

18 April 2018

Section 55 Town and Country Planning Act 1990

Design and Access Statement
Flood Risk Assessment
Affordable Housing Statement

Construction of two houses following demolition of the existing detached bungalow

8 Ardler Road Reading Berkshire

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1. Introduction

1.1. This statement has been prepared to support the following proposal:

Construction of two houses following demolition of the existing bungalow

1.2. The site relates to 8 Ardler Road, a detached bungalow located on the west side of the street and within an area characterised by two-storey terraced houses.

1.3. Planning permission was sought for a modest scheme comprising one pair of semi-detached houses. The design for the scheme was been inspired by the appearance of dwellings within the surrounding area.

1.4. This previous application was refused by the planning authority and the reasons for refusal relating to flood risk, highway safety and affordable housing provision were upheld by the Planning Inspectorate.

1.5. Given the comments of the Inspector the application has been modified in the following ways:

1. The layout of the scheme now incorporates two off-street car parking spaces.
2. The Flood Risk Assessment has been rewritten to include a full sequential test and flood resilience package.
3. A viability assessment is provided to address affordable housing viability.

1.6. Having regard to the key material considerations in this case it is submitted that the development is now appropriate and would have no overriding impact on the amenity of adjoining or surrounding occupiers.

2. Site Context

2.1. Ardler Road is characterised by a mix of two-storey terraced suburban houses dating from C1900's.

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3. Policy Framework

National Policy

3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Implementation of the NPPF

3.2. Paras 214 to 216 of Appendix 1 give relevant advice stating:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Sustainable Development

3.3. Paragraph 7 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

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7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.4. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

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—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
—specific policies in this Framework indicate development should be restricted.

Housing

3.5. Section 6 Paragraph 50 of the NPPF sets out the objectives of obtaining a sustainable mix of dwellings in communities:

1. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;

Flood Risk

3.6. The site is identified within Flood Risk Zone 3. Section 10 of the NPPF is therefore relevant and the following paragraphs are pertinent.

100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere⁴. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

applying the Sequential Test

if necessary, applying the Exception Test

safeguarding land from development that is required for current and future flood management

using opportunities offered by new development to reduce the causes and impacts of flooding

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where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations

101. The aim of the Sequential Test is to steer new development to areas with the lowest probability 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 probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared

a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall

Both elements of the test will have to be passed for development to be allocated or permitted.

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment⁵ following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location

development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems⁶

Affordable Housing

3.7. Following the decision of R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government [2016] EWCA Civ

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441 the NPPG has been amended and Paragraph: 031 Reference ID: 23b-031-20161116 is now relevant and states:

Are there any circumstances where infrastructure contributions through planning obligations should not be sought from developers?

As set out in the Starter Homes written ministerial statement of 2 March 2015, starter homes exception sites should not be required to make affordable housing or tariff-style section 106 contributions.

There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014 and should be taken into account.

These circumstances are that;

contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)

in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty

affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home

Local Policy

3.8. The Local Development Framework is encapsulated within the Reading Core Strategy 2006 (as amended). The relevant policies are reflected upon within this statement.

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4. Development Principles

4.1. The Principle of development was given as acceptable within the previous appeal decision subject to matters of Flood Risk, Highway Safety and Affordable Housing Provision. The scheme has been reformulated to address these matters.

4.2. A full flood risk assessment is provided together with sequential test and site specific resilience package that has, with other authorities, been considered acceptable.

4.3. The scheme is accompanied by an Affordable Housing viability assessment to demonstrate the applicants stance towards providing affordable housing.

4.4 Given the comments of the Inspector the development is considered acceptable in principle.

5. Design Appraisal

Amount

5.1. The amount of development has been carefully considered in relation to plot size, layout and position within the street. Having regard to these matters the proposed scheme of two houses is considered an appropriate amount and would result in the net increase of one house on the site.

5.2. The proposed houses otherwise comply with the March 2015 Technical housing standards – nationally described space standard.

5.3. The proposed amenity space provision for both new houses is considered appropriate having regard to the urban grain and plot form found within Ardler Road.

5.4. Having regard to development already alongside it is submitted that this proposed scheme otherwise addresses the requirements of the Core Strategy and the NPPF.

Scale

5.5. The scale of development does not differ from that within the street. The proposed development seeks a two-storey built form to mimic the adjoining two-storey buildings.

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Layout

5.6. The site has been laid out to comply the pattern of built form within the street. The proposed houses are set behind a modest front forecourt and have a traditional front-to-back arrangement.

Landscape

5.7. The proposal seeks an appropriate landscape setting including front and rear gardens to position the properties in space. The landscape setting of development on this site is considered acceptable.

Appearance

5.8. The appearance of development mimics the appearance of the adjoining terraced houses in built form, architectural detailing, fenestration and materials. As such is considered an appropriate response to the site and its surroundings.

6. Access Appraisal

6.1. Ardler Road is a one-way street (north to south) with unrestricted on-street car parking available on both sides of the street.

6.2. The existing bungalow has a sub-standard garage. This is not considered to provide a dedicated car parking space. The forecourt of the bungalow is insufficient in terms of depth to provide a car parking space. As such the parking needs of this house are accommodated within the street.

6.3. The proposed dwellings are set behind forecourts which are now sufficient in terms of depth to provide car parking at a ration of one space per dwelling. This approach has been taken in order to provide parking in line with the Council's policy and following the comments of the Inspector.

6.4. Given this it is submitted that the proposed parking spaces required to service this development can be accommodated within the street without substantive impact to the safety and convenience of the Highway Network.

