

SEQUENTIAL TEST STATEMENT

Ian Mikardo Way, Reading,
RG4 5BZ

PLANNING APPLICATION FOR THE CONSTRUCTION OF A NEW THREE-BED DWELLING AND ASSOCIATED PARKING AND ACCESS

SEQUENTIAL TEST STATEMENT

IAN MIKARDO WAY, READING, RG4 5BZ

ON BEHALF OF YORK ASSOCIATES/READING BOROUGH COUNCIL

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This statement on the Sequential Test has been prepared by Pegasus Planning Group on behalf of York Associates and Reading Borough Council. It supports a full planning application for a new dwelling at the Ian Mikardo Way.
- 1.2 The levels of the site, when cross-referenced with the Environment Agency's flood map locates the site in Flood Zone 2. Attached at Appendix 1 is an extract from the Environment Agency Flood Map showing the site and the Flood Zone in which it lies.

APPENDIX 1 – ONLINE FLOOD MAPPING

- 1.3 In accordance with the NPPF, certain developments in Flood Zone 2 require the Sequential Test to demonstrate that there are no other sequentially preferable available sites at a lower flood risk (i.e. in Flood Zones 1) that could reasonably accommodate the development.
- 1.4 Particular regard is given to advice held in Planning Practice Guidance and a number of documents that form key parts of the evidence base for the current revised Reading Local Plan (that is still undergoing consultation and plan making exercises). It should be noted that residential accommodation is a suitable land use within Flood Zone 2 so there is no need to carry out an Exceptions Test.

2. POLICY CONTEXT

National Guidance

- 2.1 The requirement for a Sequential Test is set out in the National Planning Policy Framework (NPPF) which is supported by advice set out in the Planning Practice Guidance (PPG).
- 2.2 The NPPF sets out planning policy providing guidance on sustainable development within England. The issue of development within areas liable to flooding is considered within paragraphs 155 to 165 of the NPPF.
- 2.3 **Paragraph 155** of the NPPF states:
- 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.*
- 2.4 **Paragraph 158** deals with sequential test and states:
- ‘The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.*
- 2.5 Planning Practice Guidance supports the Government’s planning policies for England and explains how these are expected to be applied.
- 2.6 The PPG provides a definitive schedule of flood risk vulnerability of land uses together with their Flood Zone ‘compatibility’. These are provided in Tables 1 and 2 below. The land uses pertinent to the application proposal are underlined for ease of reference.

Table 1: Flood risk vulnerability classification:-

Essential infrastructure • <i>Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</i> • <i>Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.</i> • <i>Wind turbines.</i>
Highly vulnerable • <i>Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding.</i> • <i>Emergency dispersal points.</i> • <i>Basement dwellings.</i> • <i>Caravans, mobile homes and park homes intended for permanent residential use.</i> • <i>Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').</i>
More vulnerable • <i>Hospitals.</i> • <i>Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</i> • <u>Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.</u> • <i>Non-residential uses for health services, nurseries and educational establishments.</i> • <i>Landfill and sites used for waste management facilities for hazardous waste.</i> • <i>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</i>
Less vulnerable • <i>Police, ambulance and fire stations which are not required to be operational during flooding.</i> • <i>Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.</i> • <i>Land and buildings used for agriculture and forestry.</i> • <i>Waste treatment (except landfill* and hazardous waste facilities).</i> • <i>Minerals working and processing (except for sand and gravel working).</i> • <i>Water treatment works which do not need to remain operational during times of flood.</i> • <i>Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.</i>
Water-compatible development • <i>Flood control infrastructure.</i> • <i>Water transmission infrastructure and pumping stations.</i> • <i>Sewage transmission infrastructure and pumping stations.</i> • <i>Sand and gravel working.</i> • <i>Docks, marinas and wharves.</i> • <i>Navigation facilities.</i> • <i>Ministry of Defence defence installations.</i>

- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

(sourced from Technical Guidance to PPG)

Table 2 flood risk and Flood Zone 'compatibility'

Flood risk	Essential infrastructure	High vulnerable	<u>More vulnerable</u>	Less vulnerable	Water compatible
Zone 1	✓	✓	<u>✓</u>	✓	✓
Zone 2	✓	Exception test required	<u>✓</u>	✓	✓
Zone 3a	Exception test required	x	<u>Exception test required</u>	✓	✓
Zone 3b	Exception test required	x	<u>x</u>	x	✓
✓ - Development appropriate. X - Development should not be permitted.					

