

Sequential Test

**Land at Tesco Extra Car Park,
Portman Road, Reading West**

Prepared For
Ridgepoint Homes Ltd

**2775
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bell cornwell

CHARTERED TOWN PLANNERS

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1 INTRODUCTION

- 1.1 Bell Cornwell have been instructed by Ridgepoint Homes Ltd to provide a sequential test to support the planning application for residential development at Land at Tesco Extra Car Park, Portman Road, Reading West, which is partly located in Flood Zone 2. The Site's location is shown at **Appendix 1**.
- 1.2 The site is not an allocated site in the adopted Reading Borough Local Plan and comes forward as a Windfall Housing site.
- 1.3 This report provides a flood risk sequential test for alternative sites to that being proposed. It is to be used to assist the Local Planning Authority when considering the principle of locating the proposed development at the Site, as part of the planning application accompanied also by a site-specific Flood Risk Assessment (FRA), which concludes that the proposed development can be constructed and operated safely in flood risk terms without increasing flood risk elsewhere.
- 1.4 A sequential test is required as the Site lies partly within Flood Zone 2. The Site therefore has a 'medium probability of flooding'.
- 1.5 As set out within Paragraph 162 of the National Planning Policy Framework (NPPF), the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.
- 1.6 The Site provides an ideal opportunity for additional dwellings on a previously developed site close to the centre of Reading town centre.

SITE AND SURROUNDINGS

- 1.7 The Site comprises the northern section of the Tesco Extra car park, on Portman Road and a mound of scrubland between the car park and Portland Road. It is approximately 0.78 hectares in size (**Site Plan at Appendix 1**). The car park is now surplus to Tesco's requirements. The Tesco Extra is located to the south of the Site.



- 1.8 The access into the Site is currently provided through the Tesco Extra car park via a roundabout to the southeast, connecting to Portman Road to the north.
- 1.9 The application proposes 80 apartments which will be in a single block (Figure 1).



Figure 1: Block Plan of proposed development on Site

- 1.10 The Site lies partly within Flood Zone 2 as demonstrated by the Environment Agency's flooding map (Figure 2). This means this part of the Site has between a 1% and 0.1% annual probability of river flooding; or between a 0.5% and 0.1% annual probability of sea flooding. The remainder of the Site lies within Flood Zone 1, which is the lowest risk category, with no limitations on acceptable types of development. A small proportion of the proposed development will be located within Flood Zone 2, which is demonstrated on the Environment Agency's map below (Figure 2).

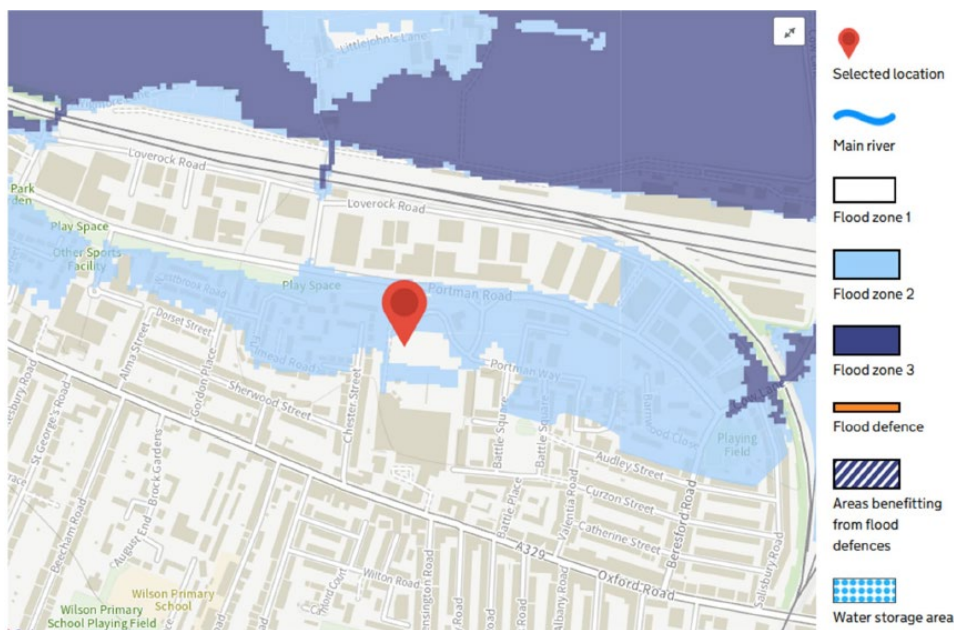


Figure 2: Map from the Environment Agency indicating the Site is partly in Flood Zone 2.

- 1.11 A building for housing falls within the 'more vulnerable' category of Annexe 3 of the National Planning Policy Framework (NPPF).
- 1.12 The 'more vulnerable' category is appropriate for development within Flood Zone 2. This means that residential development is typically considered acceptable in Flood Zone 2, subject to a sequential test being carried out. As a result, the Exceptions Test is not required.



2 PLANNING REQUIREMENTS

NATIONAL PLANNING GUIDANCE

- 2.1 The NPPF at Section 14 (Meeting the challenge of climate change, flooding and coastal change) sets out the national policy position on flood risk. Supporting the NPPF is the PPG which provides additional detailed information on sequential tests.
- 2.2 The NPPF sets out at Paragraph 159 that: *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'*
- 2.3 Paragraph 162 of the NPPF outlines that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.
- 2.4 The Planning Policy Guidance (PPG) complements the NPPF by offering guidance on how to implement its policies in relation to flooding.
- 2.5 Paragraph 001 (Reference ID: 7-001-20220825) outlines that: *'Flood risk is a combination of the probability and the potential consequences of flooding. Areas at risk of flooding are those at risk of flooding from any source, now or in the future. Sources include rivers and the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources'*.
- 2.6 Paragraph 023 (Reference ID: 7-023020220825) reaffirms the aim of the sequential test which is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The sequential test will help to steer development to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the test.



- 2.7 Paragraph 004 (Reference ID: 7-004-20220825) outlines that: *‘In decision making, where necessary, planning authorities also apply the sequential test and, if needed, the exception test, to ensure that flood risk is minimised and appropriately addressed’.*
- 2.8 Paragraph 024 (Reference ID 024-20220825) of the PPG also states that the application of the sequential test should take into account climate change. However, the guidance contains no detail on how this is to be incorporated.

READING BOROUGH LOCAL PLAN

- 2.9 The Reading Borough Local Plan (2019) (RBLP) outlines that a significant area of land within Reading is at risk of flooding, and this is expected to worsen with the effects of climate change. The RBLP outlines that development proposals on sites greater than 1 hectare or sites in Flood Risk Zones 2 or 3 will need to be supported by the following, and, in doing so, will need to take account of the latest guidance on allowances for climate change:

Demonstration that a sequential approach has been taken within the site, directing the most vulnerable uses to the areas of lowest flood risk.

- 2.10 Policy EN8: Flooding and Sustainable Drainage Systems of the RBLP outlines that: *Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exception Test set out in the NPPF and taking into account the effects of climate change. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on-and off-site.*
- 2.11 Policy CC2: Sustainable Design and Construction of the RBLP outlines that proposals for new development, will be acceptable where the design of buildings 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.

- 2.12 Policy CC3: Adaptation to Climate Change outlines that all development will demonstrate how they have been designed to incorporate measures to adapt to climate change.
- 2.13 The RBLP also outlines at Policy H1: Provision of Housing, that for the plan period, there is a *‘shortfall of 230 dwellings that cannot be provided within Reading’*. The supporting text to Policy H1 at Paragraph 4.43 of the RBLP continues to outline that:

‘However, Reading is a very tightly defined urban area, and sites for new development are limited. The undeveloped land that does exist is mainly either in the functional floodplain or is important public open space. Provision of new housing therefore involves a heavy reliance on previously developed land, and the supply of such sites constrains the amount of housing that can be delivered in the Borough. The Council therefore needs to set targets for housing provision that are capable of being met’.

STRATEGIC FLOOD RISK ASSESSMENT

- 2.14 A Strategic Flood Risk Assessment (SFRA) 2017 has been undertaken for Reading Borough Council by Peter Brett Associates and describes and analyses how the Borough is affected by flood risk and the nature of that risk, taking account of the impacts of climate change.
- 2.15 The SFRA identifies the flood risk posed to and from the potential allocation of sites that need to be revised as part of the Local Plan. It outlines that a number of properties within the Borough of Reading are at risk of flooding from a range of sources, including river flooding, localised runoff and sewer flooding. It states that a planning solution to flood risk management should be sought wherever possible, steering vulnerable development away from areas affected by flooding in accordance with the sequential test.
- 2.16 The SFRA also considers climate change and outlines that there is clear scientific evidence that the effects of climate change are happening now. The SFRA outlines that,



in considering flood risk to new development, it is necessary to fully consider the potential impacts of climate change for the lifetime of the development within the mitigation measures. The Council's SFRA shows modelled increases in the area at high risk of flooding (i.e. Flood Zone 3) of 25%, 35% and 70% as a result of climate change. For the Site, it shows a small part of the Site falling within the 70% allowance for climate change but most of the Site unaffected by these scenarios.

SUSTAINABLE DESIGN AND CONSTRUCTION SPD

- 2.17 The main Reading Borough Council Supplementary Planning Document (SPD) relevant to flood risk and new development is the 'Sustainable Design and Construction SPD' adopted December 2019.
- 2.18 The SPD recognises Reading Borough Council's commitment to working to achieve a carbon neutral Reading by 2030. It outlines that it is vital that residential and non-residential schemes are built in a way that minimise their use of energy and harmful emissions, reducing and mitigating other environmental impacts.

THE READING CLIMATE CHANGE STRATEGY

- 2.19 The Reading Climate Change Strategy 2020-25 sets out the action required during this five-year period to work towards the objective of a net zero carbon Reading by 2030. With regard to flooding, it outlines that: *'The risk of flooding will increase for Reading, particularly from the River Thames and from surface water, as a result of more intense storms. We have a large area of land at risk of flooding which is predicted to get worse due to climate change: increasing the frequency, duration and depth of floods: and increasing the area of land at risk. This needs to be taken into account when considering new development, including buildings.'*



3 SEQUENTIAL TEST

BACKGROUND

- 3.1 A sequential test is required due to the Site lying partly within Flood Zone 2, with the remainder of the Site being within Flood Zone 1. The aim of the sequential test is to direct development to areas with the lowest probability of flooding. The sequential test considers whether there are any other available sites which are outside of the defined settlement.
- 3.2 The first step in applying the sequential test is to determine the flood risk vulnerability of the proposed use and the Flood Zone of the Site.
- 3.3 A building to be used as residential, falls within the 'more vulnerable' category of the Flood Risk vulnerability classification as detailed at Annexe 3 of the NPPF, as shown below.

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Annexe 3 of the NPPF

- 3.4 Table 2 of the PPG to the NPPF, which is shown below, sets out flood risk vulnerability and flood zone compatibility for a number of categories of uses. It confirms that 'more vulnerable' uses are appropriate in Flood Zone 2 provided that the sequential test is passed.



Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

Table 2 of the PPG to the NPPF: Flood Risk Vulnerability and Flood Zone Compatibility

- 3.5 The vast majority of the development is covered in Flood Zone 1 with only a small proportion of the northern part of the Site in Flood Zone 2 (around 5% of the developable area). Only a small part of the physical development is included in Flood Zone 2.
- 3.6 Given that a small part of the proposed building will be located within Flood Zone 2, in accordance with Table 2 of the PPG, the sequential test is only required.
- 3.7 The test of appropriateness carried out above and within the FRA clearly identifies that the proposed development is appropriate to its location and Flood Zone. Notwithstanding this, the sequential test seeks to direct development to areas with the lowest probability of flooding.
- 3.8 The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower possibility of flooding.



METHODOLOGY

3.9 During the preparation of the sequential test, discussions have been held with Reading Borough Council Planning Officers to establish the methodology for the sequential test. They have outlined that the sequential test should:

- Review the whole of Reading Borough, but not beyond their boundaries.
- Consider Sites from the following sources:
 - i. The Reading Borough Local Plan (2019)
 - ii. Housing and Economic Land Availability Assessment (2017)
 - iii. Brownfield Land Register (2022)
 - iv. Local Agent's websites of sites being marketed; and
 - v. Our own searches for potential suitable sites.
- Assess all sites from 0.2 ha to 1.2 ha, including the potential for proposed 74 units (now 80 units proposed) to be delivered on a number of component sites.
- Assess all sites where less than 5% of the land area is in Flood Zone 2 (or less than the comparable area within Flood Zone 2 on the Site).

3.10 The sequential test only compares sites which are reasonably comparable in terms of geographic proximity. This sequential test therefore will consider sites within the boundaries of Reading Borough only and not beyond its boundaries. The documents from the sources listed above in Paragraph 3.9 will be considered in undertaking this sequential test.

3.11 Having considered the criteria set out above, a number of sites have been identified through internet searches of sites for sale or through the Applicant's own enquiries. The following websites have been interrogated for available sites.

- <https://www.zoopla.co.uk/for-sale/residential/>
- <https://www.rightmove.co.uk>



- <https://www.primelocation.com>
- <https://www.onthemarket.com>
- <https://www.novaloca.com>

3.12 Having narrowed down the **search area** to cover Reading Borough only, which comprises an area of approximately 40.4 square kilometres, the **Site Area** of the sites was then considered.

3.13 The Site area has increased marginally from the discussions held with officers at Reading Borough Council as additional land was required within the Site for enabling works only. These works should have no consequence to the sequential test and the sequential test should focus only on the area of the Site where the proposed building development is located, which has an area of 0.6 hectares. As illustrated on the Site Plan below, the developable area of the Site (outlined in pink) is 0.6 hectares. The land required for the enabling works is shown hatched in blue.

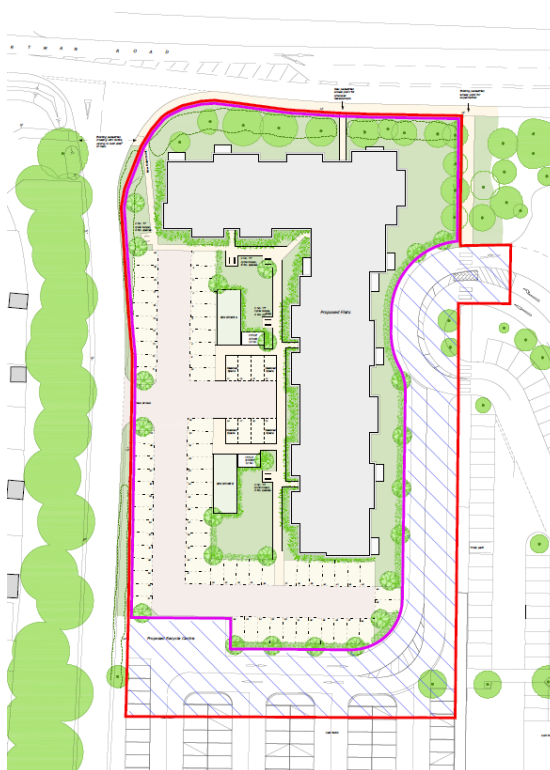


Figure 3: Plan showing the developable area of the Site outlined in Pink



- 3.14 The guidance related to Policy H2 of the RBLP which considers urban sites suitable for densities of 60-120 dwellings per hectare. For a scheme of 74 units the Planning Officers advise this would equate to sites of between 0.6 and 1.2 hectares. They also advised that the potential for disaggregation of a site into different components should also be examined. It is, therefore, considered that 0.2 hectares should be a minimum.
- 3.15 The first assessment undertaken was to remove from the list all sites which are not physically large enough, or that were too large to accommodate the application proposal. The number of residential units has increased from our initial discussions with Reading Borough Council Planning Officers. In line with how they calculated the site size for 74 dwellings to be considered, the site size for 80 dwellings has increased to a maximum of 1.3 hectares. Therefore, sites only between 0.2 hectares and 1.3 hectares have been considered in our assessment which reflects the ability to disaggregate the development or develop at densities within the range specified in the RBLP. Those sites above or below this size, have been discounted.
- 3.16 The resulting list of sites was then re-assessed, discounting any site which was in a higher Flood Zone or which has over 5% of the developable area of the site in Flood Zone 2 (or which would be more than the comparable area within Flood Zone 2 on the Site), as it is not considered as being a 'reasonable alternative site'.
- 3.17 This leaves a shortlist of sites that are both considered comparable in size and in a sequentially preferable Flood Zone. It is then necessary to consider the appropriateness of individual alternative sites. In line with the NPPF, it is only necessary to consider a site that is reasonably available.
- 3.18 Therefore, the remaining sites were then assessed sequentially against the following criteria, in order to determine the planning status:
- **Availability** – Any sites for consideration also need to be available now and therefore developable within 1-5 years. On gaining planning permission, the Applicant intends to commence the construction straight away so that the



residential units can be occupied at the earliest opportunity. Therefore, those sites that are not developable now and are only deliverable within a longer period will be discounted.