7. Affordable Housing Statement

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7.1. Having regard to the requirements of the Core Strategy, the outcome of the recent appeal and the outcome of R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government [2016] EWCA Civ the applicant has provided a full viability assessment to demonstrate that the provision of affordable housing would prove prejudicial to the development of this site.

8. Conclusion

8.1. Given the above it is expected that the LPA will seek to approve this application. The applicant awaits confirmation of the Council's CIL standing in due course.

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Flood Risk Assessment

Construction of two new dwellings

8 Ardler Road Reading Berkshire

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1. Introduction

1.1 This flood risk assessment has been prepared to support the following proposal:

Construction of two new dwellings

1.2. This FRA has been prepared in accordance with the Technical Guidance to the National Planning Policy Framework (March 2012). Para 9 of the Technical Guidance states;

“9. As set out in the National Planning Policy Framework, local planning authorities should only consider development in flood risk areas appropriate where informed by a site-specific flood risk assessment. This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.”

2. Site Context

2.1 The existing site No 8 Ardler Road, a single storey bungalow.

2.2. Ardler Road more widely comprises a mix of two-storey terraced houses.

2.3. The Environment Agency advises that the site is located within Flood Zone 3. The level of the land at this point is 37.5mAOD. The source of flooding is surface flooding from the non-tidal River Thames. This watercourse is some 400m at its closest point from the application site. Flood within this area is predicted to a height of 37.3m AOD (river water height of 7.1m) which assumes no defence in place. At present, the site is some 0.2m above the predicted flood height.

2.4. The present extreme water level recorded at Monitoring Station: Reading Environment Agency Location ID: 2200TH is 7.41m, reached on Saturday 4th January 2003 at 5:15pm. This corresponds to a severe flood event within Reading. This resolves to a flood height of 37.71mAOD whereupon the site would be some 0.21m below the predicted flood height.

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3. Catchment Management

3.1. The site is within a known river catchment (The Thames River). The EA have an existing flood management plan which identifies the site within Policy Area 5 (Lower Thames) and states:

"These places include some of the most populated floodplain in Thames region. For instance, the Lower Thames sub-area, with 18, 000 properties with a 1% risk of flooding, is recognised as the largest concentration of properties not protected by flood defences in the country. These sub-areas contain 10% (170km²) of the total area of floodplain within the Thames CFMP but have 40% (56,000 properties with a 1% risk of flooding from rivers) of the properties at risk. This figure is estimated to increase by between 5% and 25% in the future due to the impacts of climate change as most of these areas are in wide flat floodplains of major rivers. More recent investigations show that in the Lower Thames the number of properties at risk from flooding could increase by 50% as a consequence of climate change. The flood risk is concentrated in known locations and problems with flooding from rivers are well documented. Large scale interventions will be expensive and difficult to build and maintain. Adaptation of the places at risk and of people's behaviour has the potential to manage risk. However, this will take time and will not always meet the expectations of partners and the communities at risk. ."

4. Strategic Flood Risk Assessment

4.1. Reading Borough Council has carried out a Strategic Flood Risk Assessment (SFRA).

4.2. The SFRA identifies that the site is within Flood Risk Zone 3a (High Probability)

Zone 3a High Probability

23 Areas subject to flooding in the 1% probability of occurring in any one year (1 in 100) design event have been delineated as Zone 3a High Probability. Development within these areas may only be considered following application of the Sequential Test and Exception Test and 'More Vulnerable' development should be avoided wherever possible.

24 The SFRA has outlined specific development control recommendations that should be placed upon development within Zone 3a High Probability to minimise the damage to property, the risk to life in case of flooding, and the need for sustainable drainage systems (SUDS). It is essential that the developer carries out a detailed Flood Risk Assessment to consider the site-based constraints that flooding may place upon the proposed development.

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25 Re-development provides an opportunity to reduce the causes and impacts of flooding for example by incorporating SUDS and resilient building design, creating flood storage, re-creating functional floodplain and setting back defences.

5. Survey Information

5.1. A visit to the site was carried on 20 April 2017.

5.2. The existing site comprises an existing bungalow set within a partially hard surfaced curtilage.

5.3. The site is flat and level.

5.4. The site, at present, drains to the combined sewer system that serves the wider Reading area.

5.5. Whilst there were incidents of flooding in Reading in 2014 this site was unaffected and both the Flood Management Plan and the SFRA indicate that the current flood defences are sufficiently well managed and maintained.

6. Source - Pathway Receptors

6.1 The existing site comprises an existing bungalow set within a partially hard surfaced curtilage.

6.2. The site is flat and level.

6.3. The site is located within Flood Risk Zone 3. The site is in excess of 400m the River Thames. The SFRA indicates that the site is defended and that the principal source of flooding is surface water flows from the source associated with an extreme storm event leading to scenarios of overtopping or breach. A secondary source of flooding is identified as groundwater flows closely associated with river levels. As these are linked the primary pathway is considered here.

6.4. The existing receptor is the existing dwellinghouse.

6.5. The proposed receptor to flooding is two dwellings (one additional dwellinghouse).

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6.6. The proposed development would be located in Flood Risk Zone 3. Whilst this may place additional persons at risk it is considered that the possibility of flooding at the source of the river is remote.

6.7. Whilst there would be a net change to the number of persons at risk during a flood event it is considered that this can be mitigated by design and as such would not place additional persons at risk.

6.8. The pathway will be:

overland surface flows from heavy rains exceeding the capacity of the existing defences or resulting in a breach of those defences and flowing across densely developed residential areas.

6.9. Table 2 confirms that the proposed development (Buildings and land associated with dwelling houses) Are classified as more vulnerable.

