

# Land at Abbotsmead Place, Caversham

## Flood Risk Sequential Test

On behalf of **TILCo**

Project Ref: 40370/001 | Rev: - | Date: March 2018



## Document Control Sheet

**Project Name:** Land at Abbotsmead Place, Caversham

**Project Ref:** 40370

**Report Title:** Flood Risk Sequential Test

**Doc Ref:** -

**Date:** March 2018

|                                                        | Name             | Position          | Signature | Date       |
|--------------------------------------------------------|------------------|-------------------|-----------|------------|
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| <b>For and on behalf of Peter Brett Associates LLP</b> |                  |                   |           |            |

| Revision | Date     | Description                   | Prepared | Reviewed | Approved |
|----------|----------|-------------------------------|----------|----------|----------|
| DRAFT    | 28/03/18 | Draft issue for client review | CW       | JS       | RF       |
|          |          |                               |          |          |          |

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# 1 Introduction

- 1.1.1 Peter Brett Associates LLP (PBA) have been instructed by TILCo to prepare a Sequential Test in relation to flood risk, for the proposed development of 2 maisonettes at Land at Abbotsmead Place, Caversham, RG4 8BB.
- 1.1.2 As confirmed by the Environment Agency's (EA's) online flood map, the site lies within Flood Zone 2. In accordance with the requirements of the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG), it must be demonstrated through a Sequential Test, that there are no reasonably available sites in areas with a lower probability of flooding (i.e. Flood Zone 1) that would be appropriate for the type of development or land use proposed.
- 1.1.3 The document has been undertaken in accordance with the Environment Agency's standing advice note issued April 2012 with updates February 2017: 'Flood Risk assessment – the Sequential Test for applicants'.
- 1.1.4 The structure of the report is as follows:
- **Section 2** summarises the site and its surroundings, alongside the development proposals;
  - **Section 3** sets out the Sequential Test methodology and overall findings, which are provided in full in Appendix A; and,
  - **Section 4** provides an overall summary and conclusion to the report.

## 2 Site Context

### 2.1 Site and Surroundings

2.1.1 The proposed site is located to the south of Abbotsmead Place, Caversham. The site is approximately 0.02 hectares (ha) and currently comprises of vacant land with dense trees and shrubbery.

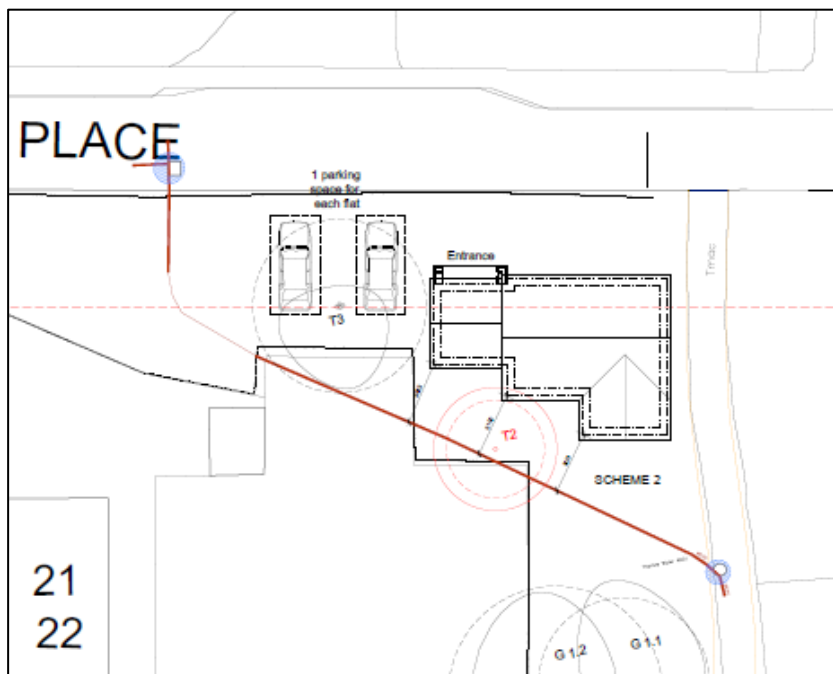
2.1.2 The site is bound:

- To the north by Abbotsmead Place;
- To the east by a public footpath linking The Willows and Abbotsmead Place;
- To the south by residential dwellings on The Willows; and,
- To the west by vacant land with dense shrubbery.