- **Constraints** – This demonstrates if the site is unsuitable or suitable for development. These include policy restrictions, physical problems or limitations, potential impacts of the development and future environmental conditions experienced by inhabitants of the development. If it is clear that a specific constraint would mean that the site was not suitable, then the site has been discounted.
- **Allocated Sites and Availability for the Proposed Use** – The site is required to be available and allocated for residential uses. The sites that have been excluded from the area of search are the sites which have been allocated within the development plan for specific uses, which would not be appropriate for the proposed residential use even if land were available.
- **Status of Planning Permissions** – The final sites that have been excluded include if a development which has been granted planning permission has been implemented or completed. For those where permission has been granted, but not yet implemented, the site has not been discounted at this stage.

3.19 Having followed the above methodology to discount a site, which is:

1. Sites outside Reading Borough;
2. Sites of less than 0.2 hectares, or more than 1.3 hectares;
3. Sites in Flood Zone 3 or with more than 5% of the developable site in Flood zone 2 (or which would be more than the comparable area within Flood Zone 2 on the Site),
4. If the site is not available;
5. If the site is constrained;



6. If the site is Allocated or/and not available for the proposed use; and

7. If planning permission has been implemented or completed,

the sequential test identifies a number of remaining sites. These sites are then examined to identify if they have a realistic prospect of being successful in securing new residential development and whether the sites would be reasonably available to the developer. This is assessed below.

ASSESSMENT OF ALLOCATED SITES WITHIN READING BOROUGH LOCAL PLAN

3.20 The Site is part of a windfall allowance (i.e., not factored into the site allocations). The RBLP identifies and allocates sites for residential development, and we have to assume, as allocations, that all these sites will be delivered within the plan period.

3.21 The RBLP also contains and lists a number of sites that have planning permission. These have not been included in the list of sites below, as it is reasonable to assume that either they have been delivered or there is a reason why they are unable to come forward.

3.22 **Appendix 2** lists all of the sites allocated in the RBLP with reasons why they are not suitable or available for the Applicant and have therefore been discounted in accordance with the criteria listed above. The remaining sites that were unable to be discounted have been assessed for their suitability, as follows:

- **CR11b: Greyfriars Road Corner:** Prior approval, reference 200211 has been granted for 43 dwellings in June 2020 although it has not been implemented. It is reasonable to assume that the developer is unlikely to implement and complete the approval by the required date. Nonetheless, it is apparent that there is already interest in the site, which rules it out of being reasonably available for the Applicant. In any event, approval is for a conversion of a building, rather than a purpose-built development, which the Applicant is seeking. Given the central location of the site, the constraints for a purpose-built development are likely to pose problems and so less desirable for the Applicant's purposes. It is considered therefore that the site is not suitable.



- **CR11f: West of Caversham Road:** Half of this site is subject to a current planning application submitted by Bellway for 60 units, planning reference 221324. The whole site is not therefore available to deliver the proposed development. The remainder of the site is owned by a self storage company – Shurguard – who are of the view that redevelopment to residential uses is unviable. The site is therefore not suitable.
- **CR14a: Central Swimming Pool, Battle Street:** The HELAA outlines that work is required to identify a site for a replacement swimming pool, which is underway, and will enable the site to be released. Our client requires a site that is currently available to enable development to proceed quickly. It is unknown how long it will take for a site to be suitable and available for a replacement swimming pool. It is therefore reasonable to assume, that the site is not available.
- **CR14e: 3-10 Market Place, Abbey Hall and Abbey Square.** Prior approval 211261 has been approved in September 2021 but not yet implemented. There is an alternative prior approval 210478 currently at appeal. It is reasonable to assume that the applicant, Tene Living - a residential developer, has every intention of developing this site with some form of residential development. It is therefore assumed that the site is not available.
- **SR4b: Rear of 3-29 Newcastle Road:** A planning application 221585 is under consideration for part of the site - from the rear of 17 - 29 Newcastle Road. The development proposes 9 houses, with 4 x 4+ bed. The applicant is Brett Property Developments Ltd and it is considered reasonable to assume that the development on this part of the site will come forward.

The remainder of the site allocation is likely to also be suitable only for residential houses. The Applicant's proposal is for apartments and therefore this site is not suitable.

- **SR4c: 169-173 Basingstoke Road:** Residential development of this site is unviable as the existing commercial units are more valuable than residential



development (discussions with a local agent: Haslams Chartered Surveyors). The site is also subject to three separate leases, making land assembly for comprehensive development harder to achieve. The site is therefore not suitable or available.

- **WR3b: 2 Ross Road and part of Meadow Road:** The site has been purchased by an investor and residential development is being proposed (discussions with a local agent: Haslams Chartered Surveyors). The site is therefore not available.
- **WR3h: Rear of 303-315 Oxford Road:** Planning application 211626 for 13 dwellings and office building received September 2021 and undetermined. It is reasonable to assume that as the planning application includes an office building it is not suitable.
- **WR3K: 784-794 Oxford Road:** The supporting text to the site allocation in the RBLP outlines that the development should only take place as a comprehensive development rather than on parts of the site individually. The site is therefore not suitable for the Applicant.
- **WR3l: 816 Oxford Road.** A planning application 220452 is under consideration for the erection of two new residential buildings for 24 dwellings. The applicant is a property developer and it is reasonable to assume that they will bring forward the development. The site is therefore not available.
- **WR3m: 100 Dee Road:** Planning application 221130 for the redevelopment of the former fire station to provide 54 dwellings is under consideration. The applicant is Bellway Homes Ltd and it is reasonable to assume that they will bring forward the development. The site is therefore not available.
- **WR3n: Amethyst Lane:** The existing residential development opposite the site comprises 3 storey flats as well as 1 and 2 storey dwellings. Four storey flats required to achieve the density of development the applicant is seeking would not be achievable given the character of the area. The site is also owned by



Reading Borough Council (Title BK328891) and it has not been marketed for sale. The site is therefore not suitable or available.

- **WR3p: Alice Burrows Home:** The site is owned by Reading Borough Council who have marketed it for sale previously and deliberated on its disposal for over 10 years. It is clear that they are uncertain whether to sell the site, so it can be concluded that the site is not available. The site is allocated for 18-27 dwellings or an equivalent number of residential care bedspaces. The site could be redeveloped as a care home so the proposed development is not achievable. In addition, the surrounding areas is also characterised by 2 storey housing, so a 4 storey apartment building to achieve the density the Applicant is seeking would not be achievable given the character of the area. The site is therefore not suitable or available.
- **WR3r: Charters Car Sales, Oxford Road:** The site is within a residential area and will be highly visible from the Chilterns AONB so a high density of development cannot be assumed and will be a restraint. It is likely that only houses will be appropriate for the site, which the Applicant is not proposing. Additionally, the site is only 0.33 hectares in size and a lower density of development is likely to be much less viable for the Applicant, making it less desirable for the Applicant's purposes. It is reasonable to assume that the site is not suitable for our client.
- **WR3t: Land at Armour Hill.** The Local Plan allocation outlines that this site needs to be supported by information showing how development fits within a comprehensive approval to the whole area (including site allocation WR3s and the protection of the neighbouring allotments and recreation ground). It is reasonable to assume, that this site will take significant amount of time to design and will need to be worked alongside other developers and ensure that it fits with the whole comprehensive area. It is therefore not reasonably available to the Applicant.
- **CA1c: Land at Lowfield Road:** The site is in use for temporary housing, which would likely be required to be replaced elsewhere, or alternatively



demonstrated it was no longer required. This therefore makes the site less desirable for the Applicant and not readily available.

- **CA1d: Rear of 200-214 Henley Road, 12-24 All Hallos Road, and 4, 7 & 8 Copse Avenue:** Two houses have been completed at 4 Copse Avenue under planning permission 181306. The remainder of the site has no progress. It is likely that houses are the most appropriate development for the remainder of this site allocation, which the Applicant is not proposing. The site is therefore not suitable for the Applicant.
- **CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill:** The Applicant would need to acquire an existing property to enable access to the site, which is not achievable or viable (discussions with a local agent: Haslams Chartered Surveyors). Additionally, the title for all three properties have a covenant stating that no more than one dwelling shall be constructed on the land. There are therefore legal constraints to deliver the proposed development of this site. The site is therefore not suitable.
- **ER1c: Land rear of 8-26 Redlands Road:** The site has a number of sensitivities including the Conservation Area and the need to protect mature trees on the site. The HELAA outlines that development at the same density as its surroundings is more likely to be suitable. A significant amount of the site needs to be retained to ensure that the mature trees that provide a setting to the Conservation Area are protected. The proposed development is at a higher density and the sensitivities of the site therefore mean that the site is not suitable to the Applicant.
- **ER1d: Land adjacent to 40 Redlands Road:** The site has a number of sensitivities including the Conservation Area. There are also overlooking issues which are unlikely to be overcome for part of the site. The constraints of the site mean that the site will be hard to develop and it is therefore not suitable for the Applicant.



- 3.23 Having assessed all of the allocated sites in the RBLP, there is no suitable site within Reading Borough, which can be considered comparable and reasonably available, as they have been ruled out through the sequential test.

ASSESSMENT OF SITES IN THE HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

- 3.24 The HELAA examines the potential for accommodating residential and economic development within Reading Borough. The desktop information and the call for sites together led to the collation of the full list of sites for consideration in the HELAA. The total number of sites considered is 346 sites. As referenced at Paragraph 2.13 of the HELAA, *'this therefore represents a very thorough analysis'*.

- 3.25 **Appendix 3** lists all the sites in the HELAA and comments on why they have been discounted in line with the sequential approach. The remaining sites that were unable to be discounted have been assessed for their suitability, as follows:

- **AB002: Friars Walk and Greyfriars Walk:** The site is in a town centre location and currently contains retail and office units. The development will be influenced by the viability of the developed occupied offices and retail. Given the central location of the site, the constraints for a purpose-built development are likely to pose problems and so less desirable for the Applicant's purposes. The site is therefore not available to our client.
- **AB017: 108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street:** Parts of the site have planning permission. The HELAA outlines that there are potential effects of the existing club and industrial unit on future residential occupiers if developed in a piecemeal fashion. Given this, it will be difficult to bring forward the site for the Applicant and it is therefore reasonable to conclude that the site is not suitable.
- **AB057: Central Swimming Pool, Battle Street:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.



- **AB067: Brunel Arcade Station Approach:** This site together with AB068 (below) forms site allocation CR11d in the RBLP, which has an area of 1.51 hectares together and is over the size of the site threshold. This area will be developed for a mix of uses at high density, including residential and/or offices. Retail and/or leisure uses will activate the ground floor facing the southern station square. Given this, it will be difficult to bring forward the site for the Applicant and it is therefore reasonable to conclude that the site is not suitable.
- **BA002: Rear of 202-215 Oxford Road:** Planning application 211626 for 13 dwellings and an office building received September 2021 and is under consideration. It is reasonable to assume that the development will come forward. Furthermore, the proposals include an office building, which the applicant is not proposing as part of their scheme. It is therefore reasonable to assume that the site is not suitable or available.
- **BA004: Land at former Battle Hospital.** This site is part of a larger comprehensive development and part of WR3i site allocation in the RBLP. The site was identified for a NHS clinic under a S106, although this will now not be delivered. The site needs to come forward as part of that larger site and likely to be required for a complimentary use to the Hospital. It is reasonable to assume that the site is not available.
- **KA009: 272-274 Elgar Road South:** The site may be suitable as part of a wider release with KA016 and KA029 in the HELAA. However, KA029 is not deliverable within the next 15 years. The HELAA also outlines that discussions have also taken place for the site to come forward for employment use, which suggests that it could be considered favourably for employment use. It is therefore considered that the site is not available for our client.
- **KA0016: 268 Elgar Road South:** The site may be suitable as part of a wider release with KA009 and KA029 in the HELAA. However, KA029 is not deliverable within the next 15 years. The site is currently partly operated, but there is a possibility that the occupiers might move within the next 10 years (from when



the HELAA was published in 2017). It is therefore reasonable to assume that the site is not readily available.

- **KE010: Charters Car Sales, Oxford Road:** Discounted for the reasons mentioned in the section for the RBLP allocated sites.
- **MI018: Yeomanry House, Castle Hill:** The site is in local authority office and community use and the conversion of the building is the only potential suitability as the building is Listed. The Applicant is not considering a conversion but a new build development and the site is therefore not suitable.
- **NO004: 2, 4, 6 Water Road and 158 Dee Road:** A current application is under consideration. The HELAA outlines that the development proposals appear cramped on initial inspection. They consider that 9 units would be more suitable. It is also that the development will come forward from that applicant. Additionally, the development proposed is for houses, which reflect the character and appearance of the area. However, the Applicant is not proposing houses as part of their proposal, but an apartment building. The site is therefore not considered suitable or available.
- **NO009: 103 Dee Road:** Discounted for the reasons mentioned in the section for the RBLP allocated sites.
- **PA008: Hamilton Centre, Bulmershe Road:** Planning permission 191634 granted permission for 2 storey Special Educational Needs College with application for conditions approved. It is considered that this development will come forward for a use that is not residential. The site is therefore not available.
- **PE001: Land at Lowfield Road:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **PE003: Rear of 200-214 Henley Road, 12-24 All Hallows Road and 4, 7 & 8 Copse Avenue:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.



- **PE004: Rear of 13-14a Hawthorne Road & 282-292 Henley Road:** Not all of the land is within the ownership of the prospective developer. There are likely to be issues with obtaining the appropriate landownership. The site is not readily available.
- **RE009: Land adjacent to 17 Craven Road:** The site has planning permission, although this has not yet been implemented. It is considered that this will come forward and the site is therefore not available.
- **RE010: 3-29 Newcastle Road:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **RE014: Rear of 8-26 Redlands Road:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **RE015: Land adjacent to 40 Redlands Road.** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **RE016: Dingley House, 3-5 Craven Road:** The building is a locally listed building with limited potential for additional development. The site is suitable for conversion and some development. Development can take place on land to the east, and the HELAA assumes that this will be 2 storeys to reflect the existing buildings, which is approximately 11 dwellings. The conversion is estimated to be 7 dwellings.

The constraints of the development will cause difficulties for the Applicant. Additionally, the Applicant is not looking to convert a building but would like a purpose-built building. The site is therefore not suitable.

- **SO003: Alice Burrows Home, Dwyer Road.** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **SO006: 72 Bath Road.** Planning permission has been granted previously at the site for a replacement Hotel. Any proposal will need to be able to clearly



demonstrate that there is no longer a need to retain the hotel in line with policy in the RBLP. It is not known if there is a need for the hotel and the site is therefore not considered available or suitable.

- **SO008: Amethyst Lane:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **TH004: Rear of 1& 3 Woodcote Road & 21 St Peter's Hill:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **T1003: Land at Conwy Close/Meadway Comprehensive School.** Planning permission has been granted at the site for 57 residential units. A Building Regulations application has been submitted which is under consideration. It is reasonable to assume that the developer has every intention of implementing the permission. The site is therefore not available.
- **WH021: St Paul's Church and Hall:** The HELAA outlines that the site is suitable for some development but no more than 10 houses. The Applicant is not proposing houses, which would be appropriate for this site, and it is considered that the site is therefore not suitable.

3.26 Having assessed all of the sites in the HELAA, there is no suitable site within Reading Borough, which can be considered comparable and reasonably available, as they have all been ruled out through the sequential test.

ASSESSMENT OF SITES ON THE BROWNFIELD LAND REGISTER

3.27 A Brownfield Land Register provides up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development.

3.28 **Appendix 4** lists all the sites on Reading Borough Council's Brownfield Land Register 2022 and comments on why they have been discounted in line with the sequential approach. The remaining sites that were unable to be discounted have been assessed for their suitability, as follows:



- **BL1001: Friar Street and Station Road:** Part of Site allocation CR11a which includes retail and leisure uses on the ground floor. The site forms part of a wider development involving the conversion of existing buildings and provision of retail and leisure uses. The development is not for a purpose built residential development and includes other uses, which is not required by the Applicant. The site is therefore not suitable.
- **BL1007a: Station Hill North:** Planning permission has been granted at the site and it is reasonable to assume that this will be implemented, especially given that demolition is complete on the site. The site is, therefore, not available.
- **BL1012: 3-10 Market Place, Abbey Hall and Abbey Square:** Prior approval has been granted and the development is expected to come forward. The site also includes retail uses. The Applicant proposes residential only. Therefore, it is reasonable to assume that the site is not suitable or available.
- **BL1021: West of Caversham Road, Caversham Road, Reading.** Discounted for the reasons mentioned in the section of the RBLP allocated sites.
- **BL1034a: Great Knollys Street and Weldale Street:** The proposed development on this site will need to replace some of the small business units which would be lost, preferably on the site. The Applicant proposes residential only. Furthermore, there is a planning application for the site with a resolution to grant planning permission. It is likely that the development will be brought forward. Therefore, it is reasonable to assume that the site is not suitable or available.
- **BL1040: Central Swimming Pool, Battle Street:** The site is put forward for residential use once replacement swimming provision has been addressed. Any proposal will need to address this constraint and make provision for a swimming pool elsewhere. The site is therefore not readily available.
- **BL1046b: Eaton Court, 106-112 Oxford Road, Reading.** This site forms part of site allocation CR12c in the RBLP. Prior approval (reference 190419) expired in



May 2022. The site is not able to provide for the size of the development proposed and includes a change of use of the existing building, rather than a purpose-built building, which is required by the Applicant. The site is therefore not suitable.