(sourced from Technical Guidance to PPG)

- 2.7 The Environment Agency's maps and associated information identify the application site as being in Flood Zone 2 (Medium Probability). The proposed use as a residential dwelling would fall under the '*more vulnerable*' category and therefore is appropriate development within Flood Zone 2 provided the Sequential Test is passed.
- 2.8 Therefore, the need to assess the development is restricted to a Sequential Test only as residential accommodation is compatible with Flood Zone 2.

3. SEQUENTIAL TEST

- 3.1 The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding with the overall aim to steer new development to Flood Zone 1.
- 3.2 Where there are no reasonably available sites in Flood Zone 1, local planning authorities in determining planning applications should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2.
- 3.3 As part of the evidence base for the new Reading Local Plan the Council's has undertaken various assessments including a study on housing land availability. The latest '*Housing and Economic Land Availability Assessment*' (May 2017) sets out in paragraph 5.4 that

*The development potential of sites that are considered to be deliverable, developable and potentially developable is set out in table 10. These include **all of the suitable, available and achievable sites within Flood Zones 1 and 2**. As can be seen, there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2. It is therefore likely that the sequential test for sites in Flood Zone 3 would be passed. The suitability of these sites for development in terms of flooding will therefore be dependent on other policy tests, notably the Exception Test.*

- 3.4 This is translated into the draft Local Plan where the Spatial Strategy for Reading recognises in paragraph 3.2.1

'Opportunities for large-scale expansion of the town onto greenfield sites within the Borough are virtually non-existent, with the small rural areas within the boundaries subject to significant flood risk. This means a need to look within the existing urban area for opportunities, and to ensure efficient use of land. This means a need to look within the existing urban area for opportunities, and to ensure efficient use of land.'

3.5 Nevertheless, an assessment of any other suitable sites has been undertaken in order to understand if there are any preferable sites in Reading that could accommodate the development.

3.6 The area of search has looked across the Reading Borough Council (RBC) Local Authority Area.

Search Criteria

3.7 The application site is situated in an area characterised by suburban terraced or semidetached dwellings. Adjacent properties are typically 2 storeys set in relatively large plots with good amenity spaces.

3.8 Potential alternative sites in areas with a similar surrounding are likely to provide the best alternative. The application site is approximately 0.06ha and seeks to accommodate a single 3 bed property within Flood Zone 2. Suitable sites will need to be of a similar size and have the potential to accommodate a similar development to that proposed at Ian Mikardo Way.

3.9 For example, large greenfield sites on the edge on the settlement are not considered a suitable site given the characteristics, size and type of development would be different. While the same could be given for more central town centre sites, given the size of Reading and the generally lower density of development within the town, sites across the central area have been included to ensure that a thorough assessment has been undertaken.

3.10 The following parameters were taken into account as part of the site selection and sequential test:

- Sized between 0.04ha and 0.08ha;
- Suitable for residential units; and,
- Located within Flood Zone 1.

Source Documents

3.11 Using the identified search parameters found above, all documents that form part of the local development plan (adopted and emerging), including housing evidence documents, have been assessed. The most appropriate source of sites is the RBC Housing and Economic Land Availability Assessment (HELAA) 2017. This includes

an extensive up-to-date list of potential housing sites and, RBC Brownfield Register Part 1 (2018).

Sequential Test Findings

- 3.12 Pegasus have carried out a search that considered sites within the jurisdiction of RBC, that match the search criteria. Appendix 2 provides an analysis of each of the alternative sites considered.

APPENDIX 2 – SITE ASSESSMENT

- 3.13 A total of 38 were considered that matched the search criteria set out above. The large majority of these sites were found in the town centre and were larger multi storey buildings that, although had relatively small footprints, were existing developed sites that would simply not be suitable for the type of development proposed.
- 3.14 It is evident from the assessment that all sites either found were either:
- Subject of extant planning permissions and are therefore not reasonably available;
 - Should be considered unsuitable for the type of development proposed due to location and existing building/development on the site; and,
 - Development has commenced or is complete on site, and therefore the site is unavailable for development.
- 3.15 The Sequential Test assessment has shown that there are no sequentially preferable and available sites that could accommodate a similar amount of residential use sought as part of the current proposed development. Therefore, the Sequential Test has been satisfied.