### 2.2 Proposal

2.2.1 The current proposal seeks full planning permission for 2 x 1-bed maisonettes. Access to the site will be from Abbotsmead Place, with up to 1 parking space for each flat. The proposed layout is set out below.

Figure 2.1 Site Layout Plan



### 2.3 Planning History

2.3.1 No recent planning applications have been submitted at the site.

## 3 Sequential Test

### 3.1 Introduction

- 3.1.1 The Environment Agency's Flood Zone Map indicates that the site is located within Flood Zone 2. Therefore, a Sequential Test needs to be satisfied in accordance with the National Planning Policy Framework (NPPF).
- 3.1.2 Paragraph 100 and 101 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk. Paragraph 101 goes on to mention that the aim of a Sequential Test is to steer new development to areas with the lowest probability of flooding.
- 3.1.3 To fulfil the requirements of the Sequential Test, it must be demonstrated that there are no 'reasonably available and suitable' sites. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

### 3.2 Methodology

- 3.2.1 The approach to meeting the requirement of the Sequential Test includes two tasks:
1. Identifying potential alternative sites; and
  2. Assessing the potential sites for suitability to accommodate the appropriate type and amount of the proposed development.
- 3.2.2 The methodology undertaken in respect of the tasks is explained below.

### 3.3 Task 1 – Identifying Potential Alternative Sites

#### Search Parameters

- 3.3.1 The first task is to identify the search parameters which will assist in identifying alternative sites. For a site to be an alternative to the application site there needs to be a 'like for like' comparison. Potentially suitable sites will need to be of a similar size and have the potential to fulfil a similar development to that of 'Land at Abbotsmead Place'. For example, a 1ha greenfield site is not considered a suitable site given the characteristics, size and type of proposed development would be different.
- 3.3.2 The application site is situated in a suburban characterised area surrounded by semi-detached dwellings and several retail units. Adjacent units are typically 2-3 storeys. Potential alternative sites in areas with a similar surrounding may be most worthy of consideration.
- 3.3.3 As shown in Section 2 the application site is approximately 0.02ha and seeks to accommodate 2 maisonettes within Flood Zone 2. As such, to ensure that sites are suitable in comparison, we have only included sites that are:
- Sized between 0.01ha and 0.06ha;
  - Suitable for 1-6 residential units;
  - Located within the jurisdiction of Reading Borough Council (RBC); and,
  - Located within Flood Zone 1.

## Source Documents

- 3.3.4 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.
- 3.3.5 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. In addition, we have considered sites in the RBC Core Strategy (adopted 2008, altered 2015), RBC Sites and Detailed Housing Plan (adopted 2012, altered 2015), RBC Annual Monitoring Report (2017), RBC Housing Implementation Strategy (2018), RBC Residential Planning Commitments (2017) and the RBC Brownfield Land Register (2017).
- 3.3.6 Based on the search parameters, we have considered potential sites within the following documents:
- RBC Housing and Economic Land Availability Assessment (2017); and,
  - RBC Brownfield Register Part 1 (2017).
- 3.3.7 For clarity, whilst all source documents have been considered, the search parameters of this Sequential Test exclude all sites contained within the following documents (as any potential housing sites listed do not meet the search parameters):
- RBC Core Strategy (2008);
  - RBC Sites and Detailed Policies Document (2012);
  - RBC Draft Local Plan (2017);
  - RBC Residential Planning Commitments (2017); and,
  - RBC Housing Implementation Strategy (March 2018)
- 3.3.8 All sites within the RBC Residential Planning Commitments were not assessed as the sites benefit from a recent grant of planning permission, suggesting that development is being pursued by a third party and that the site is therefore not reasonably available.

## Flood Zone Identification

- 3.3.9 Following the identification of alternative sites, and based on the relevant search parameters above, it is necessary to establish which Flood Zone the site is in and therefore whether the site is sequentially preferable to the application site. A sequentially preferable site in this case is located in Flood Zone 1.