- **BL1056: Great Brigham's Mead, Vastern Road:** Prior approval has been granted and it is reasonable to assume that this will be implemented. The site is not available.
- **BL2004: Yeomanry House, Castle Hill:** The site has been discounted for the reasons mentioned in the HELAA section above.
- **BL2018: Dingley House, 3-5 Craven Road:** The site has been discounted for the reasons mentioned in the HELAA section above.
- **BL2025: Clarendon House, 59-75 Queens Road:** Prior approval 180722 and 180156 for conversion, now complete, including 4 dwellings as part of roof extension under permission 180909. Remainder of permission 180909 for additional development is outstanding. 53 dwellings already complete, 39 outstanding. It is reasonable to assume that the whole of the development will come forward and that the site is not available.
- **BL2052: Sapphire Plaza, Watlington Street:** Prior approval has been granted at the site and it is reasonable to assume that this will be brought forward by the applicant. The approval is also for a conversion of an existing building, rather than a purpose-built development. The site is therefore not suitable or available.
- **BL2057: Rose Kiln Lane Court, Rose Kiln Lane:** Prior approval has been granted at the site and it is reasonable to assume that this will come forward. The approval is also for a conversion of an existing building, rather than a purpose-built development. The site is therefore not suitable or available.
- **BL3005: Land adjacent to 40 Redlands Road:** Discounted for the reasons mentioned in the section of the RBLP allocated sites.



- **BL3022: 14 Arkwright Road:** The site has prior approval (reference 180654) which expired in June 2021. A prior approval application would involve the use of an existing building which would not be suitable for the Applicant. The site is also within a Core Employment Area and therefore an application involving the loss of an employment use would be contrary to policy in the RBLP. It is therefore reasonable to assume that the site is not readily suitable.
- **BL3025: Former Sales and Marketing Suites, Drake Way:** Planning permission (reference 180543) on the site for 12 apartments expired in September 2022. Development of the site has been sterilised by utilities easements (water and electric) and a right of way being granted across it. The site was marketed in 2022 and it failed to sell when the buyer's solicitors looked at the title and noticed the easements (discussions with a local agent: Haslams Chartered Surveyors). The site is therefore not suitable.
- **BL3028: 1 Bennet Court, Bennet Road.** A prior approval application 210306 has been approved and it is likely that this will come forward. The approval involves use of an existing building rather than a purpose-built development, which would not be suitable for the Applicant. The site is therefore not available
- **BL3029: 1 Bennet Court, Bennet Road:** A prior approval application 2110320 has been approved and it is likely that this will come forward. The approval would involve use of an existing building rather than a purpose-built development which would not be suitable for the Applicant. The site is, therefore, not available.
- **BL4001: 169-173 Basingstoke Road:** The site has been discounted for the reasons mentioned in the section on the RBLP.
- **BL4005: Alice Burrows Home, Dwyer Road:** The site has been discounted for the reasons mentioned in the section on the RBLP.
- **BL4008: Amethyst Lane:** The site has been discounted for the reasons mentioned in the section on the RBLP.



- **BL4009: 62-79 Armadale Court, Westcote Road:** Planning permission 171740 to extend the existing flat block with two additional storeys to accommodate 12 new apartments was refused and dismissed at appeal. The site comprises of a three storey block of flats and the proposal was to increase the height of the existing building. This would not meet the Applicant's requirements as a comparable site. The site is therefore not available or suitable.
- **BL4013: 103 Dee Road:** The site has been discounted for the reasons mentioned in the section on the RBLP site allocations.
- **BL4016: Charters Car Sales, Oxford Road:** The site has been discounted for the reasons mentioned in the section on the HELAA.
- **BL4019: 816 Oxford Road:** Application for 24 dwellings submitted March 2022 and undetermined. It is reasonable to assume that the site will come forward for development and that the site is not available.
- **BL4025: 2-6 Water Road and 158 Dee Road:** The site has been discounted for the reasons mentioned in the section on the HELAA.
- **BL5002B: Remained of Former Battle Hospital, Portman Road:** The site has been discounted for the reasons mentioned in the section on the RBLP site allocations.
- **BL5008: Rear of 303-315 Oxford Road:** The site has been discounted for the reasons mentioned in the section on the RBLP.
- **BL5010: Land at Lowfield Road, Caversham:** The site has been discounted for the reasons mentioned in the section on the RBLP.
- **BL5011: Caversham Park House, Caversham:** The site relates to the listed building which is part of Caversham Park, which is a site with an area of 38.28 hectares. This is over 1.3 hectares. The building is a Listed Building and future development would be required to convert the existing building, rather than a



new building. The Applicant's proposal is for a new build and therefore the site is not suitable. Additionally, there is an application under consideration for the wider site including conversion of the Grade II Listed House and additional development which was submitted in March 2022. Beechcroft Homes Ltd are the applicant and it is reasonable to assume that they will bring forward the development. The site is therefore not available.

- **BL5013: 42 Portman Road:** Prior approval 200693. Site is within Core Employment Area and therefore an application involving the loss of an employment use would be contrary to policy.

It is reasonable to assume that the prior approval application will come forward. The approval is for a conversion of a building rather than a purpose-built development. The site is therefore not suitable or available.

- **BL5015: 4 Kidmore Road, Caversham:** Planning permission 190467 has been granted at the site and it is reasonable to assume that this will come forward. The site is therefore not available.

3.29 Having assessed all of the sites in the Brownfield Land Register, there is no suitable site within Reading Borough, which can be considered comparable and reasonably available as they have all been ruled out through the sequential test.

WEBSITE SEARCHES

3.30 To finalise our search of preferable sites within Reading, a number of websites have been interrogated to identify any available land that would be available to the Applicant. Those websites interrogated are listed above at paragraph 3.11.

3.31 Four sites were available on Zoopla.com of which two were under 0.2 hectares in size. The remaining two sites were the same site and included a building of 16 flats in Southern Court, South Street (Figure 3).

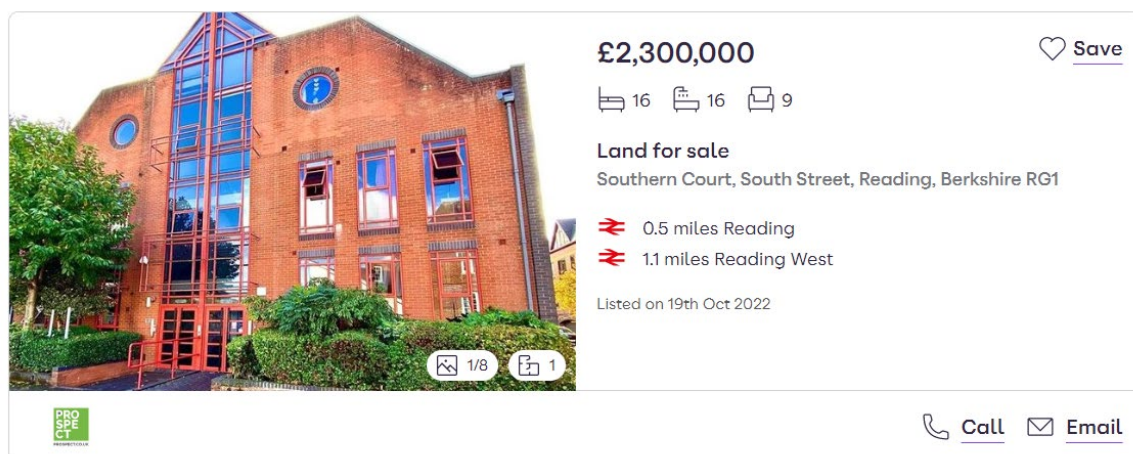


Figure 3: 16 flats in Southern Court

- 3.32 This is an existing building which contains 16 flats. The Applicant is looking for a site that they can redevelop. It is not suitable for the Applicant.
- 3.33 Six sites were available on Rightmove.com. Five were under 0.2 hectares, with one site at Mill Lane, Calcot, being over 0.2 hectares (Figure 4).

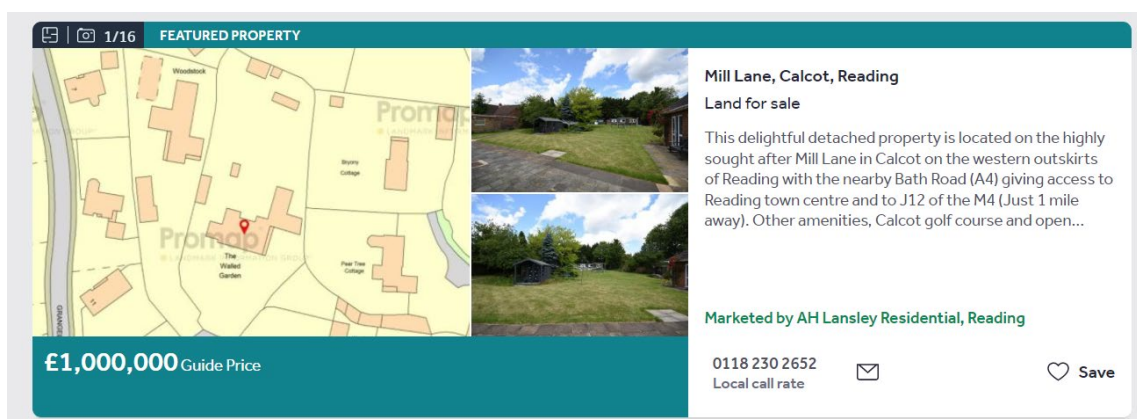


Figure 4: Site at Mill Lane, Calcot

- 3.34 The site has previously been used as a residential care home and has a C2 use. It is considered that, given the need for residential care for the ageing population, the loss will be required to be clearly justified and demonstrated. It is unlikely that this site will be suitable for the Applicant.
- 3.35 No sites were available at the time of looking on PrimeLocation.com.



- 3.36 OntheMarket.com, had four sites, some of which some were also on other websites. These sites were all under 0.2 hectares.
- 3.37 Novaloca.com had only one site at 67 Southampton Street, which was under 0.2 hectares.
- 3.38 Therefore, through this interrogation, there were no sites that were suitable and available to the Applicant.

SEQUENTIAL APPROACH TO SITE LAYOUT

- 3.39 The proposed development has been sensitively designed so that the building is proposed to be located mainly within the part of the Site in Flood Zone 1. Only a small proportion of the building will be proposed to be developed in Flood Zone 2. On this basis, the proposed development has sought to minimise the risk of flooding through a sequential approach to the layout of the Site. This is also in accordance with Paragraph 162 of the NPPF.

SUMMARY

- 3.40 Based upon the above criteria, we have screened hundreds of sites across Reading Borough. Having assessed the identified alternative comparable sites within the Borough, it is clear that there are no sequentially preferable sites, neither viable nor developable, for the proposed development.



4 CONCLUSION

- 4.1 The proposed development would be located on a Site mainly within Flood Zone 1 with a small proportion of the proposed development within Flood Zone 2. Accordingly, the development is required to meet the sequential test.
- 4.2 This report has set out the methodology for the sequential test in identifying an appropriate study area and the criteria for discounting sites, in line with discussions between the Applicant and Reading Borough Council Planning Officers.
- 4.3 Having identified the appropriate area of search parameters and assessed the sequentially preferable and reasonably alternative sites within the RBLP, HELAA, Brownfield Land Register and our own interrogation of sites from websites, the sequential test has concluded that there are no other reasonably available suitable sites. The report concludes that the Site is the best option available to the Applicant and for the development proposed. The sequential test has therefore been passed. In accordance with Paragraph 162 of the NPPF, the development of this Site can, therefore, be supported.
- 4.4 Furthermore, the proposed development has been sensitively designed so that the building is proposed to be located mainly within the part of the Site in Flood Zone 1. Only a small proportion of the building will be proposed to be developed in Flood Zone 2. On this basis, the proposed development has sought to minimise the risk of flooding through a sequential approach to the layout of the Site. This is also in accordance with Paragraph 162 of the NPPF.
- 4.5 Additionally, the Site provides an ideal opportunity for additional dwellings on a previously developed site in a highly sustainable location, close to Reading town centre with its facilities and amenities. The proposed development will deliver a mix of housing sizes, which is a fundamental part of the Government's agenda, to significantly boost the supply of housing. Whilst appreciated that Reading Borough Council claim that they can demonstrate a 5-year housing land supply, that is not a ceiling nor is it a proposed basis to withhold consent for otherwise sustainable development. Nationally it is a



government policy imperative to boost the supply of housing as set out at Paragraph 59 of the NPPF, and this benefit is afforded significant weight.

- 4.6 With regard to Climate Change, a small part of the Site falls within the 70% allowance for climate change but most of the Site is unaffected by these scenarios. The FRA assesses the impacts that climate change will have on the proposed development and has incorporated mitigation designed for the lifetime of the development against climate change.
- 4.7 Overall, the proposal development accords with the objectives of both national and local planning policy and the sequential test can be supported on this basis.



APPENDICES

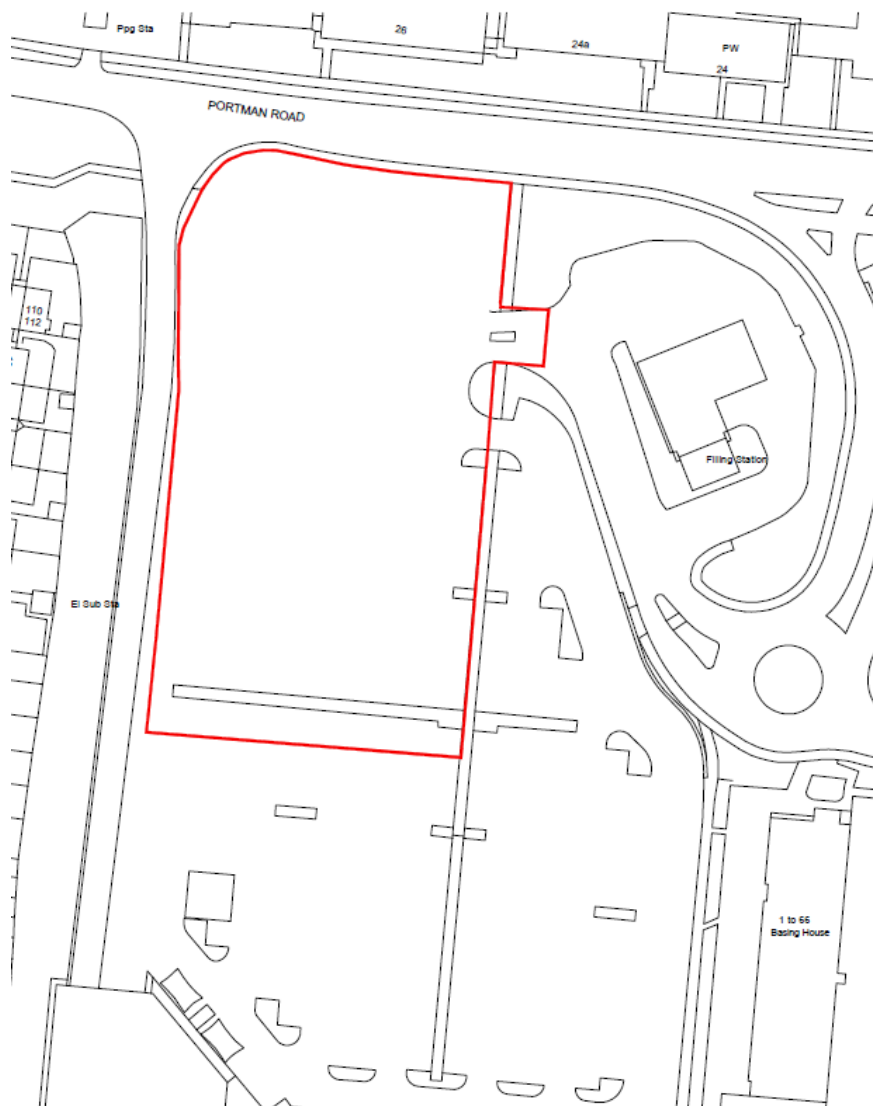
Appendix 1 – Site Location Plan

Appendix 2 – Assessment of Allocated sites in the Reading Borough Local Plan

Appendix 3 – Assessment of Sites from the Housing and Economic Land Availability Assessment