4. CONCLUSION

- 4.1 A Sequential Test has been undertaken and it has found any available sites outside Flood Zone 2 in line with advice on individual applications held in Planning Policy Guidance.
- 4.2 The Council should assess this planning application for affordable residential development on this site positively in flooding terms, given that there are no sequentially preferable sites to help meet the housing need for the existing community.
- 4.3 The Sequential Test required by NPPF has therefore been passed.

APPENDIX 1

ONLINE FLOOD MAPPING

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
472865/174712

Created
16 Nov 2018 3:20

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

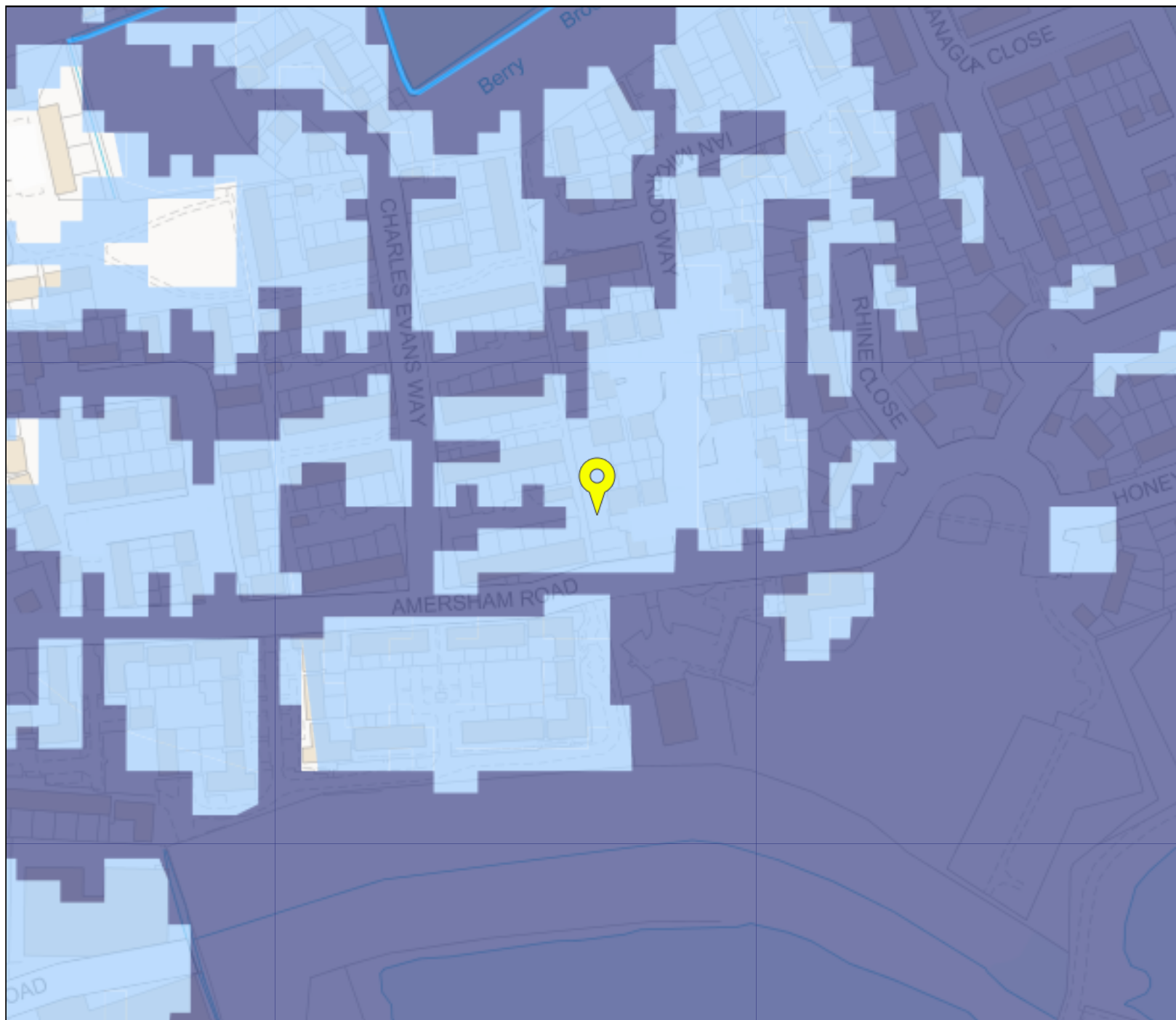
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
472865/174712

