4244 However, even where it does not apply, the nationally prescribed <u>described</u> space standard offers a useful point of reference and a good basis for design of new developments. The standard as of <u>at</u> March 2015 is set out below, and requires that: a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 4.7 below; b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom; c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide; d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m; e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide; f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area); g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all; h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement; i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area		
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			businesses in the history of Reading or are intact industrial structures, for example bridges. Architectural interest a. Sense of place i. The building or structureasset is representative of a style that is characteristic of Reading. b. Innovation and Virtuosity i. The building or structureasset has a noteworthy quality of workmanship and materials. ii. The building or structureasset is the work of a notable local/national architect/engineer/builder/landscaper. iii. The building or structureasset shows innovation in materials, technique, architectural style or engineering. c. Group Value i. The buildings/structuresassets form a group which as a whole has a unified architectural or historic value to the local area. The buildings/structuresassets are an example of deliberate town planning from before 1947.		
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Figure A4.1: Housing Trajectory 2023/24 to 2040/41 as at 31 December 2025 (graph)