6.10. This proposal is not anticipated to result in a significant increase in surface water run-off.

7. Flood probability

7.1. Table 1 of the Technical Guidance to the NPPF confirms that the land is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

7.2. The normal level of the Thames at Reading in average weather conditions is between 6.63m and 6.79m. It has been between these levels for at least 150 days in the past year.

The usual range of the Thames at Reading in more extreme weather conditions is between 6.58m and 7.00m. It has been between these levels for 90% of the time since monitoring began.

7.4. The most recent high is 7.30m, reached on Friday 10th January 2014 at 4:30am.

7.5. The highest level ever recorded at the Thames at Reading is 7.41m, reached on Saturday 4th January 2003 at 5:15pm.

7.6. The height of the flood monitoring station is 37.3m AOD.

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7.7. Flood within this area is predicted to a height of 37.3m AOD (river water height of 7.1m) which assumes no defence in place. At present, the site is some 0.2m above the predicted flood height.

7.8. The present extreme water level recorded at Monitoring Station: Reading Environment Agency Location ID: 2200TH is 7.41m, reached on Saturday 4th January 2003 at 5:15pm. This corresponds to a severe flood event within Reading. This resolves to a flood height of 37.71mAOD whereupon the site would be some 0.21m below the predicted flood height.

8. Climate change

8.1. The SFRA confirms the extent of the floodplain based on a design life of the development of 100 years. It is not anticipated that the classification will alter during the design life of the development.

8.2. Table 1 peak river flow allowances by river basin district (use 1961 to 1990 baseline) confirms that a 25% increase can be applied to peak river flow. The peak normal river flow for the Thames based on the River Monitoring Station at Floating Bridge is 6.79m. Breach will occur at 7.1m and peak flow will increase to 8.48m

9. The Sequential Test

9.1. The site is located within Zone 3.

9.2. The Technical Guidance to the NPPF confirms that a sequential test is required as new build development is being proposed.

9.3 This application proposal is for the development of the site to form two x two person houses with a total of 6 persons present.

9.4. The development comprises habitable accommodation at ground and first first floor level. This achieves safe refuge for each house within its own plot.

9.4. The proposed site layout has been influenced by the character of existing housing and the comments of the Planning Inspector.

9.5. It is considered that the detailed design would sympathetically integrate with the surrounding built form.

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9.6. The proposal brings forward a small residential scheme on an otherwise inefficient site in a highly sustainable location. These are planning considerations of significance.

9.7. Following the deletion of PPS25 the site selection approach must follow recommendations within the NPPG at Flood risk assessment: the sequential test for applicants.

The Guidance states:

Information about your proposed site

If you need to do a sequential test, you need to include both:

the name and location of the site you're proposing for development
an explanation of why you chose that specific site

Information about alternative sites

Where to look for alternative sites

Contact your local planning authority to discuss what the search area should be for alternative sites for your development.

Potential alternative sites

Within the area you've agreed with your local planning authority, look for sites that could be suitable for your development.

First, check your adopted or draft local plan for sites that have already been allocated for development and could be suitable for the development you're proposing.

Also look at sites that haven't been allocated in the local plan, but that have been granted planning permission for a development that's the same or similar to the development you're proposing. Your local planning authority will have details of sites with planning permission.

Finally, check with your local planning authority whether there are any 'windfall sites' in your search area. Windfall sites are sites that aren't allocated in the local plan and don't have planning permission, but that could be available for development.

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You can look for windfall sites yourself and you should also check if your local planning authority has information about possible windfall sites (eg urban capacity studies).

Estimate approximate capacity

You need to check the approximate capacity of each potential alternative site, eg how many houses can be built per hectare on the site.

If your local planning authority has a density policy (a rule on the density of new developments), you should take this into account when estimating capacity.

If your local planning authority doesn't have a density policy, you should consider the average density at which houses have been built on the site in the past.

Check with your local planning authority if you're unsure if it has a density policy.

Information to provide about alternative sites

For each of the potential alternative sites, you need to state:

its name and address

whether it has been allocated in the local plan (ie identified for a specific use like housing)

any issues that would prevent development on the site (eg roads that are too small) and whether these issues could be overcome

your estimate of its approximate capacity

You also need to include the following information:

the status of the local plan (eg whether it's been adopted or is in draft)

supporting documentation about your alternative sites, eg the local plan background and evidence base documents or housing and economic land availability assessments

You can find this information by speaking to your local planning authority or by checking the planning section of their website.

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9.8 Taking the guidance in the order presented:

Information about your proposed site

9.9. The site comprises a single storey bungalow on its own land within Reading.

9.10. The site is already within the ownership of the applicant.

Information about alternative sites

9.11. Given the small scale and nature of the proposed development, the application scheme cannot viably compete for major development sites identified for residential development within Reading. As such, all sites allocated for major residential development within the Core Strategy have not been considered for this assessment.

9.12. The area of search is limited to the town of Reading.

9.14. The Reading Housing and Economic Land Availability Assessment May 2017 provides details of the council's established five year supply of housing. The five year housing land supply contains various types of sites. It also includes emerging housing allocations which may contribute to the supply towards the end of the 5 year period. Types of Sites Included within the 5 Year Supply include

- Sites with extant permission for housing at 1 April 2017 including sites allocated within the development plan.
- There is no assessment of Council owned deliverable sites without planning permission, Windfall allowance for sites over 0.1 hectares or Windfall allowance for sites under 0.1 hectares

9.15. As this site is available for development in the short term it is considered appropriate to review only those sites that will be deliverable within the same time period.

Potential alternative sites - 1st Filter

Housing Land Statement

Sites that are available for development and purchase by the applicant for development that is not under construction and between 1 and 5 units. Sites that pass this filter are annotated in GREEN

Sites that are not available for development within 1-5 years are discounted at this stage.