Appendix 4 – Assessment of Sites from the Brownfield Land Register

APPENDIX 1 – SITE LOCATION PLAN



Sequential Test

Land at Tesco Extra Car Park, Portman Road, Reading West



APPENDIX 2 – ASSESSMENT OF ALLOCATED SITES IN THE READING BOROUGH LOCAL PLAN

Sequential Test

Land at Tesco Extra Car Park, Portman Road, Reading West

Assessment of Allocated Sites in the Reading Borough Local Plan

Site	Progress 2021-22	AMR Comments	Size of Site (hectares)	Availability of Site and Comments
CR11a: Friar Street & Station Road	Various	Permission 141043 for refurbishment of Thames Tower with four additional storeys for offices completed in 2018. Prior approval 141277 for conversion of Garrard House, 30 Garrard Street to 83 dwellings and permission 160328 for roof extension for 18 dwellings completed in 2018. Permission 181930 for hotel, offices and retail at 29 Station Road granted October 2019, not yet implemented. Prior approvals 200863 and applications 191588 and 201175 for conversion and extension of upper floors of 1 Station Road/22 Friar Street to 14 dwellings approved in 2020 and 2021, and under construction. No progress on remainder of site.	1.36	Site too large
CR11b: Greyfriars Road Corner	Permission	Permission 162210 for 135 dwellings and A1- A5, B1 and D2 uses at 52-55 Friar Street/1 Greyfriars Road granted March 2018, now expired. Prior approval 200211 for conversion of 30 Greyfriars Road to 43 dwellings approved June 2020, not yet implemented.	0.37	Whilst prior approval 200211 has been granted for 43 dwellings which was approved in June 2020 this has not yet been implemented. It is considered that the developer is unlikely to implement and complete the prior approval given the date when that application was granted.
CR11c: Station Hill	Permission	Site covered by outline permissions 190441 and 190442 and REM permissions 190465 and 190466, all granted March 2019, for comprehensive redevelopment for up to 538 dwellings and offices, retail and leisure. Permission 201537 is alternative REM for Plot E for 415 dwellings (uplift of 45) granted permission in July 2021 and under construction. Permission 201533 is alternative REM for Plot F for 184 dwellings (uplift of 16) granted permission in July 2021 and under construction. Permission 192032 (hybrid full/outline) for northern part of site for mix of uses including residential, hotel, offices, commercial received December 2019 granted July 2021 and not yet started. Demolition of most of site completed.	2.87	Site too large
CR11d: Brunel Arcade and Apex Plaza	No progress	N/A	1.51	Site too large
CR11e: North of Station	Application	Outline planning application 182252 for redevelopment of 80 Caversham Road for 620 dwellings, offices, retail, community, health centre submitted December 2018, resolved to grant subject to Section 106 agreement. Outline planning application 200328 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, in progress. Remainder of site no progress.	6.71	Site too large
CR11f: West of Caversham Road	No progress	N/A	0.92	Half of this site is subject to a current planning application submitted by Bellway for 60 units, planning reference 221324. The whole site is not therefore available to deliver the proposed development. The remainder is the site is owned by a self storage company – Shurguard – who are of the view that redevelopment to residential uses is unviable. the site is therefore not suitable.
CR11g: Riverside	Permission	Application 200188 for redevelopment of majority of the site for residential (209 dwellings) and café refused April 2021, allowed on appeal March 2022, unimplemented. Remainder of site no progress.	1.24	More than 5% of the Site is in Floodzone 2
CR11h: Napier Road Junction	Completed	Permission 162166 for 315 dwellings granted in November 2017, completed in 2021-22.	0.49	Permission 162166 for 315 dwellings granted in November 2017, completed in 2021-22. Site not available.
CR11i: Napier Court	No progress	N/A	1.62	Site too large
CR12a: Cattle Market	No progress	N/A	2.46	Site too large

NB: Sites not highlighted have been discounted in line with the methodology.
Sites highlighted orange have not been discounted and are listed in the main report.

CR12b: Great Knollys Street & Weldale Street	Part under construction	Permission 170326 for 427 dwellings at land between Weldale Street and Chatham Street granted March 2018. NMA 191974 for reduction to 422 dwellings granted March 2020. Development under construction. Permission 201420 for 40 dwellings at 45 Caversham Road granted February 2021. Development under construction. Application 191086 for 10 dwellings and office space at Unit 16, North Street resolved to grant subject to Section 106. No progress on remainder of site.	3.02	Site too large
CR12c: Chatham Street, Eaton Place and Oxford Road	Various	Permission 150721 for 16 dwellings at 114 Oxford Road granted February 2016, completed 2022. Prior approval 170979 for conversion of 125 Chatham Street to 8 dwellings approved August 2017, now expired. Application 200752 for two additional storeys for 7 flats received June 2020 and undetermined. Permission 180365 for conversion of buildings to the rear of the Butler, 85-91 Chatham Street to hotel granted March 2019, now expired. Prior approval 190419 for conversion of Eaton Court, 106-112 Oxford Road to 58 dwellings approved May 2019, not yet implemented. Application 210639 for redevelopment for 131 dwellings and ground floor commercial received April 2021 and undetermined. Application 201104 at 10 Eaton Place for a residential redevelopment of up to 8 storeys, received August 2020 and undetermined. Permission 210349 at 115 Chatham Street for development for 54 dwellings granted December 2021, not yet started. No progress on remainder of site.	1.15	Site too large
CR12d: Broad Street Mall	Permission	Permission 182137 for 422 dwellings above the mall granted December 2021, not yet implemented. Permission 182054 for 101-bed hotel at 20 Hosier Street granted November 2019, not yet implemented. Prior approval 211177 for conversion of Fountain House to 48 dwellings granted September 2021, not yet implemented. Minster Quarter Development Framework, which includes this site, adopted 2018.	2.75	Site too large
CR12e: Hosier Street	No progress	Minster Quarter Development Framework, which includes this site, adopted 2018.	3.41	Site too large
CR13a: Reading Prison	No progress	N/A	1.44	Site too large
CR13b: Forbury Retail Park	Part under construction	Permission 190509 for 765 dwellings on former Homebase & Toys R Us granted October 2018, under construction with 169 dwellings completed by end of 2021-22. No progress on remainder of site.	6.99	Site too large
CR13c: Kenavon Drive and Forbury Business	No progress	N/A	2.89	Site too large
CR13d: Gas Holder	Permission	Application 190627 for 130 dwellings granted July 2021. Existing gas holder demolished by end of 2021-22.	0.71	More than 5% of the site area is within Floodzone 2
CR14a: Central Swimming Pool, Battle Street	No progress	Site cleared.	0.55	Planning permission has previously been granted for 89 dwellings (031246), since expired. Work to identify a site for swimming pool is underway, which will enable site to be released.
CR14b: Former Reading Family Centre, North Street	Under construction	Permission 191659 for 41 dwellings granted September 2020, under construction.	0.23	Planning permission has been granted for 41 dwellings in September 2020 and the site is under construction. The site is not available.
CR14c: 17-23 Queen Victoria Street	Alternative development completed	Permission 181296 for alternative development of 19 serviced apartments granted January 2019, completed 2020-21.	0.05	Site too small

NB: Sites not highlighted have been discounted in line with the methodology.
Sites highlighted orange have not been discounted and are listed in the main report.

CR14d: 173-175 Friar Street and 27-32 Market Place	Permission	Permission 180358 for 35 dwellings, office and retail granted January 2019, now lapsed. Alternative application 210163 for redevelopment for hotel with 8 flats and class E uses on Market Place received February 2021 and resolved to grant subject to Section 106 agreement.	0.18	Site too small.
CR14e: 3-10 Market Place, Abbey Hall and Abbey Square	Permission	Prior approval 211261 for conversion of Soane Point, 6-8 Market Place to 93 dwellings approved September 2021, not yet implemented. Alternative prior approval 210478 for conversion to 144 dwellings refused May 2021, appeal submitted March 2022.	0.29	The site is expected to come forward for development as prior approval has been granted and the site is therefore considered to not be available.
CR14f: 1-5 King Street	Alternative development completed	Permission 181566 for alternative change of use to offices granted January 2019, completed 2019-20.	0.08	Site too small
CR14g: The Oracle Extension, Bridge Street	No progress	N/A	1.67	Site too large
CR14h: Central Club, London Street	No progress	N/A	0.05	Site too small
CR14i: Enterprise House, 89-97 London Street	No progress	N/A	0.15	Site too small
CR14j: Corner of Crown Street and Southampton	No progress	N/A	0.08	Site too small
CR14k: Corner of Crown Street and Silver Street	Completed	Permission 170794 for 80 dwellings at 3-21 Crown St/27 Silver Street (majority of site) granted October 2017, completed 2020-21. Permission 180417 for 9 dwellings at corner of Newark Street and Crown Street (remainder of site) granted July 2018, completed 2020-21.	0.38	Planning permission has been granted and development has been completed. Site is not available.
CR14l: 187-189 Kings Road	No progress	N/A	0.1	Site too small
CR14m: Caversham Lock Island and Caversham Weir, Thames Side	Part completed	Permission 151715 for hydropower infrastructure at weir granted May 2017, completed 2020-21. Remainder of site no progress.	0.5	Site is allocated for leisure uses and not available for residential uses.
SR1a: Former Landfill, Island Road	No progress	N/A	32.13	Site too large
SR1b: North of Island Road	Completed	Permission 170444 for 11,067 sq m of industrial and warehouse space completed 2018-19.	3.17	Site too large
SR1c: Island Road A33 Frontage	No progress	Existing permission for offices 050823 not expected to be built out.	9.7	Site too large
SR2: Land north of Manor Farm Road	No progress	N/A	13.69	Site too large
SR3: Land south of Elgar Road	No progress	N/A	5.38	Site too large
SR4a: Pulleyn Park, Rose Kiln Lane	No progress	N/A	1.29	The HELLA outlines that the site is not developable within the next 15 years. The Applicant would like to develop the site immediately and it is therefore not available.
SR4b: Rear of 3-29 Newcastle Road	No progress	N/A	0.47	Planning application 221585 under consideration for part of the site - from the rear of 17 - 29 Newcastle Road. The applicant is Brett Property Developments Ltd and it is considered reasonable to assume that the development will come forward.
SR4c: 169-173 Basingstoke Road	No progress	N/A	0.8	No planning permission on site
SR4d: 16-18 Bennet Road	No progress	N/A	0.74	The site is allocated for employment uses in the Local Plan, preferably for industrial and warehousing. The site is not available for residential.
SR4e: Part of Former Berkshire Brewery Site	Permission	Permission 192054 for 15,045 sq m of industrial and warehouse space received December 2019 granted April 2021, not yet implemented. Existing unimplemented permission for offices 090530.	3.7	Site too large

NB: Sites not highlighted have been discounted in line with the methodology.
Sites highlighted orange have not been discounted and are listed in the main report.

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.	3.84	Site too large
WR1: Dee Park	Part completed	Phases 1 and 2 completed. No planning application for Phase 3 yet submitted.		Site too large
WR2: Park Lane Primary School, The Laurels and	No progress	N/A	2.67	Site too large
WR3a: Former Cox and Wyman site, Cardiff Road	Under construction	Planning permission 171814 for 96 dwellings granted November 2018. Under construction with 33 dwellings completed by end of 2021- 22.	1.31	Site too large
WR3b: 2 Ross Road and part of Meadow Road	No progress	Buildings on Meadow Road now demolished. Application 200202 for prior notification of demolition of 2 Ross Road received February 2020 and undetermined.	0.6	Application for prior notification of proposed demolition 200202 for 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.	0.78	More than 5% of the site area is within Floodzone 2
WR3d: Rivermead Leisure Centre, Richfield Avenue	Under construction	Permission 201734 for new leisure centre including new pool granted April 2021, under construction at end of 2021-22.	3.75	Site too large
WR3e: Yeomanry House, Castle Hill	Application for alternative development	Application 190629 for use of building as day nursery received April 2019 and undetermined.	0.44	Application 190629 for use of building as day nursery received April 2019 and undetermined. It is reasonable to assume that the site is not available for residential.
WR3f: 4 Berkeley Avenue	No progress	N/A	0.06	Site too small
WR3g: 211-221 Oxford Road, 10 and rear of 8 Prospect Street	Part completed	Permission 150394 for 6 flats at 10 Prospect Street completed 2017. Permission 152313 for 2 flats to rear of 10 Prospect Street completed 2018. Prior approval 180658 for conversion of building to rear of 223 Oxford Road to 1 dwelling approved June 2018, completed 2020. Prior approval 191782 for conversion of building to rear of 8 Prospect Street to 5 dwellings approved December 2019, completed 2022. Remainder of site no progress.	0.3	Site is not available as planning permission on part of the site has been implemented.
WR3h: Rear of 303-315 Oxford Road	Application	Application 211626 for 13 dwellings and office building received September 2021 and undetermined.	0.22	Application 211626 for 13 dwellings and office building received September 2021 and undetermined. It is reasonable to assume that as the planning application includes an office building it is not suitable.
WR3i: Part of former Battle Hospital, Oxford Road	Under construction	Permission 180319 for 211 dwellings granted October 2018, under construction, with 204 dwellings completed at end of 2021-22. No progress on small remaining part of site.	2.77	Site too large
WR3j: Land at Moultsford Mews	Permission	Site still has permission for a health centre under original Battle Hospital permission 051348, not expected to be implemented. Alternative permission 201391 for 26 dwellings with ground floor commercial received October 2020 granted June 2021, and unimplemented. Alternative application 211047 for 28 dwellings and ground floor commercial submitted June 2021, withdrawn December 2021.	0.16	Site too small
WR3k: 784-794 Oxford Road	No progress	N/A	0.22	Site allocation outlines that this will take place as a comprehensive development rather than parts of the site.
WR3l: 816 Oxford Road	No progress	N/A	0.23	Planning application 220452 under consideration for demolition of light industrial buildings and the erection of two new residential buildings for 24 dwellings. Received March 2022. The applicant is a property developer.

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WR3m: 103 Dee Road	No progress	N/A	0.85	Planning application 221130 for redevelopment of former fire station to provide 54 dwellings under consideration. Submitted August 2022. Bellway Homes is the developer. 221121 -Prior notificaiton of proposed demolition.
WR3n: Amethyst Lane	No progress	N/A	0.57	The site is also owned by Reading Borough Council (Title BK328891) and it has not been marketed for sale. The site is therefore not suitable or available.
WR3o: The Meadway Centre, Honey End Lane	Permission	Permission 150945 granted 2017 for development for redevelopment and refurbishment, expired May 2021. Outline application 191496 for partial redevelopment for retail and 258 dwellings received September 2019, resolved to grant subject to Section 106 agreement.	2.99	Site too large
WR3p: Alice Burrows Home, Dwyer Road	No progress	Site cleared.	0.48	The site is owned by Reading Borough Council who have marketed it for sale previously and deliberated on its disposal for over 10 years. It is clear that they are uncertain whether to sell the site, so it can be concluded that the site is not available.
WR3q: Norcot Community Centre, Lyndhurst Road	Under construction	Permission 181377 for 18 dwellings and community use granted July 2020, currently under construction.	0.13	Site too small
WR3r: Charters Car Sales, Oxford Road	No progress	N/A	0.33	The site is within a residential area and will be highly visible from the Chilterns AONB so a high density of development cannot be assumed and will be a restraint.
WR3s: Land at Kentwood Hill	No progress	N/A	1.43	Site too large
WR3t: Land at Armour Hill	No progress	N/A	0.45	The Local Plan allocation outlines that this site needs to be supported by information showing how development fits within a comprehensive approach to the whole area (including WR3s and the protection of the neighbouring allotments and recreation ground). This site is therefore reasonable to assume that it will be difficult to come forward and it is not reasonably available to our client.
CA1a: Reading University Boat Club, Thames Promenade	No progress	N/A	0.56	More than 5% of the site area is within Floodzone 2
CA1b: Part of Reading Golf Course, Kidmore End Road	Permission	Outline application 210018 for larger site than allocation for residential-led development (257 dwellings) refused August 2021. Appeal submitted February 2022. Outline permission 211843 for alternative residential-led development (223 dwellings) on the same larger site granted March 2022 and unimplemented.	3.75	Site too large
CA1c: Land at Lowfield Road	No progress	Site in use for temporary housing.	0.93	Site in use for temporary housing.
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 181306. Remainder of site no progress.	0.87	2 houses at 4 Copse Avenue completed under permission 181306. Remainder of site no progress.
CA1e: Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Part completed	4 dwellings completed under permission 161183. Permission 190592 for new dwelling on land to the rear of 292 Henley Road granted August 2021 and unimplemented. Remainder of site no progress.	0.37	Development part completed. Site not available.
CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	No progress	N/A	0.33	Require the purchase of an additional property for access.
CA1g: Land west of Henley Road Cemetery	No progress	N/A	1.01	Land allocated for use as a cemetery. Not available for residential.