## 3.4 Task 2 – Site Assessments

- 3.4.1 The second task of the Sequential Test is to carry out a desk-based study using publicly available information, to consider whether any of the alternative sites, that match the parameters, can be considered available and suitable for the proposed development.
- 3.4.2 The assessment considers the following factors:
- When is the site available for development?
  - Does the site have any recent planning history?

- What is the site's current use?
- Is the site being pursued for development by 3rd parties?
- Are there known development constraints?
- Is the site suitable in terms of location, context and space for the proposed development?

3.4.3 The factors above will help determine whether the site is considered to be reasonably available and suitable to provide the amount and type of development proposed in the application site.

### **3.5 Sequential Test Findings**

3.5.1 PBA carried out a wide search that considered sites within the jurisdiction of RBC, that match the search criteria. Appendix A provides an analysis of each of the alternative sites considered.

3.5.2 The source documents provided 27 sites that meet the search parameters set out above.

3.5.3 It is evident from the assessment that all sites either:

- Have recent extant planning permission and are therefore not reasonably available;
- Are actively being pursued by third parties for development and are therefore not reasonably available;
- Have multiple landowners/leaseholders and/or sensitive uses which are unlikely/difficult to negotiate;
- Are considered unsuitable for the type of development proposed due to location, access or space; and,
- Development has commenced or is complete on site, and therefore the site is unavailable for development.

3.5.4 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 Summary

- 4.1.1 This document has been prepared by PBA on behalf of TILCo to prepare a Sequential Test in relation to flood risk, for the proposed development of 2 maisonettes at Land at Abbotsmead Place, Caversham, RG4 8BB.
- 4.1.2 The application site is located within Flood Zone 2. The NPPF states that sites with a greater probability of flood risk must provide a Sequential Test to establish whether there are any reasonably available and suitable sites for the proposed development within Flood Zone 1. Accordingly, PBA have undertaken a full assessment of potential alternative housing sites in Flood Zone 1 within the jurisdiction of RBC, which are suitable and reasonably available for the proposed development.
- 4.1.3 The Sequential Test assessment has shown that there are no housing sites that are sequentially preferable and available that could accommodate a similar number of residential dwellings. Therefore, the Sequential Test has been satisfied.

## Appendix A Sequential Test Assessment Table

| PBA Ref. | Source           | RBC Council Ref. | Site Address                | Planning App Ref | Site Area | Indicative Capacity | Current Land Use   | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                                                                                                |
|----------|------------------|------------------|-----------------------------|------------------|-----------|---------------------|--------------------|------------|--------------|-------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | RBC HELAA (2017) | AB044            | Kings Lodge, 194 Kings Road | 161754           | 0.06ha    | n/a                 | Residential        | 1          | N            | N           | N                 | Planning permission (161754) was granted in November 2016 for change of use from office to residential to comprise of 18 flats. According to the Local Plan Housing Implementation Strategy (2018) the site is currently under construction. Therefore, given that construction is underway, this site is considered unavailable for development.                      |
| 2        | RBC HELAA (2017) | AB053            | 27-32 Market Place          | 120532           | 0.04ha    | 14                  | Office/Residential | 1          | Y            | N           | N                 | Planning permission (120532) for the change of use from office to residential was granted in August 2013. The site is also located in a town centre location, with the surrounding uses being predominantly commercial and retail. The site context is not suitable for the type of development proposed and therefore it cannot be considered as an alternative site. |
| 3        | RBC HELAA (2017) | AB058            | 78 Oxford Road              | 050014           | 0.03ha    | 10                  | Residential/Cafe   | 1          | N            | N           | N                 | A planning application (161860) for the extension, part demolition and conversion of existing                                                                                                                                                                                                                                                                          |