Site Address	Capacity	Available and Developable	Source	Conclusion
Chatham Street	0	Not available within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
143-145 Oxford Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
9-27 Greyfriars Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-8 The Forbury and 19-22 Market Place	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading Central Library, Abbey	0	Not Available	HELAA	Not a suitable alternative, not

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Square				developable within the 1-5 year timeframe
The Anchorage, 34 Bridge Street	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
The Oracle Extension, Bridge Street and Letcombe Street	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading College, Kings Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Kings Meadow Pool, Kings Meadow Road	0	Available	HELAA	Deliverable
Aldwych House, 2 Blagrove Street	0	Available	HELAA	Deliverable
Energis House, Forbury Road	0	Available	HELAA	Deliverable
Land West of Rivermead Car Park	0	Available	HELAA	Deliverable
60 Queens Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Hodsoll Road	0	Available	HELAA	Deliverable
Havell House, 62-66 Queens Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year

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				timeframe
116-117 & 119 Broad Street & 19-22 Minster Street	0	Available	HELAA	Deliverable
The Oracle Shopping Centre, Yield Hall Place	0	Available - Not Deliverable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Primark, 32-42 West Street	0	Available	HELAA	Deliverable
78 Oxford Road	0	Unsuitable for development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
149-153 Oxford Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
38-40 Oxford Road & 3-7 Cheapside	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Manrose Manufacturing, Meadow Road	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
159 Oxford Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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Queens Arms PH, Great Knollys Street	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Elite House, 179 Kings Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
37-43 Blagrove Street	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Richfield Avenue and Tessa Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Rising Sun 18 Forbury Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
The Butler PH, Chatham Street	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
28-30 Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
7 Blagrove Street	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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20-22 Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Regent Court, Great Knollys Street	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
1-3 Greyfriars Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land adjacent Crowne Plaza Hotel, Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Tesco, Napier Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
131-215 Cardiff Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
140-146 Cardiff Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Trafford Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within

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				the 1-5 year timeframe
100-124 Cardiff Road and Bennet Court	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Weighbridge Row	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-12 Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
1-3 & 13-14 Cremyll Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
18 Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
24-26 Richfield Avenue	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Milford Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year

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				timeframe
2 Ross Road	0	Available but not developable within 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
211-221 Oxford Road, 10 & rear of 8 Prospect Street	6	Available	HELAA	Deliverable
26 Portman Road	0	Available and Achievable	HELAA	Deliverable
Land at Reading West Station	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
458-478 Oxford Road & 1-3 Chester St	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
133-137 Wantage Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-4 Bridgewater Close	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-6 Portman Road and 1-5 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
14 Portman Road and the Portman Centre	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
16-22 Portman Road and 47-73 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
24 Portman Road and 75-77 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
28 Portman Road and 83 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Battle Farm Trading Estate and 60 and 85 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
38-40 Portman Road and 103 Loverock	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year

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				timeframe
Aldbury Close and 42 Portman Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Broughton Close and 44-50 Portman Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
50-60 Portman Road and 117-123 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
62 Portman Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Bridgewater Close	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Wigmore Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Scours Lane and Littlejohn's Farm	0	Not developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Unit 1, Paddock Road Industrial Estate	0	Not suitable for residential development	HELAA	Not a suitable alternative, not developable within the 1-5 year

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				timeframe
72 George Street	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
383 Gosbrook Road	0	Unsuitable for development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
View Island	0	Available but not developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Cantay House, Ardler Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
3 Send Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
4-6 Send Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Paddock Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Former Caversham Nursery, 82 Gosbrook Road	0	Not Suitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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University of Reading, The Chancellors Way & Shinfield Road	0	Not Suitable for Residential Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading Girl's School, Northumberland Avenue	0	Achievable	HELAA	Deliverable
Ridgeway Primary School, Willow Gardens	0	Achievable	HELAA	Deliverable
Leighton Park School, Shinfield Road	0	Achievable	HELAA	Deliverable
Land rear of 50-52 Cressingham Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
25-31 London Street	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
21 South Street	0	Not Available	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
79 Silver Street	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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75-77 London Street	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
11 Glebe Road	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Preston Road and Nimrod Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Britten Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Keyline Builders Merchants	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
160 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Jewson and Tunbridge Jones Estate	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading Approach and Chancery Gate Business Park	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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196 Basingstoke Road and 5 Cradock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Arkwright Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-12 and 3-17 Boulton Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
14-22 and 39-47 Boulton Road and 11 and 15 Cradock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
19-37 Boulton Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Car dealerships north of Rose Kiln Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Hyperion Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
169-173 Basingstoke Road	0	Not Developable within next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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784-794 Oxford Road	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land Adjacent to Stadium Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Scours Lane	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
1015 Oxford Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
The Restoration Public House 928 Oxford Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
2-4 Deacon Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Rear of The Pond Public House 738 Oxford Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
64 Portman Road and 127 Loverock Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Stadium Way	0	Unsuitable for	HELAA	Not a suitable

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		Development		alternative, not developable within the 1-5 year timeframe
IO Trade Centre Deacon Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
1-11 and 6-12 Deacon Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
15-21 Deacon Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Gresham Way Industrial Estate	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
20 Chazey Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Outlands Upper Warren Avenue	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Chazey Court Farm	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Plots A and B Gravel Hill	0	Unsuitable for Development	HELAA	Not a suitable alternative, not

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				developable within the 1-5 year timeframe
Highridge Upper Warren Avenue	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
161 Upper Woodcote Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Mapledurham Pavillion Upper Woodcote Road	0	Not developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Fobney Mead Island Road	0	Not Developable within the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading Link Retail Park	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
5 Westcote Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Webbs Close Berkeley Avenue	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
31 Bath Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within