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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 undetermined.	38.28	Site too large
ER1a: The Woodley Arms PH, Waldeck Street	Site cleared	Permission 171893 for student accommodation granted on appeal in October 2018. Demolition completed, development not yet underway.	0.09	Site too small
ER1b: Dingley House, 3-5 Craven Road	No progress	N/A	0.33	Planning reference 220332 for a certificate of lawfulness for existing use for the provision of medical or health services is under consideration. The application demonstrates that the building has been used by Berkshire Healthcare NHS Foundation Trust for well in excess of 10 years for medical and clinical healthcare purposes. It is reasonable to assume that the site is not available for residential.
ER1c: Land rear of 8-26 Redlands Road	No progress	N/A	0.74	A number of sensitivities on the site with the Conservation Area and the need to protect trees. Development at the same density as surroundings more likely to be suitable. A significant amount of the site needs to be retained to ensure that the mature trees that provide a setting to the conservation area are protected.
ER1d: Land adjacent to 40 Redlands Road	No progress	N/A	0.43	Conservation Area. Overlooking issues which are unlikely to be overcome for the part of the site made up of 40 Redlands Road.
ER1e: St Patrick's Hall, Northcourt Avenue		Application 172045 for development of 836 student bedrooms refused in February 2018, and appeal dismissed May 2019.	3.39	Site too large
ER1f: Hamilton Centre, Bulmershe Road		Alternative development for Special Educational Needs college (191634) completed during 2021-22	0.35	Development completed on site.
ER1g: Alexander House, Kings Road		Permission 162057 for 56 dwellings granted in May 2017, now expired. Application 190160 for student accommodation refused July 2019, and appeal dismissed November 2020. Prior approval 201536 for conversion to 22 dwellings granted June 2021, unimplemented. Additional application for prior approval 210906 for 13 dwellings refused July 2021. Application 210902 for additional storey for 8 dwellings received June 2021 and undetermined.	0.16	Site too small
ER1h: Arthur Hill Swimming Pool, 221-225 Kings Road		Permission 201135 for part conversion part redevelopment for 15 dwellings granted May 2021, under construction.	0.11	Site too small
ER1i: 261-275 London Road		N/A	0.16	Site too small
ER1j: Palmer Park Stadium area		Palmer Park Development Framework to supplement ER1j adopted April 2020. Permission 201735 for leisure centre extension to include new swimming pool granted April 2021, under construction at the end of 2021-22.	3.08	Site too large
ER1k: 131 Wokingham Road		N/A	0.15	Site too small

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APPENDIX 3 – ASSESSMENT OF SITES FROM THE HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

Sequential Test

Land at Tesco Extra Car Park, Portman Road, Reading West

Assessment of Sites from the Housing and Economic Land Availability Assessment

Site Code	Site Title	Area (ha)	Classification	Comments on Availability
AB001	Friar Street and Station Road	1.36	Developable (years 6-10, 11-15)	Site too large
AB002	Friars Walk and Greyfriars Road (reduced site)	0.37	Developable (years 6-10, 11-15)	Town centre location and currently contains retail units. Development will be influenced by viability of developed occupied offices and retail.
AB003	Station Hill (wider site)	2.87	Deliverable (years 1-5)	Site too large
AB004	North of the Station	6.71	Developable (years 6-10, 11-15)	Site too large
AB005	Riverside	1.24	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB006	Napier Road Junction	0.49	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
AB007	Napier Court	1.1	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB008	Cattle Market	2.46	Developable (years 6-10, 11-15)	Site too large
AB009	Great Knollys Street and Weldale Street	3.02	Developable (years 6-10, 11-15)	Site too large
AB010	Chatham Street	3.04	Not developable within the next	Site too large
AB011	Broad Street Mall	2.75	Developable (years 6-10, 11-15)	Site too large
AB012	Hosier Street	3.41	Developable (years 6-10, 11-15)	Site too large
AB013	Reading Prison	1.44	Developable (years 6-10, 11-15)	Site too large
AB014	Forbury Retail Park	6.99	Developable (years 6-10, 11-15)	Site too large
AB015	Forbury Business Park and Kenavon Drive	2.89	Deliverable (years 1-5)	Site too large
AB016	Gas Holder	0.71	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB017	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	1.12	Developable (years 6-10, 11-15)	Potential effects of the club and industrial unit on residential if developed piecemeal. Parts of the site have planning permission.
AB018	143-145 Oxford Road	0.14	Not developable within the next 15 years	Site too small
AB019	Former Reading Family Centre, North Street	0.23	Deliverable (years 1-5)	Planning permission has been granted for 41 dwellings in September 2020, and is under construction. The site is not available.
AB020	9-27 Greyfriars Road	0.17	Not developable within the next	Site too small
AB021	2-8 The Forbury and 19-22 Market Place	0.07	Not developable within the next 15 years	Site too small
AB022	3-10 Market Place, Abbey Hall & Abbey	0.29	Not developable within the next15 years	Not developable within the next 15 years
AB024	Reading Central Library, Abbey Square	0.1	Not developable within the next15 years	Site too small
AB025	The Anchorage, 34 Bridge Street	0.15	Not developable within the next15 years	Site too small
AB026	The Oracle Extension, Bridge Street and	1.67	Not developable within the next15 years	Site too large
AB027	Reading College, Kings Road	3.54	Not developable within the next 15 years	Site too large
AB028	Kings Meadow Pool, Kings Meadow Road	0.12	Deliverable (years 1-5)	Site too small
AB029	Caversham Lock Island	0.45	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB031	Energis House, Forbury Road	1.4	Deliverable (years 1-5)	Site too large
AB032	173-175 Friar Street	0.14	Deliverable (years 1-5)	Site too small
AB033	84 Watlington Street	0.07	Deliverable (years 1-5)	Site too small
AB034	Land West of Rivermead Car Park	0.44	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
AB036	60 Queens Road	0.22	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
AB039	Jacksons Corner, 1-9 Kings Road	0.98	Deliverable (years 1-5)	HEELA outlines that the site is suitable for conversion retaining ground floor retail uses. Planning permission granted for the retention of commercial space on the ground floor and basement levels and conversion of upper areas to 18 residential units. New residential block of 11 units. Building Regulations application recieved. Site not available.
AB041	Havell House, 62-66 Queens Road	0.06	Deliverable (years 1-5)	Site too small
AB042	173-175 Kings Road	0.12	Deliverable (years 1-5)	Site too small
AB043	Kings Point, 120 Kings Road	0.15	Deliverable (years 1-5)	Site too small
AB044	Kings Lodge, 194 Kings Road	0.06	Deliverable (years 1-5)	Site too small
AB048	120 Oxford Road	0.08	Deliverable (years 1-5)	Site too small
AB049	Princes House, 73a London Road	0.16	Developable (years 6-10, 11-15)	Site too small
AB052	The Oracle Shopping Centre, Yield Hall Place	0.04	Not developable within the next15 years	Site too small
AB053	27-32 Market Place	0.04	Deliverable (years 1-5)	Site too small
AB054	Primark, 32-42 West Street	0.41	Deliverable (years 1-5)	Planning permission for offices which are under construction.
AB055	Former Cox & Wyman site, Cardiff Road	1.31	Deliverable (years 1-5)	Site too large
AB056	Former Gas Works Building, Gas Works	0.064	Deliverable (years 1-5)	Site too small
AB057	Central Swimming Pool, Battle Street	0.55	Developable (years 6-10, 11-15)	Work to identify a site for swimming pool is underway, which will enable site to be released.
AB058	78 Oxford Road	0.03	Not developable within the next 15 years	Site too small
AB059	149-153 Oxford Road	0.1	Not developable within the next15 years	Site too small
AB060	38-40 Oxford Road & 3-7 Cheapside	0.3	Not developable within the next 15 years	Not developable within the next 15 years
AB061	17-23 Queen Victoria Street	0.05	Deliverable (years 1-5)	Site too small
AB062	1-5 King Street	0.08	Developable (years 6-10, 11-15)	Site too small
AB063	Manrose Manufacturing, Meadow Road	0.34	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB064	159 Oxford Road	0.033	Not developable within the next15 years	Site too small
AB065	Queens Arms PH, Great Knollys Street	0.065	Not developable within the next 15 years	Site too small
AB066	Elite House, 179 Kings Road	0.055	Not developable within the next15 years	Site too small
AB067	Brunel Arcade, Station Approach	0.58	Developable (years 6-10, 11-15)	Site will be developed with a mix of uses.
AB068	Apex Plaza, Forbury Road	0.93	Developable (years 6-10, 11-15)	Potentially not available within 10 years from the date of the HELLA, although it is considered capable of delivery within the plan period. It is reasonable to assume that the site is not available imminently.
AB069	37-43 Blagrove Street	0.04	Not developable within the next15 years	Site too small
AB070	Land at Richfield Avenue and Tessa Road	3.66	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB071	Rising Sun 18 Forbury Road	0.024	Not developable within the next15 years	Site too small
AB072	The Butler PH, Chatham Street	0.11	Not developable within the next15 years	Site too small
AB073	28-30 Richfield Avenue	0.78	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
AB074	7 Blagrove Street	0.015	Not developable within the next15 years	Site too small
AB075	115-117 Caversham Road	0.35	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB076	187-189 Kings Road	0.1	Developable (years 6-10, 11-15)	Site too small
AB077	20-22 Richfield Avenue	0.37	Not developable within the next	More than 5% of the site area is within Floodzone 2
AB078	Land at Regent Court, Great Knollys Street	0.021	Not developable within the next 15 years	Site too small
AB079	1-3 Greyfriars Road	0.026	Not developable within the next15 years	Site too small
AB080	Land adjacent Crowne Plaza Hotel,	0.45	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB081	Shurgard Self Storage, 75-77 Caversham	0.57	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
AB082	Tesco, Napier Road	5.51	Not developable within the next15 years	Site too large
AB083	131-215 Cardiff Road	1.233	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
AB084	140-146 Cardiff Road	0.69	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB085	Trafford Road	0.99	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB086	100-124 Cardiff Road and Bennet Court	3.19	Not developable within the next15 years	Site too large
AB087	Weighbridge Row	0.35	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB088	2-12 Richfield Avenue	1.235	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
AB089	1-3 & 13-14 Cremyll Road	0.81	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB090	18 Richfield Avenue	0.33	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2

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AB091	24-26 Richfield Avenue	0.66	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB092	Milford Road	1.61	Not developable within the next15 years	Site too large
AB093	2 Ross Road	0.28	Not developable within the next 15 years	Not developable within the next 15 years
AB094	160-163 Friar Street	0.06	Deliverable (years 1-5)	Site too small
AB095	3-4 Wesley Gate, Queens Road	0.07	Deliverable (years 1-5)	Site too small
AB096	Great Brighams Mead	1.04	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk	0.31	Not developable within the next15 years	Not developable within the next 15 years
AB098	Clarendon House 59-75 Queens Road	0.21	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
AB099	Network Rail Land, Napier Road	3.36	Developable (years 6-10, 11-15)	Site too large
AB100	Rear of 8-32 Clifton Street	0.16	Not developable within the next15 years	Site too small
AB101	Part of City Wall House, 26 West Street	0.05	Not developable within the next15 years	Site too small
AB102	Tangent House, 16 Forbury Road	0.05	Not developable within the next 15 years	Site too small
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street	0.3	Deliverable (years 1-5)	Part of the site has planning permission, which is now underway/completed. Remainder of site has been changed to Tesco store. The site is not available.
BA002	Rear of 303-315 Oxford Road	0.22	Developable (years 6-10, 11-15)	Application 211626 for 13 dwellings and office building received September 2021 and undetermined.
BA003	Part of former Battle Hospital, Portman Road	2.77	Developable (years 6-10, 11-15)	Site too large
BA004	Land at former Battle Hospital	0.78	Developable (years 6-10, 11-15)	No progress on this small part of the site but forms part of the wider comprehensive scheme and part of WR3i land allocation. It was identified for NHS clinic under s106, and this will now not be delivered.
BA005	26 Portman Road	0.46	Deliverable (years 1-5)	Noise and lighting from industrial location makes issues other than employment unsuitable. Suitable for employment uses as permitted only. Planning permission has been granted for industrial/warehouse.
BA006	Land at Reading West Station	0.62	Not developable within the next15 years	Not developable within the next 15 years
BA007	458-478 Oxford Road & 1-3 Chester St	0.103	Not developable within the next15 years	Site too small
BA008	133-137 Wantage Road	0.14	Not developable within the next15 years	Site too small
BA009	2-4 Bridgewater Close	0.24	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
BA010	2-6 Portman Road and 1-5 Loverock Road	1.05	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
BA011	Ashmere Terrace, 8-12 Portman Road and	1.4	Not developable within the next15 years	Site too large
BA012	14 Portman Road and the Portman Centre	1.67	Not developable within the next15 years	Site too large
BA013	16-22 Portman Road and 47-73 Loverock	1.18	Not developable within the next15 years	Not developable within the next 15 years
BA014	24 Portman Road and 75-77 Loverock Road	0.69	Not developable within the next15 years	Not developable within the next 15 years
BA015	28 Portman Road and 83 Loverock Road	0.3	Not developable within the next15 years	Not developable within the next 15 years
BA016	Battle Farm Trading Estate and 60 and 85	1.56	Not developable within the next15 years	Site too large
BA017	38-40 Portman Road and 103 Loverock	0.99	Not developable within the next15 years	Not developable within the next 15 years
BA018	Aldbury Close and 42 Portman Road	0.98	Not developable within the next15 years	Not developable within the next 15 years
BA019	Broughton Close and 44-50 Portman Road	1.06	Not developable within the next 15 years	Not developable within the next 15 years
BA020	50-60 Portman Road and 117-123 Loverock	1.59	Not developable within the next15 years	Site too large
BA021	62 Portman Road	0.8	Not developable within the next15 years	Not developable within the next 15 years
BA022	Bridgewater Close	1.37	Not developable within the next15 years	Site too large
BA023	Wigmore Lane	0.73	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
BA024	Scours Lane and Littlejohn's Farm	101.1	Not developable within the next 15 years	Site too large
BA025	53-55 Argyle Road	0.07	Not developable within the next15 years	Site too small
CA001	Unit 1, Paddock Road Industrial Estate	0.4	Potentially developable	More than 5% of the site area is within Floodzone 2
CA002	72 George Street	0.45	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
CA003	St Martin's Precinct, Church Street	1.71	Developable (years 6-10, 11-15)	Site too large
CA004	383 Gosbrook Road	0.17	Not developable within the next 15 years	Site too small
CA005	View Island	1.62	Not developable within the next15 years	Site too large
CA006	Reading University Boat Club, Promenade	0.56	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
CA007	Cantay House, Ardler Road, Caversham	0.33	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
CA008	3 Send Road	0.16	Not developable within the next15 years	Site too small
CA009	4-6 Send Road	0.13	Not developable within the next15 years	Site too small
CA010	Paddock Road	1.23	Not developable within the next15 years	More than 5% of the site area is within Floodzone 2
CA011	Former Caversham Nursery, 82 Gosbrook Road	0.16	Not developable within the next15 years	Site too small
CA012	64 St John's Road	0.15	Not developable within the next 15 years	Site too small
CH001	University of Reading, The Chancellors Way & Shinfield Road	3	Deliverable (years 1-5)	Site too large
CH002	Reading Girl's School, Northumberland Avenue	0.98	Deliverable (years 1-5)	Suitable only for permitted redevelopment for school, not for loss to other uses. Site not available for residential.
CH004	Leighton Park School, Shinfield Road	0.5	Deliverable (years 1-5)	Suitable only for permitted development for school uses, not for loss to other uses. Site not available for residential.
CH005	Land rear of 50-52 Cressingham Road	0.239	Not developable within the next15 years	Not developable within the next 15 years
CH006	St Patricks Hall, Northcourt Avenue	3.39	Developable (years 6-10, 11-15)	Site too large
KA001	25-31 London Street	0.1	Not developable within the next15 years	Site too small
KA002	Corner of Crown Street and Southampton	0.08	Deliverable (years 1-5)	Site too small
KA003	Corner of Crown Street and Silver Street	0.38	Deliverable (years 1-5)	Planning permission granted for residential equivalent and loss of office - Building work completed. Site not available.
KA004	21 South Street	0.14	Not developable within the next	Site too small
KA005	83-85 London Street	0.06	Developable (years 6-10, 11-15)	Site too small
KA006	40 Silver Street	0.11	Deliverable (years 1-5)	Site too small
KA007	34-36 Crown Street	0.034	Deliverable (years 1-5)	Site too small
KA008	Enterprise House, 89-97 London Street	0.15	Developable (years 6-10, 11-15)	Site too small
KA009	272-274 Elgar Road South	0.41	Potentially developable	May be suitable as part of a wider release with KA016 and KA029. KA029 is not deliverable within 15 years. Discussions about redevelopment for employment. Site is not available and considered this could be favoured for employment.
KA010	79 Silver Street	0.098	Deliverable (years 1-5)	Site too small
KA011	The Woodley Arms PH, Waldeck Street	0.088	Deliverable (years 1-5)	Site too small
KA012	75-77 London Street	0.18	Not developable within the next15 years	Site too small
KA013	11 Glebe Road	0.18	Not developable within the next15 years	Site too small
KA014	Preston Road and Nimrod Way	2.82	Not developable within the next15 years	Site too large
KA015	Britten Road	2.9	Not developable within the next 15 years	Site too large
KA016	268 Elgar Road South	0.41	Potentially developable	May be suitable as part of a wider release with KA009 and KA029. KA029 is not available within the next 15 years. The site is currently partly operated, but there is a possibility they might move within 10 years.
KA017	Keyline Builders Merchants, Elgar Road	1.05	Not developable within the next15 years	Not developable within the next 15 years
KA018	160 Basingstoke Road	1.11	Not developable within the next15 years	Not developable within the next 15 years