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| PBA Ref. | Source           | RBC Council Ref. | Site Address                | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|------------------|------------------|-----------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                  |                  |                             |                  |           |                     |                  |            |              |             |                   | building to comprise 13 residential units and ground floor retail units was submitted and later withdrawn in January 2018. It is evident that 3 <sup>rd</sup> parties are currently pursuing development on site of a different type and scale to that proposed. Therefore, the site is not reasonably available for development and cannot be considered as an alternative site for the proposed development. |
| 4        | RBC HELAA (2017) | AB061            | 17-23 Queen Victoria Street | 170651           | 0.05ha    | 19                  | Offices          | 1          | N            | N           | N                 | A planning application for the proposed change of use from office to residential comprising 15 x 1 bed flats and 4 x 2bed flats was submitted in April 2017 and is currently awaiting a decision. The site is currently being pursued for development by 3 <sup>rd</sup> parties and therefore cannot be considered as an alternative site.                                                                    |
| 5        | RBC HELAA (2017) | AB064            | 159 Oxford Road             | 161550           | 0.03ha    | 4                   | Residential      | 1          | N            | N           | N                 | Planning permission (161550) for the change of use from office to residential use was approved in October 2016. Therefore, it is reasonable to assume that the site is being actively                                                                                                                                                                                                                          |

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| PBA Ref. | Source           | RBC Council Ref. | Site Address          | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|------------------|------------------|-----------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                  |                  |                       |                  |           |                     |                  |            |              |             |                   | pursued for development by 3 <sup>rd</sup> parties. Therefore, this site cannot be considered as an alternative site.                                                                                                                                                                                                                                                                                                                                                                        |
| 6        | RBC HELAA (2017) | AB069            | 37-43 Blagrove Street | 151611           | 0.04ha    | n/a                 | Office           | 1          | N            | N           | N                 | A planning application (151611) for alterations to front and rear facades, including relocation of main entrance, and maintenance work to building fabric and services was approved in November 2015. Several discharges of condition applications have been approved since this permission. On this basis, it is reasonable to assume that the site is being actively pursued for development by 3 <sup>rd</sup> parties. Therefore, this site cannot be considered as an alternative site. |
| 7        | RBC HELAA (2017) | AB074            | 7 Blagrove Street     | 151345           | 0.02ha    | n/a                 | Cafe             | 1          | N            | N           | N                 | A planning application (151345) was submitted for a 5-storey building to provide a café and a 23 bed & breakfast rooms following demolition. The application was refused and an appeal was submitted that was subsequently dismissed. Therefore, it is clear that a 3 <sup>rd</sup> party is still interested in pursuing development on                                                                                                                                                     |

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| PBA Ref. | Source           | RBC Council Ref. | Site Address                            | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|------------------|------------------|-----------------------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                  |                  |                                         |                  |           |                     |                  |            |              |             |                   | this site and the site cannot be considered as a reasonable alternative site.                                                                                                                                                                                                                                                                                                                         |
| 8        | RBC HELAA (2017) | AB094            | 160-163 Friar Street                    | 160212           | 0.06ha    | 28                  | Offices          | 1          | N            | N           | N                 | An application (160212) for the change of use from offices to 15 x 1-bed flats and 13 x 2-bed flats was approved in April 2016. It is therefore reasonable to assume the site is being actively pursued for development by a 3 <sup>rd</sup> party and therefore cannot be considered as an alternative site.                                                                                         |
| 9        | RBC HELAA (2017) | AB101            | Part of City Wall House, 26 West Street | 170251           | 0.05ha    | 10                  | Hotel            | 1          | N            | N           | N                 | A planning application (170251) for change of use from hotel to 10 apartments was refused in July 2017. Owing to the fact the site is in a town centre located, with predominantly commercial and retail uses, it is not a suitable location for the proposed development of suburban maisonettes. Therefore, the site cannot be considered a suitable alternative site for the proposed development. |
| 10       | RBC HELAA (2017) | AB102            | Tangent House, 16 Forbury Road          | 161648           | 0.05ha    | 15                  | Office           | 1          | N            | N           | N                 | A planning application (161648) for the change of use from office use to 15 x 1-bed units was withdrawn in October 2016. It is                                                                                                                                                                                                                                                                        |