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				the 1-5 year timeframe
Kilnbrook House Cadogan House and Rose Kiln Lane Court	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Car Dealerships Rose Kiln Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
25-29 Rose Kiln Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
8-12 Rose Kiln Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land West of A33 and South of Berkley Avenue	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
16c Upton Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
15 St Georges Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Sterling Way Industrial Estate	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year

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				timeframe
Upton Road Industrial Estate	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Green Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
199-219 Henley Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
241-251 Henley Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Rear of 9 Chalgrove Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
58 Crawshay Drive	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading School Erleigh Road	0	Available	HELAA	Deliverable
Land Adjacent to 17 Craven Road	0	Available	HELAA	Deliverable
46 Redlands Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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78-86 London Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
13-15 Craven Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land r/o 8-14 Allcroft Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Dellwood Hospital	0	Not developable for the next 15 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Searls Farm	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Garages R/O 4-10 Frilsham Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
37 Circuit Lane	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Queen Annes School Henley Road	0	Available	HELAA	Deliverable
Land Adjacent to 54 Highdown Hill Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within

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				the 1-5 year timeframe
153 Hemdean Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Church End Primary School	0	Available	HELAA	Deliverable
3-19 The Triangle	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Little Chef Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
400-450 Longwater Avenue	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
600 South Oak Way	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land west of A33 and north of Island Road	0	Available	HELAA	Deliverable
500-600 Longwater Avenue	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Madejski Stadium	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within

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				the 1-5 year timeframe
Land South of Smallmead MRF	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Worton Drive	0	Available	HELAA	Deliverable
Land West of Longwater Avenue	0	Available	HELAA	Deliverable
177 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land South of Island Road Smallmead	0	Not developable within 1-5 years	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land at Madejski Stadium	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Lancaster Jaguar Bennet Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
St Pauls Church and Hall	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Land south of M4	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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448-452 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
472 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
14 Bennet Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
20-40 Bennet Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Darwin Close and 9-21 Bennet Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Smallmead Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Commercial Road East	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
464-468 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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Acre Business Park	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
478 Basingstoke Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
1-4 Acre Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Arena Business Park Acre Road	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Mayfield Trading Estate	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Office Buildings Worton Drive and Imperial Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Worton Drive Industrial Sites	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
SEGRO Industrial Site Imperial Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe

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Tesco Distribution Centre Imperial Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
Reading International Business Park	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
100-350 Longwater Avenue	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
100-400 Brook Drive	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
450-500 Brook Drive	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
550 South Oak Way	0	Unsuitable for Development	HELAA	Not a suitable alternative, not developable within the 1-5 year timeframe
16-18 Bennet Road	0	Not deliverable within 1-5 Years	HELAA	Not a suitable alternative and not developable within 1-5 years
Land North of Island Road	0	Available	HELAA	Deliverable

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Filter 2 - Removing sites that do not deliver 2 houses and are in excess of 0.1ha. Sites that are removed are in RED, Sites retained for detailed assessment are in GREEN. Estimated delivery is based on 40dph

Kings Meadow Pool, Kings Meadow Road	4	Available	HELAA	Site area 0.12ha and considered to deliver in excess of 2 houses
Aldwych House, 2 Blagrove Street	8	Available	HELAA	Site area 0.24ha and considered to deliver in excess of 2 houses
Energis House, Forbury Road	56	Available	HELAA	Site area 1.4ha and considered to deliver in excess of 2 houses
Land West of Rivermead Car Park	17	Available	HELAA	Site area 0.44ha and considered to deliver in excess of 2 houses
Land at Hodsoll Road	40	Available	HELAA	Site area 1.07ha and considered to deliver in excess of 2 houses
116-117 & 119 Broad Street & 19-22 Minster Street	8	Available	HELAA	Site area of 0.21ha and considered to deliver more than 2 houses
Primark, 32-42 West Street	16	Available	HELAA	Site area of 0.41 and considered to deliver more than 2 houses

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211-221 Oxford Road, 10 & rear of 8 Prospect Street	6	Available	HELAA	Site area of 0.3ha and considered to deliver more than 2 houses
26 Portman Road	18	Available and Achievable	HELAA	Site area of 0.46ha and considered to deliver greater than 2 houses
Reading Girl's School, Northumberland Avenue	40	Achievable	HELAA	Site area of 0.98ha and considered to deliver greater than 2 houses
Ridgeway Primary School, Willow Gardens	75	Achievable	HELAA	Site area of 1.89ha and considered to deliver greater than 2 houses
Leighton Park School, Shinfield Road	20	Achievable	HELAA	Site area of 0.5ha and considered to deliver greater than 2 houses
Reading School Erleigh Road	14	Available	HELAA	Site area of 0.35ha and considered to deliver greater than 2 houses
Land Adjacent to 17 Craven Road	10	Available	HELAA	Site area of 0.27ha and considered to deliver greater than 2 houses
Queen Annes School Henley Road	20	Available	HELAA	Site area of 0.47ha and considered to deliver greater than 2 houses
Church End Primary School	85	Available	HELAA	Site area of 0.85ha and considered to deliver greater than 2 houses

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Land west of A33 and north of Island Road	248	Available	HELAA	Site area of 6.2ha and considered to deliver greater than 2 houses
Worton Drive	62	Available	HELAA	Site area of 1.57ha and considered to deliver greater than 2 houses
Land West of Longwater Avenue	141	Available	HELAA	Site area of 3.54ha and considered to deliver greater than 2 houses
Land North of Island Road	72	Available	HELAA	Site area of 1.81ha and considered to deliver greater than 2 houses

Alternative Sites Detailed Assessment

There are no suitable sites available to the developer.