Scale
1:2500

Created
16 Nov 2018 3:20

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

APPENDIX 2

SITE ASSESSMENT

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
1	RBC HELAA (2017)	AB021	2-8 The Forbury and 19-22 Market Place	0.07	Retail	N/A	1	N	N	Allocated for retail uses on the ground floor (Policy RC4e of Reading Central Area Plan). The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
2	RBC HELAA (2017)	AB044	Kings Lodge, 194 Kings Road RG1 4NH	0.06	Office	160158	1	N	N	Planning permission for change of use from office to residential to comprise of 18 flats. The site is currently under construction and is therefore unavailable and cannot be considered as an alternative site. The site is not suitable.
3	RBC HELAA (2017)	AB048	120 Oxford Road RG1 7NL	0.08	Office / Retail	110492	1	N	N	Planning permission for conversion to three residential units and construction of further residential block. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
4	RBC HELAA (2017)	AB053	27-32 Market Place	0.04	Office	120532	1	N	N	Planning permission for the change of use from office to residential was granted in August 2013. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
5	RBC HELAA (2017)	AB061	17-23 Queen Victoria Street RG1 1SY	0.05	Office	111190	1	N	N	Planning permission for change of use from office to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
6	RBC HELAA (2017)	AB062	1-5 King Street RG1 2HD	0.08	Retail	0901931	1	N	N	The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not suitable.
7	RBC HELAA (2017)	AB069	37-43 Blagrove Street	0.04	Office	151611	1	N	N	Planning permission for alterations to front and rear facades, including relocation of main and several discharges of condition since have been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
8	RBC HELAA (2017)	AB094	160-163 Friar Street	0.06	Offices	160212	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
9	RBC HELAA (2017)	AB095	3-4 Wesley Gate, Queens Road	0.07	Offices	170314	1	N	N	Prior approval for changes of use from office to residential has been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
10	RBC HELAA (2017)	AB101	Part of City Wall House, 26 West Street	0.05	Hotel and serviced apartments	170251	1	N	N	A change of use to 10 flats was refused in July 2017. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
11	RBC HELAA (2017)	AB102	Tangent House, 16 Forbury Road	0.05	Office and education	161648	1	N	N	The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not suitable.
12	RBC HELAA (2017)	BA025	53-55 Argyle Road	0.07	Mental health clinic	170134	1	N	N	Planning permission for change of use to residential is currently under consideration. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
13	RBC HELAA (2017)	KA030	Central Club, London Street	0.05	Community centre		1	N	N	A planning application was refused in December 2016 for erection of 10 new residential apartments following demolition of existing night club. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
14	RBC HELAA (2017)	KA034	9 Southern Court, South Street	0.04	Office	162305	1	N	N	Planning permission was granted in for the change of use from office to residential. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
15	RBC Brownfield Resgister (2018)	BL1002	"29-35 Station Road, Reading"	0.05	Office	170772.	1	N	N	Prior approval for change of use from offices to residential has been approved. Further, this site also forms part of proposed allocation in Submission Draft Local Plan (ref CR11a). The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
16	RBC Brownfield Resgister (2018)	BL1004	"30-31 Friar Street, Reading"	0.08	Office	150829	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
19	RBC Brownfield Resgister (2018)	BL1016	"160-163 Friar Street, Reading"	0.06	Office	160212	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
20	RBC Brownfield Resgister (2018)	BL1018	"17-23 Queen Victoria Street, Reading"	0.05	Office	170650 & 181296	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
21	RBC Brownfield Resgister (2018)	BL1041	"2a Prospect Mews, Reading"	0.04	Commercial	141516	1	N	N	Planning permission for the demolition of a commercial building and development of residential properties has been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
22	RBC Brownfield Resgister (2018)	BL1050	"33 Blagrove Street, Reading"	0.07	Office	181074	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