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| PBA Ref. | Source           | RBC Council Ref. | Site Address                | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                 |
|----------|------------------|------------------|-----------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                  |                  |                             |                  |           |                     |                  |            |              |             |                   | reasonable to assume that the site is being actively pursued for development. In addition, the site is located within the town centre and is therefore not suitable for suburban dwellings. The site is neither suitable nor available for development. |
| 11       | RBC HELAA (2017) | KA005            | 83-85 London Street         | 160090           | 0.06ha    | 14                  | Office           | 1          | N            | N           | N                 | Planning permission (160090) was granted in March 2016 for the change of use of offices to 14 studio dwellings. The development is currently under construction. On this basis, the site cannot be considered an alternative site.                      |
| 12       | RBC HELAA (2017) | KA007            | 34-36 Crown Street          | 160090           | 0.03ha    | 14                  | Office           | 1          | N            | N           | N                 | Planning permission was granted in March 2016 for the change of use from offices to 14 studio apartments. The development is now under construction. Therefore, this site cannot be considered as a reasonable alternative site.                        |
| 13       | RBC HELAA (2017) | KA030            | Central Club, London Street | 161935           | 0.05ha    | 10                  | Vacant           | 1          | N            | N           | N                 | A planning application was refused in December 2016 for erection of 10 new residential apartments following demolition of existing night club. It is reasonable to assume the                                                                           |

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| PBA Ref. | Source                  | RBC Council Ref. | Site Address                   | Planning App Ref | Site Area | Indicative Capacity | Current Land Use   | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                      |
|----------|-------------------------|------------------|--------------------------------|------------------|-----------|---------------------|--------------------|------------|--------------|-------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                         |                  |                                |                  |           |                     |                    |            |              |             |                   | site is still being actively considered for development. In addition, the site is located within the town centre and would not be suitable for suburban dwellings. The site cannot be considered as an alternative site.                                                     |
| 14       | RBC HELAA (2017)        | KA034            | 9 Southern Court, South Street | 162305           | 0.04ha    | 16                  | Office             | 1          | N            | N           | N                 | Planning permission was granted in February 2017 for the change of use from office to 16 self-contained flats. Since approval, a discharge of conditions application has been submitted. Therefore, the site is not a suitable alternative for development.                  |
| 15       | RBC HELAA (2017)        | MI012            | 4 Berkeley Avenue              | n/a              | 0.06ha    | n/a                 | Car Sales business | 1          | N            | 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. |
| 16       | RBC Brownfield Register | BL1002           | 29-35 Station Road, Reading    | 170772           | 0.05ha    | 33                  | Office             | 1          | N            | N           | N                 | Planning permission was granted in July 2017 (170772) for the change of use from office to 33 x 1-bed units. On this basis, it is reasonable to assume the site is being actively pursued                                                                                    |

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| PBA Ref. | Source                  | RBC Council Ref. | Site Address                                                | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                     |
|----------|-------------------------|------------------|-------------------------------------------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                         |                  |                                                             |                  |           |                     |                  |            |              |             |                   | by 3 <sup>rd</sup> parties. Therefore, this site cannot be considered as a reasonable alternative site.                                                                                                                                                                                     |
| 17       | RBC Brownfield Register | BL1008           | 1-3 Greyfriars Road, Reading                                | 070944           | 0.03ha    | 12                  | Vacant           | 1          | N            | N           | N                 | An application (070944) for the development of 12 dwellings was refused planning permission in September 2007. The site is located within the town centre and would therefore not be suitable for the proposed development. Therefore, this cannot be considered as reasonable alternative. |
| 18       | RBC Brownfield Register | BL1010           | 53 Greyfriars Road, Reading                                 | 120326           | 0.03ha    | 6                   | Public House     | 1          | N            | N           | N                 | Planning permission (120326) for the erection of a four-storey building with 6 units was approved in July 2012. Construction has now finished on site. Therefore, the development is not available for as an alternative site.                                                              |
| 19       | RBC Brownfield Register | BL1017           | 149-150 Friar Street and 2-4 Queen Victoria Street, Reading | 170210           | 0.02ha    | 7                   | Offices          | 1          | N            | N           | N                 | Planning permission (170210) was granted in April 2017 for the conversion of offices into 7 x 2bed residential units. Therefore, the site is being actively pursued for development by 3 <sup>rd</sup> parties and cannot be considered as an alternative site.                             |