9.16. Subject to the detailed assessment of sites available and identified by the Council for development I conclude that there are no sequentially preferable sites within the search area.

10.0 The Exception Test

10.1 The three remaining reasons for refusal relate to flood risk, affordable housing and highway safety. The appeal decision determined that the development was acceptable in relation to design and amenity impacts.

10.2. Paragraphs 6-17 of the NPPF identify the key sustainability criteria. Paras 7, 8 and 9 are particularly prevalent and state:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the

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right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8. These roles should not be undertaken in isolation because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

making it easier for jobs to be created in cities, towns and villages
moving from a net loss of bio-diversity to achieving net gains for nature¹
replacing poor design with better design
improving the conditions in which people live, work, travel and take leisure
widening the choice of high quality homes.

10.3. The HELAA identify a market need for two bedroom houses within the Borough Council Area.

10.4. It is therefore submitted that there is a market need for such dwellings.

10.5. Given the focus from Central Government to, inter alia, solve the housing crisis by building new housing, to reuse undeveloped sites within towns and cities for residential development and the other sustainability and planning benefits of developing this vacant plot as outlined within the NPPF and the Council's Planning Policy Documents it is considered that the Exception Test is passed in this case.

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11. Site Specific Flood Risk Assessment

11.1. This proposal would create one additional dwelling.

11.2. This proposal does not alter the flood risk classification of the site nor does it:

- 1) have an adverse effect on a watercourse, floodplain or its flood defences;
- 2) would impede access to flood defence and management facilities; or
- 3) where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

11.3. The proposed dwellings would be located on land at a level of 37.5mAOD It is not proposed that the land would be raised. At this level the ground floor non-habitable spaces would be at risk from flooding to 2115 when it is predicted that the flood level will increase to 38.78mAOD. The ground floor of the building would be at risk however safe refuge is available at first floor levels.

11.4 At first floor the habitable floor level would be above 40.2mAOD which would be above the extreme flood level and the predicted 2115 level and would provide suitable refuge in a flood event to 2115. Access to and from the site would be directly from Ardler Road and would remain passable before and after a flood event.

11.5. As the development seeks the construction of two new dwellings and given the predicted flood height to 2115 of 1.28m the following measures are considered to be proportionate.

Doors: Raising the threshold as high as possible, while complying with level access requirements, should be considered as the primary measure. In addition, sealed PVC external framed doors should be used and, where the use of wooden doors is a preferred option, all effort should be made to ensure a good fit and seal to their frames. Hollow core timber internal doors should not be used where the predicted frequency of flooding is high. Where sufficient flood warning is given, butt hinges, that allow internal doors to be easily removed and stored in dry areas prior to a flood, should be used. Where the frequency of predicted flooding is low or where there is no warning (e.g. overland or sewer flooding) it may be necessary to replace the doors after the flood.

Windows/patio doors: Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Special care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the house. Of particular

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concern would be excessive water pressure on the glazing of patio doors. Double glazing conforming to the relevant standards would in principle adequately resist the pressures generated by flood waters; debris carrying flows may cause damage.

Air vents: special designs of air vent are available in the market to prevent water ingress in circumstances where the predicted flood depth is low (i.e. < 0.3m); e.g. periscopic air vent.

Fittings: The main principle is to use durable fittings that are not significantly affected by water and can be easily cleaned (e.g. use of plastic materials or stainless steel for kitchen units). The cost of these units may need to be balanced against the predicted frequency of flooding. Place fittings (e.g. electrical appliances, gas oven) on plinths as high as practicable above floor so that they are out of reach of flood water.

Ensure adequate sealing of joints between kitchen units and surfaces to prevent any penetration of water behind fittings. Ensure high quality workmanship in the application of fittings

Pipework: Closed cell insulation should be used for pipes which are below the predicted flood level.

Drainage services: Non-return valves are recommended in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging. Maintenance of these valves is important to ensure their continued effectiveness.

Water, electricity and gas meters: should be located above predicted flood level.

Electrical services: electrical sockets should be installed above flood level for ground floors to minimise damage to electrical services and allow speedy re-occupation. Electric ring mains should be installed at first floor level with drops to ground floor sockets and switches.

Heating systems: boiler units and ancillary devices should be installed above predicted flood level and preferably on the first floor of two-storey properties.

Underfloor heating should be avoided on ground floors and controls such as thermostats should be placed above flood level. Conventional heating systems, e.g. hot water pipes are unlikely to be significantly affected by flood water unless it contains a large amount of salts. The less common, hot air duct heating would remain effective provided it is installed above the design flood level.

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Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage. Any proposed design solution for flood insulation on all potentially vulnerable wiring should be discussed with the relevant service providers.

11.6. The Environment Agency advises that the site is located within Flood Zone 3. There are flood defences in place. Having regard to the existing situation it is anticipated that evacuation would be possible before, during and after a flood event.

11.7. Given the above, it is submitted that this proposal would not put a significant additional number of persons or properties at risk and would not result in adverse effects elsewhere. It is submitted that the Site Specific Flood Risk Assessment meets the requirements of the Technical Guidance and is acceptable in all other respects.

12. Management measures

12.1. A flood risk warning and evacuation plan has been prepared and follows.

13. Off site impacts

13.1 No off-site impacts are anticipated as a result of this proposal.

14. Residual risks

14.1. There are no residual risks associated with this development.

15. Conclusions

15.1 It is submitted that this proposal would accord with the aims and objectives of the NPPF and its associated Technical Guidance.

15.2. Whilst the flood risk classification may change over time this proposal will not put a significant number of additional buildings or persons at risk from a flood event.