23	RBC Brownfield Resgister (2018)	BL2001	"Land at rear of 36-46 Mason Street, Reading"	0.06	Office / Commercial	160342	1	N	N	Planning permission for erection of a building comprising has been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
24	RBC Brownfield Resgister (2018)	BL2006	"4 Berkeley Avenue, Reading"	0.06	Car Dealership		1	N	N	The site is currently occupied by a car sales business and therefore is not available for development. On this basis, the site is not a suitable alternative for development as it is unlikely to be available and would require the loss of employment use to be addressed. Further, this site also forms part of proposed allocation in Submission Draft Local Plan (ref WR3f in Submission Draft Local Plan). The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
25	RBC Brownfield Resgister (2018)	BL2019	"3-4 Wesley Gate, Queens Road, Reading"	0.07	Office	170314 & 172162	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
26	RBC Brownfield Resgister (2018)	BL2020	"Havell House, 62-66 Queens Road, Reading"	0.06	Office	181464, 181466, 181467 & 181468	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
27	RBC Brownfield Resgister (2018)	BL2028	"9 Southern Court, South Street, Reading"	0.04	Office	162305	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
28	RBC Brownfield Resgister (2018)	BL2029	"83-85 London Street, Reading"	0.06	Office	141720	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
29	RBC Brownfield Resgister (2018)	BL2030	"87 London Street, Reading"	0.07	Office	170341	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
30	RBC Brownfield Resgister (2018)	BL2032	"84 Watlington Street, Reading"	0.07	Residential	111073	1	N	N	Planning permission on the site was approved by appeal in 2012. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
31	RBC Brownfield Resgister (2018)	BL2038	"28 Wokingham Road, Reading"	0.07	Commercial	150325	1	N	N	Planning permission for erection of seven new flats has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.
32	RBC Brownfield Resgister (2018)	BL2041	"108 London Street, Reading"	0.04	Office	181218	1	N	N	Prior approval for change of use from offices to residential has been approved. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not available or suitable.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
33	RBC Brownfield Resgister (2018)	BL3007	"92-96 Southamptn Street, Reading"	0.04	Residential	160571	1	N	N	Planning permission for a building containing 7 dwellings to the rear of 92-96 Southampton Street has been approved. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
34	RBC Brownfield Resgister (2018)	BL3008	Corner of Crown Street and Southamptn Street, Reading	0.08	Office		1	N	N	The site a part of the proposed allocation CR14j in Submission Draft Local Plan. The site is in the town centre and is not suitable for the type of residential development proposed and therefore it cannot be considered as an alternative site. The site is not suitable.
35	RBC Brownfield Resgister (2018)	BL3014	35 Christchurch Road, Reading	0.08	HMO	151034	1	N	N	Permission for the conversion of 12 Bedroom HMO into 10 self-contained units was approved in 2015. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
36	RBC Brownfield Resgister (2018)	BL4017	"993 Oxford Road, Tilehurst, Reading"	0.07	Care Home	152075	1	N	N	Permission for the conversion of residential home to self contained flats was approved in 2015. The site is currently under construction and is therefore unavailable and cannot be considered as an alternative site. The site is not available.

Site No.	Source	RBC Site Code	Address	Size (ha)	Existing use	App. ref	Flood Zone	Avail. Or Suit.	Alt. Site	Comments
37	RBC Brownfield Register (2018)	BL4021	"750 & 752 Oxford Road, Tilehurst, Reading"	0.07	Commercial / Office	160938	1	N	N	Permission for the conversion residential flats was approved in 2016. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.
38	RBC Brownfield Register (2018)	BL4024	"The Pond House PH, 738 Oxford Road, Reading"	0.08	Public House	171127	1	N	N	Permission for the conversion residential flats was approved in 2016. The site is currently being pursued for development by 3rd parties and therefore cannot be considered as an alternative site. The site is not available.

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