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KA019	Jewson & Tunbridge Jones Estate, Cradock	1.96	Not developable within the next 15 years	Site too large
KA020	Reading Approach & Chancery Gate	2.36	Not developable within the next 15 years	Site too large
KA021	196 Basingstoke Road & 5 Cradock Road	0.45	Not developable within the next 15 years	Not developable within the next 15 years
KA022	Arkwright Road	2.61	Not developable within the next 15 years	Site too large
KA023	2-12 and 3-17 Boulton Road	2.29	Not developable within the next 15 years	Site too large
KA024	14-22 and 39-47 Boulton Road and 11 & 15	1.57	Not developable within the next 15 years	Site too large
KA025	19-37 Boulton Road	1.34	Not developable within the next 15 years	Site too large
KA026	Car dealerships, north of Rose Kiln Lane	1.13	Not developable within the next 15 years	Not developable within the next 15 years
KA027	Hyperion Way	1.32	Not developable within the next 15 years	Site too large
KA028	169-173 Basingstoke Road	0.8	Not developable within the next 15 years	Not developable within the next 15 years
KA029	Makro, Elgar Road South	3.51	Potentially developable	Site too large
KA030	Central Club, London Street	0.05	Developable (years 6-10, 11-15)	Site too small
KA031	Building 1, New Century Place, East Street	0.13	Deliverable (years 1-5)	Site too small
KA032	Building 2, New Century Place, East Street	0.17	Deliverable (years 1-5)	Site too small
KA033	Car Park, East Street	0.13	Developable (years 6-10, 11-15)	Site too small
KA034	9 Southern Court, South Street	0.04	Deliverable (years 1-5)	Site too small
KE001	784-794 Oxford Road	0.22	Not developable within the next 15 years	Not developable within the next 15 years
KE002	1025-1027 Oxford Road	0.19	Developable (years 6-10, 11-15)	Site too small
KE004	Land adjacent to Stadium Way	0.498	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
KE005	Land at Scours Lane	0.56	Not developable within the next 15 years	Not developable within the next 15 years
KE006	1015 Oxford Road	0.16	Not developable within the next 15 years	Site too small
KE007	The Restoration PH, 928 Oxford Road	0.187	Not developable within the next 15 years	Site too small
KE008	Allotments and adjacent land, Kentwood	6.68	Deliverable (years 1-5)	Site too large
KE009	2-4 Deacon Way	0.58	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
KE010	Charters Car Sales, Oxford Road	0.33	Developable (years 6-10, 11-15)	The site is within a residential area and will be highly visible from the Chilterns AONB so a high density of development cannot be assumed and will be a restraint.
KE012	64 Portman Road and 127 Loverock Road	0.74	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
KE013	Stadium Way	4.08	Not developable within the next 15 years	Site too large
KE014	10 Trade Centre, Deacon Way	0.66	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
KE015	1-11 and 6-12 Deacon Way	2.49	Not developable within the next 15 years	Site too large
KE016	15-21 Deacon Way	1.03	Not developable within the next 15 years	Not developable within the next 15 years
KE017	Gresham Way Industrial Estate	0.76	Not developable within the next 15 years	Not developable within the next 15 years
KE018	816 Oxford Road	0.23	Developable (years 6-10, 11-15)	Not developable within the next 15 years
KE019	Norcot Community Centre, Lyndhurst Road	0.13	Developable (years 6-10, 11-15)	Site too small
MA001	Chazey Farm, The Warren	2	Developable (years 6-10, 11-15)	Site too large
MA002	20 Chazey Road	0.167	Not developable within the next 15 years	Site too small
MA003	Outlands, Upper Warren Avenue	0.53	Not developable within the next 15 years	Not developable within the next 15 years
MA004	Land at Chazey Court Farm	0.29	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
MA005	Plots A & B Gravel Hill	0.17	Not developable within the next 15 years	Site too small
MA006	Highridge, Upper Warren Avenue	0.32	Not developable within the next 15 years	Not developable within the next 15 years
MA007	161 Upper Woodcote Road	0.24	Not developable within the next 15 years	Not developable within the next 15 years
MA008	Mapledurham Pavilion, Upper Woodcote	1.41	Not developable within the next 15 years	Site too large
MI001	Fobney Mead, Island Road	2.18	Not developable within the next 15 years	Site too large
MI002	Lok n Store, 5-9 Berkeley Avenue	0.63	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
MI003	34 Parkside Road	0.3	Deliverable (years 1-5)	Community occupied. Planning permission granted for community, leisure and retail uses. Not suitable for residential on this basis.
MI004	21 Rose Kiln Lane	0.56	Deliverable (years 1-5)	More than 5% of the site area is within Floodzone 2
MI005	Reading Link Retail Park, Rose Kiln Lane	2.42	Not developable within the next 15 years	Site too large
MI006	1 Castle Crescent	0.28	Deliverable (years 1-5)	Planning permission granted for residential and implemented. Site not available.
MI007	5 Westcote Road	0.97	Not developable within the next 15 years	Not developable within the next 15 years
MI008	Government Offices, Coley Park, Wensley	1.89	Deliverable (years 1-5)	Site too large
MI009	Webb's Close, Berkeley Avenue	0.19	Not developable within the next 15 years	Site too small
MI010	Pulleyn Park, Rose Kiln Lane	1.29	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
MI011	31 Bath Road	0.094	Not developable within the next 15 years	Site too small
MI012	4 Berkeley Avenue	0.055	Developable (years 6-10, 11-15)	Site too small
MI013	Kilnbrook House, Cadogan House and Rose	1.07	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
MI014	Car dealerships, Rose Kiln Lane	1.17	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
MI015	25-29 Rose Kiln Lane	3.07	Not developable within the next 15 years	Site too large
MI016	8-12 Rose Kiln Lane	1.79	Not developable within the next 15 years	Site too large
MI017	Land west of A33 and south of Berkeley	0.41	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
MI018	Yeomanry House, Castle Hill	0.44	Developable (years 6-10, 11-15)	The site is in local authority office and community use and the conversion of the building is the only potential suitability as it is Listed. The building is suitable for conversion only. The site is not suitable.
NO001	Dee Park (excluding 103 Dee Rd)	16.4	Deliverable (years 1-5)	Site too large
NO002	The Meadow Centre, Honey End Lane	2.99	Deliverable (years 1-5)	Site too large
NO003	16c Upton Road	0.16	Not developable within the next 15 years	Site too small
NO004	2, 4, 6 Water Road and 158 Dee Road	0.21	Developable (years 6-10, 11-15)	Current application for 12 units under consideration, but HELLA outlines this appears cramped on initial inspection. 9 units would be more suitable.
NO005	St Georges Hall, St Georges Road	0.31	Deliverable (years 1-5)	The church makes a major contribution to the character of the area and applications propose to retain and develop the halls. Planning permission has been granted for residential development with conditions complied with. Building Regulations completion date of 9 January 2020. Site is not available.
NO006	15 St Georges Road	0.097	Not developable within the next 15 years	Site too small
NO007	Sterling Way Industrial Estate	1.55	Not developable within the next 15 years	Site too large
NO008	Upton Road Industrial Estate	2.17	Not developable within the next 15 years	Site too large
NO009	103 Dee Road	0.85	Developable (years 6-10, 11-15)	Planning application 221130 for redevelopment of former fire station to provide 54 dwellings under consideration. Submitted August 2022 and developer is Bellway Homes. 221121 - Prior notification of proposed demolition.
PA001	261-275 London Road	0.16	Developable (years 6-10, 11-15)	Site too small
PA003	Land at Green Road	0.44	Not developable within the next 15 years	Not developable within the next 15 years
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	0.11	Potentially developable	Site too small
PA005	Palmer Park Car Park	0.72	Potentially developable	Potential to provide a new facility on the Site which is required to allow loss of Arthur Hill and a feasibility study will be required. The Monument in the car park is Listed and development will need to ensure effects are avoided on the monument and its setting. Not available for residential.

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PA006	Alexander House, Kings Road	0.16	Deliverable (years 1-5)	Site too small
PA007	131 Wokingham Road	0.15	Developable (years 6-10, 11-15)	Site too small
PA008	Hamilton Centre, Bulmershe Road	0.35	Developable (years 6-10, 11-15)	The site will come forward for a use that is not residential.
PE001	Land at Lowfield Road	0.93	Developable (years 6-10, 11-15)	The loss of the community use would need to be justified.
PE002	Part of Reading Golf Course, Kidmore End Road	3.75	Developable (years 6-10, 11-15)	Site too large
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	0.87	Developable (years 6-10, 11-15)	Two houses have been completed at 4 Copse Avenue under planning permission 181306. The remainder of the site has no progress. It is likely that houses are the most appropriate development for the remainder of this site allocation, which the Applicant is not proposing.
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	0.37	Developable (years 6-10, 11-15)	Not all land within the ownership of the prospective developer.
PE005	199-219 Henley Road	1.51	Not developable within the next 15 years	Site too large
PE006	241-251 Henley Road	0.79	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
PE007	Rear of 9 Chalgrove Way, Emmer Green	0.22	Not developable within the next 15 years	Not developable within the next 15 years
PE008	58 Crawshaw Drive, Emmer Green	0.21	Not developable within the next 15 years	Not developable within the next 15 years
PE009	Caversham Park	38.28	Developable (years 6-10, 11-15)	Site too large
RE001	Royal Berkshire Hospital, London Road	0.47	Developable (years 6-10, 11-15)	Suitable for extensions to hospital use only. Not available for residential.
RE002	Wells Hall, Upper Redlands Road	2.07	Deliverable (years 1-5)	Site too large
RE005	1a Upper Redlands Road	0.53	Deliverable (years 1-5)	Planning permission granted for 10 residential units and implemented.
RE006	University of Reading, London Road	0.45	Deliverable (years 1-5)	Planning permission granted for residential development which is underway.
RE007	79 London Road and 34 Eldon Terrace	0.12	Deliverable (years 1-5)	Site too small
RE008	252 Kings Road	0.18	Deliverable (years 1-5)	Site too small
RE009	Land adjacent to 17 Craven Road	0.27	Developable (years 6-10, 11-15)	Has planning permission but not yet implemented.
RE010	3-29 Newcastle Road	0.47	Developable (years 6-10, 11-15)	Dwellings would need to be set back to ensure overlooking issues did not arise with Newcastle Road dwellings. Likely to be in the form of dwellings.
RE011	46 Redlands Road	0.24	Not developable within the next 15 years	Not developable within the next 15 years
RE012	78-86 London Road	0.28	Not developable within the next 15 years	Not developable within the next 15 years
RE013	Warwick House, Warwick Road	0.15	Deliverable (years 1-5)	Site too small
RE014	Rear of 8-26 Redlands Road	0.74	Developable (years 6-10, 11-15)	A number of sensitivities on the site with the Conservation Area and the need to protect trees. Development at the same density as surroundings more likely to be suitable. A significant amount of the site needs to be retained to ensure that the mature trees that provide a setting to the conservation area are protected.
RE015	Land adjacent to 40 Redlands Road	0.43	Deliverable (years 1-5)	Conservation Area. Overlooking issues which are unlikely to be overcome for the part of the site made up of 40 Redlands Road. AMR (2022) reports no progress on Site.
RE016	Dingley House, 3-5 Craven Road	0.33	Developable (years 6-10, 11-15)	The site is suitable for conversion and some development. Development can take place on land to the east, assume 2 storeys to reflect existing buildings, which is approx. 11 dwellings. The conversion is estimated to be 7 dwellings.
RE017	13-15 Craven Road	0.11	Not developable within the next 15 years	Site too small
RE018	Land rear of 8-14 Allcroft Road	0.23	Not developable within the next 15 years	Not developable within the next 15 years
RE019	Aspen House, 300 Kings Road	0.29	Deliverable (years 1-5)	Prior approval has established principle of conversion to residential and Building Regulations has been approved. Site is not available.
SO001	Dellwood Hospital, Liebenrood Road	0.31	Not developable within the next 15 years	Not developable within the next 15 years
SO002	Elvian School, Bath Road	5	Deliverable (years 1-5)	Site too large
SO003	Alice Burrows Home, Dwyer Road	0.48	Deliverable (years 1-5)	Former care home which has been demolished - planning permission granted for this in 2007. Four TPOs along site boundary. AMR (2022) reports that there has been no progress - Site cleared and could come forward for residential or residential care home.
SO004	Land at Searles Farm	93.7	Not developable within the next 15 years	Site too large
SO005	Garages r/o 4-10 Frilsham Road	0.149	Not developable within the next 15 years	Site too small
SO006	72 Bath Road	0.9	Deliverable (years 1-5)	The site is within a Conservation Area and development could affect its setting. Planning permission granted for Hotel.
SO007	37 Circuit Lane	0.21	Not developable within the next 15 years	Not developable within the next 15 years
SO008	Amethyst Lane	0.57	Deliverable (years 1-5)	Loss of community use will require justification. Overlooking issues. AMR (2022) reports no progress.
TH001	Highdown School, Surley Row	0.28	Deliverable (years 1-5)	Suitable only for school related uses, not for loss to other uses. Planning permission granted for Community use.
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	0.61	Not developable within the next 15 years	Not developable within the next 15 years
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	0.33	Developable (years 6-10, 11-15)	Requirement of an existing property to enable access, which is not achievable or viable.
TH005	153 Hemdean Road	1.91	Not developable within the next 15 years	Site too large
TH006	142 Kidmore Road, Caversham	0.21	Not developable within the next 15 years	Not developable within the next 15 years
TH007	The Arthur Clark Home, Dovedale Close	0.48	Deliverable (years 1-5)	Several TPOs along the boundary of the Site. Planning permission granted for 43 residential units. Building constructed. Site not available.
TI001	Park Lane Primary School, The Laurels and	3.36	Not developable within the next 15 years	Not developable within the next 15 years
TI003	Land at Conwy Close/Meadway Comprehensive School	1.24	Deliverable (years 1-5)	Planning permission granted for 57 residential units. Building Regulation decision pending.
TI004	3-19 The Triangle, Tilehurst	0.52	Not developable within the next 15 years	Not developable within the next 15 years
WH001	Worton Grange	8.79	Deliverable (years 1-5)	Site too large
WH002	Part of former Berkshire Brewery Site	3.7	Developable (years 6-10, 11-15)	Site too large
WH003	Land north of Manor Farm Road	13.69	Developable (years 6-10, 11-15)	Site too large
WH004	Little Chef, Basingstoke Road	0.31	Not developable within the next 15 years	Not developable within the next 15 years
WH005	400 Longwater Avenue	2.6	Developable (years 6-10, 11-15)	Site too large
WH006	Plot 8, 600 South Oak Way	3.16	Developable (years 6-10, 11-15)	Site too large
WH007	Land west of A33 and north of Island Road	6.2	Deliverable (years 1-5)	Site too large
WH008	Green Park Village, Longwater Avenue	24.65	Deliverable (years 1-5)	Site too large

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WH009	Plot 17, 500-600 Longwater Avenue	4.08	Developable (years 6-10, 11-15)	Site too large
WH010	Land bounded by Island Road, Longwater	9.7	Developable (years 6-10, 11-15)	Site too large
WH011	Foudry Place and 22 Commercial Road	3.4	Developable (years 6-10, 11-15)	Site too large
WH012	Madejski Stadium, Royal Way	17.7	Not developable within the next 15 years	Site too large
WH013	Worton Drive	1.57	Deliverable (years 1-5)	Site too large
WH014	Land west of Longwater Avenue	3.54	Deliverable (years 1-5)	Site too large
WH015	177 Basingstoke Road	0.4	Deliverable (years 1-5)	Unsuitable Site
WH016	Kennet Island Phase 3, Manor Farm Road	5.46	Deliverable (years 1-5)	Site too large
WH017	Land south of Island Road at Smallmead	26	Developable (years 6-10, 11-15)	Site too large
WH018	Land at the Madejski Stadium	19	Developable (years 6-10, 11-15)	Site too large
WH019	Lancaster Jaguar, Bennet Road, Reading	1.93	Deliverable (years 1-5)	Site too large
WH020	Land adjacent to Smallmead MRF, Island	2.34	Developable (years 6-10, 11-15)	Site too large
WH021	St Paul's Church and Hall	0.22	Developable (years 6-10, 11-15)	Site is suitable for some development but no more than 10 dwellings.
WH022	Land south of the M4	3.84	Not developable within the next 15 years	Site too large
WH023	448-452 Basingstoke Road	7.6	Not developable within the next 15 years	Site too large
WH024	472 Basingstoke Road, Transcantal and	2.55	Not developable within the next 15 years	Site too large
WH025	14 Bennet Road	0.66	Not developable within the next 15 years	Not developable within the next 15 years
WH026	20-40 Bennet Road	3.03	Not developable within the next 15 years	Not developable within the next 15 years
WH027	Darwin Close and 9-21 Bennet Road	4.3	Not developable within the next 15 years	Site too large
WH028	Smallmead Road	1.33	Not developable within the next 15 years	Site too large
WH029	Commercial Road East	3.17	Not developable within the next 15 years	Site too large
WH030	464-468 Basingstoke Road	2.2	Not developable within the next 15 years	Site too large
WH031	Acre Business Park	0.7	Not developable within the next 15 years	Not developable within the next 15 years
WH032	478 Basingstoke Road	1.32	Not developable within the next 15 years	Site too large
WH033	1-4 Acre Road	4.6	Not developable within the next 15 years	Site too large
WH034	Arena Business Park, Acre Road	2.45	Not developable within the next 15 years	Site too large
WH035	Mayfield Trading Estate, Acre Road	1.29	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
WH036	Office buildings, Worton Drive and	3.98	Not developable within the next 15 years	Site too large
WH037	Worton Drive industrial sites	10.28	Not developable within the next 15 years	Site too large
WH038	SEGRO Industrial site, Imperial Way	1.46	Not developable within the next 15 years	Site too large
WH039	Tesco Distribution Centre, Imperial Way	19.48	Not developable within the next 15 years	Site too large
WH040	Reading International Business Park	7.67	Not developable within the next 15 years	Site too large
WH041	100-350 Longwater Avenue	9.84	Not developable within the next 15 years	Site too large
WH042	100-400 Brook Drive	9.2	Not developable within the next 15 years	Site too large
WH043	450-500 Brook Drive	2.54	Not developable within the next 15 years	Site too large
WH044	550 South Oak Way	1.02	Not developable within the next 15 years	More than 5% of the site area is within Floodzone 2
WH045	16-18 Bennet Road	0.74	Developable (years 6-10, 11-15)	More than 5% of the site area is within Floodzone 2
WH046	Land north of Island Road	1.81	Deliverable (years 1-5)	Site too large
WH047	Land south of Smallmead MRF and north of	3.79	Developable (years 6-10, 11-15)	Site too large
WH048	Unit 4 Brunel Retail Park	0.23	Deliverable (years 1-5)	Additional internal retail space. Mezzanine proposal. Not available for residential.
XX001	Confidential Site 1	0.51	Not developable within the next 15 years	Not available to client
XX002	Confidential Site 2	0.34	Not developable within the next 15 years	Not available to client
XX003	Confidential Site 3	0.19	Not developable within the next 15 years	Not available to client
XX004	Confidential Site 4	0.12	Not developable within the next 15 years	Not available to client
XX005	Confidential Site 5	0.032	Not developable within the next 15 years	Not available to client
XX006	Confidential Site 6	0.69	Not developable within the next 15 years	Not available to client
XX007	Confidential Site 7	1.35	Potentially developable	Not available to client
XX008	Confidential Site 8	0.091	Not developable within the next 15 years	Not available to client
XX009	Confidential Site 9	0.26	Not developable within the next 15 years	Not available to client
XX010	Confidential Site 10	0.13	Not developable within the next 15 years	Not available to client
XX011	Confidential Site 11	0.34	Not developable within the next 15 years	Not available to client
XX012	Confidential Site 12	0.2	Not developable within the next 15 years	Not available to client
XX013	Confidential Site 13	0.09	Not developable within the next 15 years	Not available to client
XX014	Confidential Site 14	0.15	Not developable within the next 15 years	Not available to client
XX015	Confidential Site 15	0.12	Not developable within the next 15 years	Not available to client
XX016	Confidential Area Regen 1	9.9	Not developable within the next 15 years	Not available to client
XX017	Confidential Area Regen 2	4.88	Not developable within the next 15 years	Not available to client
XX018	Confidential Area Regen 3	2.05	Not developable within the next 15 years	Not available to client
XX019	Confidential Area Regen 4	46.39	Not developable within the next 15 years	Not available to client
XX020	Confidential Area Regen 5	7.36	Not developable within the next 15 years	Not available to client
XX021	Confidential Area Regen 6	2.96	Not developable within the next 15 years	Not available to client
XX022	Confidential Area Regen 7	18.68	Not developable within the next 15 years	Not available to client
XX023	Confidential Area Regen 8	16.2	Not developable within the next 15 years	Not available to client
XX024	Confidential Area Regen 9	6.36	Not developable within the next 15 years	Not available to client
XX025	Confidential Area Regen 10	8.51	Not developable within the next 15 years	Not available to client
XX026	Confidential Area Regen 11	2.88	Not developable within the next 15 years	Not available to client
XX027	Confidential Area Regen 12	11.76	Not developable within the next 15 years	Not available to client
XX028	Confidential Area Regen 13	14.59	Not developable within the next 15 years	Not available to client