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| PBA Ref. | Source                  | RBC Council Ref. | Site Address                                | Planning App Ref | Site Area | Indicative Capacity | Current Land Use   | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                               |
|----------|-------------------------|------------------|---------------------------------------------|------------------|-----------|---------------------|--------------------|------------|--------------|-------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20       | RBC Brownfield Register | BL1037           | 21 Caversham Road, Reading                  | 110628           | 0.01ha    | 11                  | Under construction | 1          | N            | N           | N                 | Planning permission was granted for demolition of existing building and erection of 11 x 1-bed flats. Construction is underway. Therefore, this site cannot be considered as an available alternative site.                                                                                           |
| 21       | RBC Brownfield Register | BL1041           | 2a Prospect Mews, Reading                   | 141516           | 0.04ha    | 6                   | Commercial         | 1          | N            | N           | N                 | A planning application (141516) was granted in February 2017 for the demolition of a commercial building and the construction of 6 apartments. On this basis, it is reasonable to assume the site is being pursued by 3 <sup>rd</sup> parties for development and therefore not reasonably available. |
| 22       | RBC Brownfield Register | BL2001           | Land at rear of 36-46 Mason Street, Reading | 160342           | 0.06ha    | 5                   | Vacant             | 1          | N            | N           | N                 | Planning permission (160342) was granted in February 2017 for the erection of 5 x 1bed units. On this basis, it is reasonable to assume the site is being pursued for development by 3 <sup>rd</sup> parties and therefore is not suitable for development.                                           |
| 23       | RBC Brownfield Register | BL2010           | 130 Queens Road, Reading                    | 170555<br>152306 | 0.02ha    | 6                   | Offices            | 1          | N            | N           | N                 | Prior approval was granted in February 2017 for a change of use from offices to dwellings to comprise of 6 residential units. Construction has now                                                                                                                                                    |

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| PBA Ref. | Source                  | RBC Council Ref. | Site Address                         | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                                                                                         |
|----------|-------------------------|------------------|--------------------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                         |                  |                                      |                  |           |                     |                  |            |              |             |                   | started on site. Therefore, the site cannot be considered as reasonably available for development.                                                                                                                                                                                                                                                              |
| 24       | RBC Brownfield Register | BL2014           | Elite House, 179 Kings Road, Reading | 131788           | 0.06ha    | 8                   | Offices          | 1          | N            | N           | N                 | An application (131788) was submitted in and later withdrawn in June 2014 for the conversion of B1 offices to 8 residential units. In addition, the site is within a town centre location and is not suitable for the development proposed given the larger scale of the site. Therefore, this site cannot be considered suitable for the development proposed. |
| 25       | RBC Brownfield Register | BL3007           | 92-96 Southampton Street, Reading    | 160571           | 0.04ha    | 7                   | Vacant           | 1          | N            | N           | N                 | Planning permission (160571) was granted in August 2017 for the erection of 7 dwellings to the rear of 92-96 Southampton Street. On this basis, it is reasonable to assume the site is being actively pursued for development by 3 <sup>rd</sup> parties. Therefore, it is not available for development.                                                       |
| 26       | RBC Brownfield Register | BL3012           | 154 Southampton Street, Reading      | 160361           | 0.01ha    | 7                   | HMO              | 1          | N            | N           | N                 | Planning permission was granted in July 2016 for a single storey extension and change of use from HMO to 5 self-contained studio flats and 2 1-bed apartments. It is reasonable to assume the                                                                                                                                                                   |

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| PBA Ref. | Source                  | RBC Council Ref. | Site Address                                                     | Planning App Ref | Site Area | Indicative Capacity | Current Land Use | Flood Zone | Availability | Suitability | Alternative Site? | Comment                                                                                                                                                                                                                                                                                |
|----------|-------------------------|------------------|------------------------------------------------------------------|------------------|-----------|---------------------|------------------|------------|--------------|-------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                         |                  |                                                                  |                  |           |                     |                  |            |              |             |                   | site is being pursued for development by a 3 <sup>rd</sup> party and therefore is not available for development.                                                                                                                                                                       |
| 27       | RBC Brownfield Register | BL5005           | The Old Bakehouse,<br>Wellington House,<br>Caversham,<br>Reading | 110796           | 0.05ha    | 7                   | Vacant           | 1          | N            | N           | N                 | Planning permission (110796) was granted through appeal in January 2013 for the erection of 7 x 1-bed apartments. The site is now under construction. Therefore, this site is being pursued by 3 <sup>rd</sup> parties and cannot be considered as a reasonably available alternative. |