Flood Warning and Evacuation Plan

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1. Introduction, Scope & Objective

1.1 The objective of this plan is to raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.

1.2. The Plan also describes the evacuation procedure.

1.3. The location covered by this plan is 8 Ardler Road Reading

1.4. The site is situated in Flood Zone 3 as can be seen from the Environment Agency map.

2. Document Control

2.1. This plan is owned, maintained and updated by the owner of the individual houses. All users are asked to advise the owner of any changes in circumstances that may materially affect the plan in any way.

2.2. Any changes should be actioned by the end owners of the development.

2.3. The plan will be reviewed and updated at least every three years, as a result of lessons identified after an activation event or exercise, following major changes of personnel or policy, or following change to the flood risk or warning process that is used by the Environment Agency.

2.4. The person responsible will be the end owners of the development

2.5. The Flood Risk Warning and Evacuation Plan will be provided to all new residents upon first occupation in writing and re-issued as and when changes occur.

2.6. The Flood Risk Warning and Evacuation Plan will be stored in a waterproof jacket within each of the dwellings proposed.

3. Flood Risk

3.1. The location covered by this plan is at risk from fluvial and tidal sources. The

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Environment Agency advises that the location is located within Flood Zone 3. The source of flooding is fluvial flooding from the non-tidal River Thames. These sources are in excess of 100m of the application site.

3.2. The site is within Zone 3 of the EA's indicative flood risk map.

3.3. At worst the EA confirms that the site is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

4. Flood Warnings

4.1. The EA operate a flood forecasting and warning service in areas at risk of flooding from the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

4.2. Within Reading, flood warnings are broadcast via Local Radio and TV Stations. The EA also operated Floodline which can be accessed by dialling 0845 988 1188.

4.3. If flooding is forecast, warnings are issued using a set of easily recognisable codes. A description of the codes and actions to be taken are shown at Appendix 1.

4.4. Within this area the EA attempt to provide 2 hours warning of an imminent flood event.

4.5. In the event of a serious flood event across the site the competent warning authority is the Environment Agency. When a flood is expected the Local Authority and local emergency services will be responsible for public care and safety.

5. Flood Warnings Direct (FWD)

5.1. Flood Warnings Direct is a free service operated by the EA that provides flood warnings direct to you by telephone, mobile, email, SMS text message and fax. Sign up for Flood Warnings Direct by calling Floodline on 0845 988 1188 or online by following the link included in appendix 2.

5.2. The Owners are responsible for activation this plan and are registered with Flood Warnings Direct (FWD) and should receive a direct warning through this system.

5.3. The Owners will cascade the FWD direct to the residents.

6. Estimated Flood Warning Time

6.1. For this location the estimated lead time provided by the EA is 2 hours, a more accurate

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estimation will be provided when the warning is made.

7. Low lying areas designed to flood

7.1. At present the upper floor of the building would remain dry during a present day flood event. Considering the effect of climate change and the lifetime of the development the following procedure and routes should be followed if evacuation is advised by the Emergency Services, the Civil Contingencies Unit or the EA.

7.2 The ground floor of the building would be flooded in a flood event.

7.3. Passive flood mitigation measures have been installed and are outlined at para 11.2. of this plan.

7.4. The development includes provision for safe refuge areas at first floor level. Evacuation in the event of a severe flood event is not required but must be carried out on direction from the Emergency Services.

8. Command & Control

8.1. Once a Flood Warning has been received the following people will discuss the warning, recent weather activity, estimated impact time, and will decide what actions are activated.

8.2. If immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the order given for moving to the area of safe refuge, see below.

8.3. The Owners will co-ordinate all command and control in a flood event

9. Response Considerations

9.1. The EA confirms that, at its worst, the site is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

9.2. The EA undertakes to provide 2 hours warning before the onset of a flood event.

9.3. The duration of the flood event is dependant on its scale and magnitude. Likely duration will be

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advised by the EA and the Borough Council's Emergency planning Team. It is anticipated that a flood event could last for up to 8 hours.

9.4. Routes will only remain accessible up to and during a flood event.

10. Site Evacuation Procedures & Routes

10.1 Site evacuation can occur before, during and flood event. During an extreme event there is no safe or dry access to and from the site during a 1 in 200 year flood event. At present the site is within Flood Zone 3 and the ground and first floors would remain dry during a present day flood event. Considering the effect of climate change and the lifetime of the development the following procedure and routes should be followed if evacuation is advised by the Emergency Services, the Emergency Planning Team or the EA.

10.2 Predicted Extreme Flood Level to 2115 is 1.23m above ground level.

10.3. Safe Access would be taken directly onto Ardler Road then immediately northbound and out of the Flood Risk Zone. It is considered that this would provide a safe vehicular route out of the flood zone.

10.4. On foot, residents would take the same direct route.

10.5. Following the issue of a flood alert, the residents would be alerted.

10.6. Following the issue of a flood warning and on advice by the Emergency Services the occupiers would be evacuated to a safe location.

10.7. Evacuee's will be taken to a safe pre-arranged location outside of the flood risk zone.

11. Deploying Flood Barriers / Flood Protection

11.1 This site does not include active flood protection.

11.2. This development includes passive flood protection in the form of:

Concrete ground floor with water proof membrane.

Sealed service ducts and non-return valves on sewer connections

Optimised supply to and from the development.

11.3. This specification is in line with the recommendations from the CIRA (Construction

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Industry Research and Information Association).

11.4. Residents will be aware of the potential risk of flooding .

12. Safe Refuge

12.1. The proposed development comprises a two - storey building. The upper habitable floor will provide appropriate safe refuge until 2115.