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APPENDIX 4 – ASSESSMENT OF SITES FROM THE BROWNFIELD LAND REGISTER

Sequential Test

Land at Tesco Extra Car Park, Portman Road, Reading West

Assessment of sites from the Brownfield Land Register

Site Reference	Site Address	Size of site (Hectares)	Reading Borough Council's Development Description	Our Availability Comments
BL1001	"Friar Street and Station Road, Reading"	1	There will be active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction to link to the Station Hill area. Listed buildings and their settings in the area will be conserved, and opportunities to improve the environment of Merchants Place will be sought.	Part of Site allocation CR11a which includes retail and leisure uses on the ground floor.
BL1002	"29-35 Station Road, Reading"	0.05	Change of use of upper floors from offices to residential under prior approval, or redevelopment.	Site too small
BL1004	"30-31 Friar Street, Reading"	0.08	Change of use of upper floors from offices to 25 flats, or redevelopment.	Site too small
BL1005	"35-38 Friar Street, Reading"	0.1	Change of use of 1st to 3rd floor from offices to 25 flats, or redevelopment.	Site too small
BL1006	"52-55 Friar Street and 12 Greyfriars Road, Reading"	0.26	Demolition of existing building and structures (Class A1) and erection of 3 new buildings ranging between 6 - 12 (and basement) storeys in height to provide 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units (Class C3), a flexible Class A1-A5 use at ground floor level fronting onto Friar St, a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor level fronting onto Greyfriars Rd, with associated access, parking, servicing, landscaping and engineering works.	Site too small
BL1007a	"Station Hill North, Reading"	1.82	Mixed use development for commercial, residential, hotel and office development with podium, parking, public open space and landscaping.	Planning permission has been granted for development and it is reasonable to assume that this will be fully implemented, especially given that most demolition is complete on the site. The site is not available.
BL1007b	"Plot E Station Hill, Friar Street/Garrard Street, Reading"	0.77	12 storey building plus basement comprising 415 Build to Rent residential units, flexible commercial and leisure, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.	Outline and reserved matters planning permission has been granted at this site and the development is under construction. The site is not available.
BL1007c	"Plot F Station Hill, Garrard Street, Reading"	0.21	Plot F Station Hill for 184 dwellings, 762 sqm of flexible retail, leisure, business etc.	Outline and reserved matters planning permission has been granted at this site and the development is under construction. The site is not available.
BL1008	"1-3 Greyfriars Road, Reading"	0.03	Change of use or redevelopment of offices to residential	Site too small
BL1009	"Greyfriars House, 30 Greyfriars Road, Reading"	0.12	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 43 flats.	Site too small
BL1011	"Brunel Arcade and Apex Plaza, Forbury Road, Reading"	1.51	This area will be developed for a mix of uses at high density, including residential and/or offices. Retail and/or leisure uses will activate the ground floor facing the southern station square.	Site too large
BL1012	"3-10 Market Place, Abbey Hall and Abbey Square, Reading"	0.29	Change of use from office to residential or revelopment for retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area.	The site is expected to come forward for development as prior approval has been granted. The site also includes retail and related uses on ground floor with residential and/or office on upper floors. Our client wishes to have a site purely for residential only and therefore the site is not suitable.
BL1015	"Bristol and West Arcade, 173-175 Friar Street and 27-32 Market Place, Reading"	0.18	Change of use of listed buildings and development of remainder for residential and/or offices with retail and related uses on the ground floor, retaining the arcade form.	Site too small
BL1016	"160-163 Friar Street, Reading"	0.06	Change of use from offices to 28 flats.	Site too small
BL1017	"149-150 Friar Street and 2-4 Queen Victoria Street, Reading"	0.02	Proposed conversion of vacant office accommodation at first, second and third floor levels to create 7 x 2 bed residential units with part of ground floor and basement for ancillary storage space.	Site too small
BL1019a	"38 Oxford Road and 3-7 Cheapside, Reading"	0.01	Proposed refurbishment and change of use - Floors 1-3 inclusive change of use of office accommodation to 5 flats and refurbishment of existing first floor flat.	Site too small
BL1019b	"40 Oxford Road, Reading"	0.01	Change of use from offices to 6 flats.	Site too small
BL1020a	"North of the Station, Vastern Road, Reading"	3.91	There will be retail and leisure development on the ground floor activating the streets and spaces including the new northern station square, with other uses including residential and offices on upper floors. Retail will have good pedestrian links to, and will not have a detrimental impact on, the rest of the retail core of the centre. Public car parking will be provided.	Site too large
BL1020b	"80 Caversham Road, Reading"	1.96	Demolition of existing and development for 620 dwellings, office, flexible ground floor commercial, community centre, health centre and works including parking, servicing, open space etc.	Site too large
BL1021	"West of Caversham Road, Caversham Road, Reading"	0.92	This area will be developed for residential with on-site open space.	Half of this site is subject to a current planning application submitted by Bellway for 60 units, planning reference 221324. The whole site is not therefore available to deliver the proposed development. The remainder is the site is owned by a self-storage company – Shurguard – who are of the view that redevelopment to residential uses is unviable.
BL1022a	"Riverside, Vastern Road, Reading"	0.41	Development should continue the high quality route including a green link from the north of the station to the Christchurch Bridge, with potential for an area of open space at the riverside. The main use of the site should be residential, although some small-scale offices and leisure will also be appropriate.	More than 5% of the site is in Flood Zone 2.
BL1022b	"55 Vastern Road, Reading"	0.78	Demolish existing structures for buildings of 1 to 11 storeys, including dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road	The permission forms non residential development. The site is not available for residential.
BL1024	"Napier Court, Napier Road, Reading"	1.62	This area will be developed for residential. The design must avoid detrimental effects on the adjacent Thames Valley Major Landscape Feature, and building heights should reduce from west to east across the site.	Site too large

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BL1025	"Reading Prison, Forbury Road, Reading"	1.44	The prison building itself is of historical significance and is listed, and its historic significance will be retained/conserved and where possible enhanced. The building would be used for residential or student accommodation, commercial offices or a hotel, and could include some cultural or heritage element or related retail and leisure that draws on its significance. The site is part of a scheduled ancient monument, and therefore any additional development will be dependent on a thorough demonstration that it would not have detrimental impacts on the significant archaeological interest. The prison adjoins the Abbey Quarter, and development should therefore enhance that area as a heritage destination.	Site too large
BL1026a	"Forbury Retail Park, Forbury Road, Reading"	3.97	This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space and enhance the frontage to the canal, including a buffer zone to the canal bank to reflect its wildlife significance. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area.	Site too large
BL1026b	"Kenavon Drive"	2.8	Demolition of retail (Homebase and former Toys R Us) and erection of 765 (18 x studio, 302x1, 409x2 and 36x3-bed) dwellings units, 5 commercial units, public realm, landscaping, accesses, parking and associated works.	Site too large
BL1027	"Forbury Business Park & Kenavon Drive, Reading"	2.07	This site would be largely residential in nature, although opportunities to create an area of open space close to the Kennet should be sought.	Site too large
BL1028	"Former Gas Works Building, Gas Works Road, Reading"	0.07	Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).	Site too small
BL1030	"2 Ross Road and part of Meadow Road, Reading"	0.6	Development for residential.	Not developable within the next 15 years
BL1032	"Former Cox & Wyman Site, Cardiff Road, Reading"	1.31	Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road.	Site too large
BL1033	"Cattle Market, Great Knollys Street, Reading"	2.46	This site will be developed for a mix of edge-of-centre retail uses, which may include bulky goods, and residential development, along with public car parking. The retail may include bulky goods, but should not include a significant element of non-bulky comparison goods retail, and must be designed to mesh into the urban fabric and a single storey retail warehouse will not be permitted.	Site too large
BL1034a	"Great Knollys Street and Weldale Street, Reading"	1.26	This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace some of those units, preferably on site. Most of allocation now covered by a planning permission or application with resolution to grant, for which see BL1034b, BL1034c and BL1034d.	This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace some of those units, preferably on site. Most of allocation now covered by a planning permission or application with resolution to grant, for which see BL1034b, BL1034c and BL1034d.
BL1034b	"Land between Weldale Street and Chatham Street"	1.32	Erection of 422 residential units and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, with new public realm, landscaping, accesses, parking and associated works.	Site too large
BL1034c	"Unit 16 North Street, Reading"	0.04	Redevelopment of site to provide 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.	Site too small
BL1034d	"45 Caversham Road, Reading"	0.15	Demolition of existing buildings and construction of 40 flats including provision of 30% of units as affordable housing with associated landscaping and parking.	Site too small
BL1035	"Former Reading Family Centre, North Street, Reading"	0.23	Two buildings of four and five storeys providing 41 dwellings as affordable housing units including vehicular, cycle and pedestrian access, parking and hard and soft landscaping.	Planning permission has been granted for 41 dwellings in September 2020 and the site is under construction. The site is not available.
BL1038a	"Broad Street Mall, Oxford Road, Reading"	1.75	3 residential buildings (5-22 storeys) above Broad St Mall (324 units), 16 storey building on South Court for 1st floor A1/A2/A3 and residential (98 units), ground floor A1/A3/A4 on Dusseldorf Way and ground floor A1/A2/A3 on Queens Walk, and other associated works.	Site too large
BL1038b	"Fountain House, Queens Walk, Reading"	0.14	Change of use of basement, ground floor, 1st floor, podium, 2nd floor 4th, 5th, 6th, 7th and 8th floors from Class B1(a)(offices) to C3 (dwelling houses) to comprise 48 Dwellings.	Site too small
BL1039	"Hosier Street, Reading"	3.41	Development on this site will result in a new residential community centred around an improved area of public open space and a high quality environment, with an improved entrance to the site from St Mary's Butts. The edges of the open space will be activated with retail, and/or leisure and/or other main town centre uses such as hotel use, and development may also include some limited offices uses. The Hexagon theatre will only be developed if a replacement facility for Reading is provided, and approaches to the theatre will be improved. Development will also include a replacement site for the street market. The car parking below ground level will be retained and incorporated into the development.	Site too large.
BL1040	"Central Swimming Pool, Battle Street, Reading"	0.55	Development for residential use once replacement swimming provision has been addressed.	The site is for residential use once replacement swimming pool provision has been addressed.
BL1043	"149-153 Oxford Road, Reading"	0.1	Demolition of existing extensions at the rear of 149-153 Oxford Road and refurbishment and conversion of existing buildings into 8 x 1 bed flats and 2 x 2 bed flat plus construction of 2 new studio flats and associated car park (5 dwellings net gain)	Site too small
BL1044	"125 Chatham Street, Reading"	0.11	Change of use of offices to 8 dwellings and extension for additional 7 dwellings.	Site too small
BL1046a	"Chatham Street, Eaton Place and Oxford Road, Reading"	0.29	Development of this area will be primarily for residential, with potential for community uses. There may also be some small scale retail and leisure uses on the Oxford Road frontage.	Part of site allocation CR12c in Local Plan and expected to come forward for small scale retail and leisure use. The site is not available for residential.
BL1046b	"Eaton Court, 106-112 Oxford Road, Reading"	0.44	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units	Part of site allocation CR12c in Local Plan. Prior approval 190419 expired May 2022. The site is not able to provide for the size of the development proposed and is a change of use, rather than a purpose built building.
BL1046c	"115 Chatham Street, Reading"	0.17	Demolition of the existing buildings on site and erection of a 3 - 5 storey building to provide 54 residential units (Class C3). Provision of private and communal external amenity areas, car and cycle parking and refuse storage.	Site too small
BL1047	"78 Oxford Road, Reading"	0.03	Extension and refurbishment to provide 10 flats (6 net gain) and cafe front	Site too small

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BL1049	"1 Station Road and 22 Friar Street, Reading"	0.03	Change of use 1st, 2nd and 3rd floors of building to 11 dwellings and extension to provide a further 3 dwellings	Site too small
BL1050	"33 Blagrove Street, Reading"	0.07	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 28 dwellings (17 x 1-bed and 11 x 2-bed)	Site too small
BL1051	"29 Russell Street, Reading"	0.03	Change of Use of Sui Generis HMO to 8 Flats, after demolition of existing rear extension and erection of a new part 4/part 2 storey rear extension	Site too small
BL1052	"Battle Inn PH, 2 Bedford Road, Reading"	0.03	Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units)	Site too small
BL1054	"26-30 Swansea Road and 28/32 Northfield Road, Reading"	0.29	Demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping.	Planning permission granted 191924 and is under construction. The site is not available.
BL1055	"City Wall House, 26 West Street, Reading"	0.05	Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations	Site too small Prior approval 210567 has been granted and it is reasonable to assume that this will be implemented.
BL1056	"Great Brigham's Mead, Vastern Road, Reading"	1.03	Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units.	
BL1057	"11-12 Market Place, Reading"	0.04	Change of use from Class E (1)(offices) to C3 (dwelling houses) to comprise 17 Apartments, and extension for 2 dwellings.	Site too small
BL1058	"9 Castle Street, Reading"	0.12	Convert the existing building from commercial office use to residential comprising 2 x 2 bed apartments and 3 x 1 bed apartments and to provide a rear pedestrian access from Simmonds Street via the rear garden of the property.	Site too small
BL1059	"87 Broad Street, Reading"	0.06	Change of use of upper floors from Class E (offices) to C3 (dwelling houses) to comprise 6 flats	Site too small
BL2002a	"211-221 Oxford Road, Reading"	0.16	Development for residential with district centre uses on ground floor Oxford Road frontage, continuing the existing Oxford Road building line.	Site too small
BL2003	"57 Baker Street, Reading"	0.17	Erection of two 2/3 storey buildings to provide 9 (2x2-bed and 7x3-bed) residential units (Class C3), 9 parking spaces, landscaping and associated works	Site too small
BL2004	"Yeomanry House, Castle Hill, Reading"	0.44	Change of use of listed building to residential use or to potential office or restaurant use.	The site is in local authority office and community use and the conversion of the building is the only potential suitability as it is Listed.
BL2006	"4 Berkeley Avenue, Reading"	0.06	Development for residential	Site too small
BL2007	"Central Club, London Street, Reading"	0.05	Development for residential with potential for ground floor community provision.	Site too small
BL2009	"Pulleyn Park, Rose Kiln Lane, Reading"	1.29	Redevelopment of builders merchant and car dealerships for residential, with potential for on-site retail facilities to serve the site.	Site too large
BL2015	"187-189 Kings Road, Reading"	0.1	Change of use of listed buildings from offices to residential or student accommodation	Site too small
BL2017	"Princes House, 73A London Road, Reading"	0.16	Change of use of existing building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats.	Site too small
BL2018	"Dingley House, 3-5 Craven Road, Reading"	0.33	Retention and change of use of locally listed building for residential with limited additional development.	The site is suitable for conversion and some development. Development can take place on land to the east, assume 2 storeys to reflect existing buildings, which is approx 11 dwellings. The conversion is estimated to be 7 dwellings.
BL2020	"Havell House, 62-66 Queens Road, Reading"	0.06	Change of use from offices and non-residential institution to 16 dwellings	Site too small
BL2021	"60 Queens Road, Reading"	0.22	Change of use of office to 30 dwellings.	Prior approval 141834 has expired and the offices have now been refurbished. It is reasonable to assume the site is not available for residential.
BL2025	"Clarendon House, 59-75 Queens Road, Reading"	0.21	Change of use of building from Class B1(a)(offices) to C3 (dwelling houses) to comprise 49 residential units. Roof and rear extension for additional 43 dwellings.	Prior approval 180722 and 180156 for conversion, now complete, including 4 dwellings as part of roof extension under permission 180909. Remainder of permission 180909 for additional development is outstanding. 53 dwellings already complete, 39 outstanding. The site is not available.
BL2027	"100 Kings Road, Reading"	0.19	Change of use at fourth and fifth floors from 9 apart-hotel suites (Class C1) to 9 (2xstudio, 1x1, 3x2 & 3x3-bed) residential units (Class C3)	Site too small
BL2031	"Enterprise House, 89-97 London Street, Reading"	0.15	Change of use of listed building from offices to residential	Site too small
BL2033	"Aspen House, 300 Kings Road, Reading"	0.07	Part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking	Site too small
BL2034	"Alexander House, 205-207 Kings Road, Reading"	0.16	Change of use from office use Class B1(a) to use Class C3 to comprise 35 residential units. Construction of additional storey for 8 residential units.	Site too small
BL2035	"Arthur Hill Swimming Pool, 221-225 Kings Road, Reading"	0.11	15 flats through the change of use and conversion of the front building from leisure to residential and demolition of the rear building and construction of new residential building, car parking and landscaping.	Site too small
BL2036	"Gas Holder, Kenavon Drive, Reading"	0.71	Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space.	More than 5% of the site area is within Floodzone 2. Permission 190627, demolition complete.
BL2037	"261-275 London Road, Reading"	0.16	Development for residential with district centre uses on the ground floor.	Site too small
BL2040	"54 Queens Road, Reading"	0.16	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats. Roof extension for additional 9 flats.	Site too small
BL2042	"Addington House, 73 London Street, Reading"	0.03	Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works.	Site too small
BL2043	"Cadogan House, Rose Kiln Lane, Reading"	0.23	Prior approval for change of use of ground & first floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units.	More than 5% of the site area is within Floodzone 2.
BL2045	"Mulberry House, 1a Eldon Road, Reading"	0.08	Demolish Mulberry House (D1) and erect part 3, part 5 storey building for 7 (3x1 & 4x2-bed) dwellings, 5 parking spaces.	Site too small
BL2046	"Dukesbridge House, 23 Duke Street, Reading"	0.19	Change of use of part lower ground floor, part ground floor, first, second, third and loft floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 76 dwellings (4 x studio, 70 x 1 bed, 2 x 2 bed).	Site too small
BL2050	"Dukesbridge Chambers, 1 Duke Street, Reading"	0.03	Change of use of part ground floor and first to fourth floors from Class B1(a) (Offices) to Class C3(Dwellinghouses) to comprise 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed).	Site too small
BL2051	"27 Hamilton Road, Reading"	0.09	Single storey side and two storey rear extensions and conversion of existing 12 bedroom HMO to 7 one bedroom flats and 2 two bedroom flats	Site too small
BL2052	"Sapphire Plaza, Watlington Street, Reading"	0.33	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 85 residential units.	Prior approval 152059. It is reasonable to assume that the site is not available.

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BL2053	"Zoar Street Baptist Chapel, South Street, Reading"	0.03	Proposed three storey building (with basement level) to provide 8 dwellings (3 x studio flats, 3 x 1 bedroom flats and 2 x 2 bedroom flats)	Site too small
BL2054	"43 London Street, Reading"	0.08	Part-demolition of existing London Street facade and internal works to building alongside demolition of two storey building to rear to enable residential-led mixed use development comprising 48 sqm community use (Class D1) and 21no residential units (2 x studio, 7 x 1 bed, 10 x 2 two bed and 2 x 3 bed units) together with associated services enclosures, parking and landscaping	Site too small
BL2055	"53-55 Argyle Road, Reading"	0.04	Conversion from D1 use (former mental health Clinic) to C3 use as 10 self contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store.	Site too small
BL2056	"39 Brunswick Hill, Reading"	0.14	Conversion and extension of existing building to form 9no. flats	Site too small
BL2057	"Rose Kiln Lane Court, Rose Kiln Lane, Reading"	0.66	Change of use of 2-Storey Office Building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 38 Residential Units	Prior approval 211138. It is reasonable to assume that the site is not available.
BL2058	"18 Parkside Road, Reading"	0.14	Demolition of detached house and annex and the erection of 10 dwellings, with undercroft parking, landscaping and bin stores.	Site too small
BL2059	"2 Kings Road, Reading"	0.04	Prior approval for change of use of 1st, 2nd and 3rd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 12 Flats. 211207 is alternative prior approval for 9 flats.	Site too small
BL2060	"The Faculty, 23-27 London Road, Reading"	0.1	Change of use of The Faculty from 16 serviced apartments (Use Class C1) to 15 residential flats (Use Class C3).	Site too small
BL2061	"Epping House, 55 Russell Street, Reading"	0.05	Change of use of building from Class E (offices) to C3 (dwelling houses) to comprise 7 flats.	Site too small
BL2062	"75-77 London Street, Reading"	0.19	Proposed demolition of buildings to rear (Olympia Hall) and erection of 12 flats with associated parking, landscaping and courtyard garden and conversion of ground floor of Nos. 75-77 to 3 flats	Site too small
BL3001	"131 Wokingham Road, Reading"	0.15	Development for residential with ground floor local centre uses.	Site too small
BL3005	"Land adjacent to 40 Redlands Road, Reading"	0.43	Development for residential.	AMR reports no progress. Part of site allocation ER1d in Local Plan. The site is in a Conservation Area. Overlooking issues which are unlikely to be overcome for the part of the site.
BL3006	"The Woodley Arms PH, Waldeck Street, Reading"	0.09	Development for residential, with potential for student accommodation.	Site too small
BL3008	"Corner of Crown Street and Southampton Street, Reading"	0.08	Development for residential	Site too small
BL3011	"40 Silver Street, Reading"	0.11	Redevelopment for 14 flats (8x2bed & 6x1 bed) including 14 parking spaces and landscaping.	Site too small
BL3013	"South of Elgar Road, Reading"	5.38	Development of the South of Elgar Road site will be for residential (330-500 dwellings), with potential for supporting community uses. The potential for commercial uses to be part of any future mixed-use development hinges on whether a layout can be created that allows the relationship between residential and commercial to be effectively managed.	Site too large
BL3014	"35 Christchurch Road, Reading"	0.08	Conversion of 12 Bedroom HMO into 10 self-contained units comprising 7 x 1 bed studios, 1 x 2 bed apartment and 2 x 1 bed apartment.	Site too small
BL3015	"Warwick House, 1 Warwick Road, Reading"	0.15	A single building comprising 10 flats on 2 floors on land adjacent to Warwick House, Warwick Road Reading.	Site too small
BL3017	"Land North of Manor Farm Road, Reading"	13.69	Redevelopment of the Manor Farm Road site will primarily be for housing (between 680-1,020 dwellings), an extension to the Whitley District Centre, school provision and open space and public realm improvements, but also include small employment units to replace the Micro Centre, community uses, in addition to a limited amount of employment uses.	Site too large
BL3018	"Land at the Madejski Stadium, Shooters Way, Reading"	19	Residential development (Blocks 1-6 only) to provide up to 422 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking. Residential and mixed usedevelopment comprising: 196 residential units, convention centre and ice rink, 246 bedroom hotel and up to 102 serviced apartments, deckedcar parking within convention centre, flexible ancillary retail space, multi storey car park, public open space, associated access, landscaping, cycle parking, transport interchange and related infrastructure/engineering works, ancillary facilities etc	Site too large
BL3021	"125 Highgrove Street, Reading"	0.13	Erection of 8 new dwellings (Use Class C3) including landscaping. Demolition of existing buildings within site.	Site too large
BL3022	"14 Arkwright Road, Reading"	0.33	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 37 dwelling units.	Prior approval 180654 expired June 2021. Site is within Core Employment Area and therefore an application involving loss of employment would be contrary to policy.
BL3023	"85-87 Basingstoke Road, Reading"	0.06	Prior approvals for change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 17 or 23 flats.	Site too small
BL3024	"34-38 Southampton Street, Reading"	0.03	Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units and associated works following the demolition of the existing buildings (basement & 3- storey public house and 2-storey residential building)	Site too small
BL3025	"Former Sales and Marketing Suites, Drake Way, Reading"	0.24	Proposed construction of 12 apartments (1 x 1 bed, 11 x 2 bed) with associated car parking, landscaping and open space, and infrastructure provision.	Permission 180543. Expiry date was September 2022.
BL3027	"13 Addington Road, Reading"	0.05	Conversion of guest house to 1x3 bed flat, 2x2 bed flats and 2x1 bed flats	Site too small
BL3028	"1 Bennet Court, Bennet Road, Reading"	0.32	Change of use of building (Plot 2) from Class B1(a) (offices) to C3 (dwelling houses) to comprise 22 flats.	A prior approval application would involve use of an existing building, which would not be suitable.
BL3029	"1 Bennet Court, Bennet Road, Reading"	0.36	Change of use of building (Plot 1) from Class B1(a) (offices) to C3 (dwelling houses) to comprise 27 flats.	A prior approval application would involve use of an existing building, which would not be suitable.
BL3030	"40-48 Mount Pleasant, Reading"	0.06	Demolition of existing car repair garages and erection of 6 family dwellings and associated landscaping, waste and bicycle storage	Site too small
BL3031	"75-81 Southampton Street, Reading"	0.08	Removal of existing building and construction of a four-storey building to comprise 19 dwellings and associated works	Site too small
BL4001	"169-173 Basingstoke Road, Reading"	0.8	Redevelopment of industrial and warehousing for residential	Residential development of this site is unviable as the existing commercial units are more valuable than residential development. The site is also subject to three separate leases.
BL4005	"Alice Burrows Home, Dwyer Road, Reading"	0.48	Development for residential and/or residential care.	AMR reports no progress. Site is part of allocation WR3p in Local Plan.
BL4008	"Amethyst Lane, Reading"	0.57	Development for residential	Site is part of allocation WR3n in Local Plan. AMR reports no progress.

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BL4009	"62-79 Armadale Court, Westcote Road, Reading"	0.38	Erection of 6 x 2 bedroom flats and 2 x 3 bedroom flats above the existing building.	A planning application 171740 was refused and dismissed at appeal to extend the existing block of flats with an additional two storeys. The site is not suitable or available.
BL4012	"Phase 3, Dee Park Estate, Spey Road, Reading"	16.4	Demolish flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. Demolition of 363 dwellings, and construct 705 dwellings (net gain of 342). Phase 3 involves demolition of 112 homes and construction of 190 homes (78 net gain), of which 30 dwellings demolished at 31/03/2018.	Site too large
BL4013	"103 Dee Road, Reading"	0.85	Development for residential subject to the fire station being surplus to requirements.	Planning application 221130 for redevelopment of former fire station to provide 54 dwellings under consideration. Submitted August 2022 and developer is Bellway Homes. 221121 - Prior notification of proposed demolition.
BL4015	"1025-1027 Oxford Road, Tilehurst, Reading"	0.19	Demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments.	Site too small
BL4016	"Charters Car Sales, Oxford Road, Reading"	0.33	Development for residential.	Site allocation WR3r in Local Plan. The site is within a residential area and will be highly visible from the Chilterns AONB so a high density of development cannot be assumed and will be a restraint.
BL4019	"816 Oxford Road, Reading"	0.23	Development for residential	Allocation WR3i in Local Plan. Application for 24 dwellings submitted March 2022 and undetermined. It is reasonable to assume that the site will come forward for development and that it is not available.
BL4020	"784-794 Oxford Road, Reading"	0.22	Development for residential	Allocation WR3k in Local Plan. Not developable within the next 15 years
BL4025	"2-6 Water Road and 158 Dee Road, Reading"	0.21	Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking.	Outline planning permission 161507.
BL4026	"Wensley Road, Reading"	2.36	Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works.	Site too large
BL4028	"Meadway Precinct, Honey End Lane, Reading"	1.94	Outline planning application (Access only. Appearance, Landscaping, Layout and Scale Reserved for future consideration) for the redevelopment of the Meadway precinct including partial demolition, refurbishment and extension of existing retail units and creation of new retail premises within Use Classes A1, A2, A3, A4, A5, D1 and D2, 258 new residential dwellings (Use Class C3), new car park and servicing arrangements, bin stores, engineering operations including re-profiling of embankment and associated landscaping, re-location of public toilets within precinct	Site too large
BL5001	"Land at 362 Oxford Road, Reading"	0.16	Erection of a mixed use development comprising of commercial units on the ground floor (158 sq m), up to 26 residential units, car and cycle parking	Site too small
BL5002a	"Part of Former Battle Hospital, Portman Road, Reading"	2.56	Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (including 28 dwellings).	Site too large
BL5002b	"Remainder of Former Battle Hospital, Portman Road, Reading"	0.21	Development for residential, including appropriate open space provision to complement the existing Battle Square.	Part of site allocation WR3i in Local Plan. Remaining part of site after permitted and completed development. This site is part of a larger comprehensive development which needs to come forward as part of that larger site and is not available. It was identified for a NHS clinic under s106, and this will now not be delivered.
BL5003	"Reading University Boat Club, Thames Promenade, Caversham, Reading"	0.56	Development for residential, subject to relocation or retention of the boat club.	More than 5% of the site area is within Floodzone 2.
BL5004	"St Martin's Precinct, Church Street, Caversham, Reading"	1.71	Erection of new and extended retail floorspace, new restaurant, new leisure floorspace, residential apartments, car park works and associated landscaping, surfacing, public realm and shopfront improvement works.	Site too large
BL5006	"458-478 Oxford Road and 1-3 Chester Street, Reading"	0.1	Development for residential	Site too small
BL5008	"Rear of 303-315 Oxford Road, Reading"	0.22	Development for residential.	Site allocation WR3h in Local Plan. Application 211616 for 13 dwellings and office building submitted September 2021. It is reasonable to assume that the development will come forward and the site is not available.
BL5009	"307-311 Gosbrook Road, Caversham, Reading"	0.05	Demolition of existing printing works and erection of 4 apartments and 1 garden flat.	Site too small
BL5010	"Land at Lowfield Road, Caversham, Reading"	0.93	Development for residential	The site is in use for temporary housing, which would be likely be required to be replaced elsewhere or demonstrated it was no longer required.
BL5011	"Caversham Park House, Caversham, Reading"	0.74	Potential conversion of the listed house only from offices to residential	This is part of a wider site at Caversham Park which is 38.28 hectares. This site includes the conversion of a Listed Building. Application for wider development including conversion of house and additional development submitted March 2022, pending consideration. It is reasonable to assume that the site is not available.
BL5012	"2 Priory Avenue, Caversham, Reading"	0.03	Change of use and conversion of the building from doctors surgery to 6 dwellings.	Site too small
BL5013	"42 Portman Road, Reading"	0.21	Change of use from office (B1a) to residential (C3) to provide 16 units.	Prior approval 200693. Site is within Core Employment Area and therefore application involving loss of employment would be contrary to policy. It is reasonable to assume that the prior approval application will come forward. The approval is for a change of use and not suitable. The site is therefore not available.
BL5014	"Gardners Arms PH, 48 Surley Row, Emmer Green, Reading"	0.33	Demolition of existing public house and erection of 8 new dwellings.	Planning permission 190040 granted and demolition complete. The planning permission has been implemented. Reasonable to assume that the site is not available.
BL5015	"4 Kidmore Road, Caversham, Reading"	0.31	Conversion and extension to convert former residential care home (C2) into 8 residential dwellings (C3), including parking, bin & cycle store and landscaping	Planning permission granted 190467. Reasonable to assume development will come forward and site is therefore not available.

NB: Sites not highlighted have been discounted in line with the methodology.
Sites highlighted orange have not been discounted and are listed in the main report.

8L5016	"70 South View Avenue, Caversham, Reading"	0.14	Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 10 flats.	Site too small
8L5017	"2-4 Send Road, Caversham, Reading"	0.1	Demolition of the existing buildings and the erection of 9 new houses with associated parking and landscaping	Site too small

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Sites highlighted orange have not been discounted and are listed in the main report.