12.2. The development includes protected supplies for utilities. It is anticipated that the telephone network will remain in operation during a flood event.

12.3. Mobile telephone coverage for this area is supplied by high level masts which will remain dry in a flood event. Barring a power shortage to all four of the network providers that serve this area it is anticipated that the emergency 'any network' call system would remain operational in a flood event. Mobile phone users would be able to dial 999 or 112 from their handsets.

13. Reoccupation of the Site

13.1. Residents should contact the local authority to check that it is safe to return to their property.

13.2. Residents should be aware that if flood waters have entered the property it will need to be cleaned, disinfected and repaired and fully dried out prior to reoccupation.

13.3. Residents must check that the building is safe before entering the building, and if there are any doubts professional opinion should be sought.

13.4. If there is any doubt that appliances may be water damaged they must be checked before switching the power or gas back on.

13.5. Residents should contact their insurance company as soon as possible to get their approval before arranging any clean-up or repairs.

13.6. The Construction Industry Research and Information Association (CIRIA) advise that, in a severe flood event, it may be several months before it becomes habitable and several weeks before it fully dries out.

13.7. Occupiers must therefore consider a wide range of measures in developing their Recovery Plan, see link included in Appendix 2.

14. Training and Exercising

14.1. Residents must take the following action in line with Environment Agency guidance.

- Reading the plan and updating the contacts list – so residents are familiar with the required actions and that all contact numbers are up to date
- Contact the Environment Agency Floodline Service on 08459881188 to check that the flood risk to the property has not changed, for example flood defences may be built.
- Contact the Environment Agency Flood Warning Service on 08459881188 to register to receive flood alerts direct to your phone.
- Prepare and maintain a flood kit to contain items which are essential or evacuation. The flood kit will also be useful for general emergency situations and should be stored where you can easily get to it if your home is flooded or blacked out and should include:

- ! A torch
- ! Blankets or a sleeping bag, warm clothing and waterproofs o A first-aid kit, including a supply if any essential medication
- ! A list of useful telephone numbers
- ! A supply of bottled water
- ! A stock of non-perishable food items
- ! A portable radio and supply of batteries
- ! Wellington boots or similar waterproof boots
- ! Check your insurance cover – ensure it covers flood damage
- ! Know how to turn off the gas, electricity and water mains supplies
- ! Think about what items you would want to move to safety during a flood

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Appendix 1 - Environment Agency Warning Codes

Environment Agency Flood Warning Codes:

Online Flood Forecast	 FLOOD ALERT	 FLOOD WARNING	 SEVERE FLOOD WARNING	Warning no longer in force
What it means Be aware. Keep an eye on the weather situation.	What it means Flooding is possible. Be prepared.	What it means Flooding is expected. Immediate action required.	What it means Severe flooding. Danger to life.	What it means No further flooding is currently expected for your area.
When it's used Forecasts of flooding on our website are updated at least once a day.	When it's used 2 hours to 2 days in advance of flooding.	When it's used Half an hour to 1 day in advance of flooding.	When it's used When flooding poses a significant threat to life.	When it's used When river or sea conditions begin to return to normal.
What to do - Check weather conditions. - Check for updated flood forecasts on our website.	What to do - Be prepared to act on your flood plan. - Prepare a flood kit of essential items. - Monitor local water levels and the flood forecast on our website.	What to do - Move family, pets and valuables to a safe place. - Turn off gas, electricity and water supplies if safe to do so. - Put flood protection equipment in place. - Protect yourself and help others.	What to do - Stay in a safe place with a means of escape. - Be ready should you need to evacuate from your home. - Co-operate with the emergency services. - Call 999 if you are in immediate danger.	What to do - Be careful. Flood water may still be around for several days. - If you've been flooded, ring your insurance company as soon as possible.

Appendix 2 - Useful Sources of Information

Am I at Risk of Flooding?

<http://www.environment-agency.gov.uk/homeandleisure/floods/31650.aspx>

Floodline Warnings Direct

<https://fwd.environment-agency.gov.uk/app/olr/register>

Prepare a Flood Plan for your Business

<http://www.environment-agency.gov.uk/business/topics/flooding/32362.aspx>

Business Flood Checklist

<http://www.environment-agency.gov.uk/business/topics/flooding/32358.aspx>

Make an Emergency Flood Plan for your Home

<http://www.environment-agency.gov.uk/homeandleisure/floods/38329.aspx>

Preparing your home or business for flooding

<http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>

Preparing for a Flood Practical advice on what to do to protect you and your property

<http://publications.environment-EA.gov.uk/pdf/FLHO1007BNET-e-e.pdf>

Improving the flood performance of new buildings: flood resilient construction.

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Improving the flood resistance of your home - advice sheets

http://www.ciria.org.uk/flooding/advice_sheets.html

During a Flood Practical advice on what to do to stay safe in a flood

<http://publications.environment-EA.gov.uk/pdf/FLHO1007BNEV-e-e.pdf>

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After a Flood Practical advice on recovering from a flood

<http://publications.environment-EA.gov.uk/pdf/FLHO1007BNER-e-e.pdf>

Flood Protection Association (Promote the interests of manufacturers and installers of flood protection equipment and requirements)

<http://www.floodprotectionassoc.co.uk/>

Bristol City Council Emergency Planning Advice

<http://www.bristol.gov.uk/ccm/navigation/advice-and-benefits/emergencies/>

Direct Gov Preparing for emergencies

<http://www.direct.gov.uk/en/Governmentcitizensandrights/Dealingwithemergencies/Preparingforemergencies/index.htm>

UK Resilience

<http://www.cabinetoffice.gov.uk/ukresilience.aspx>