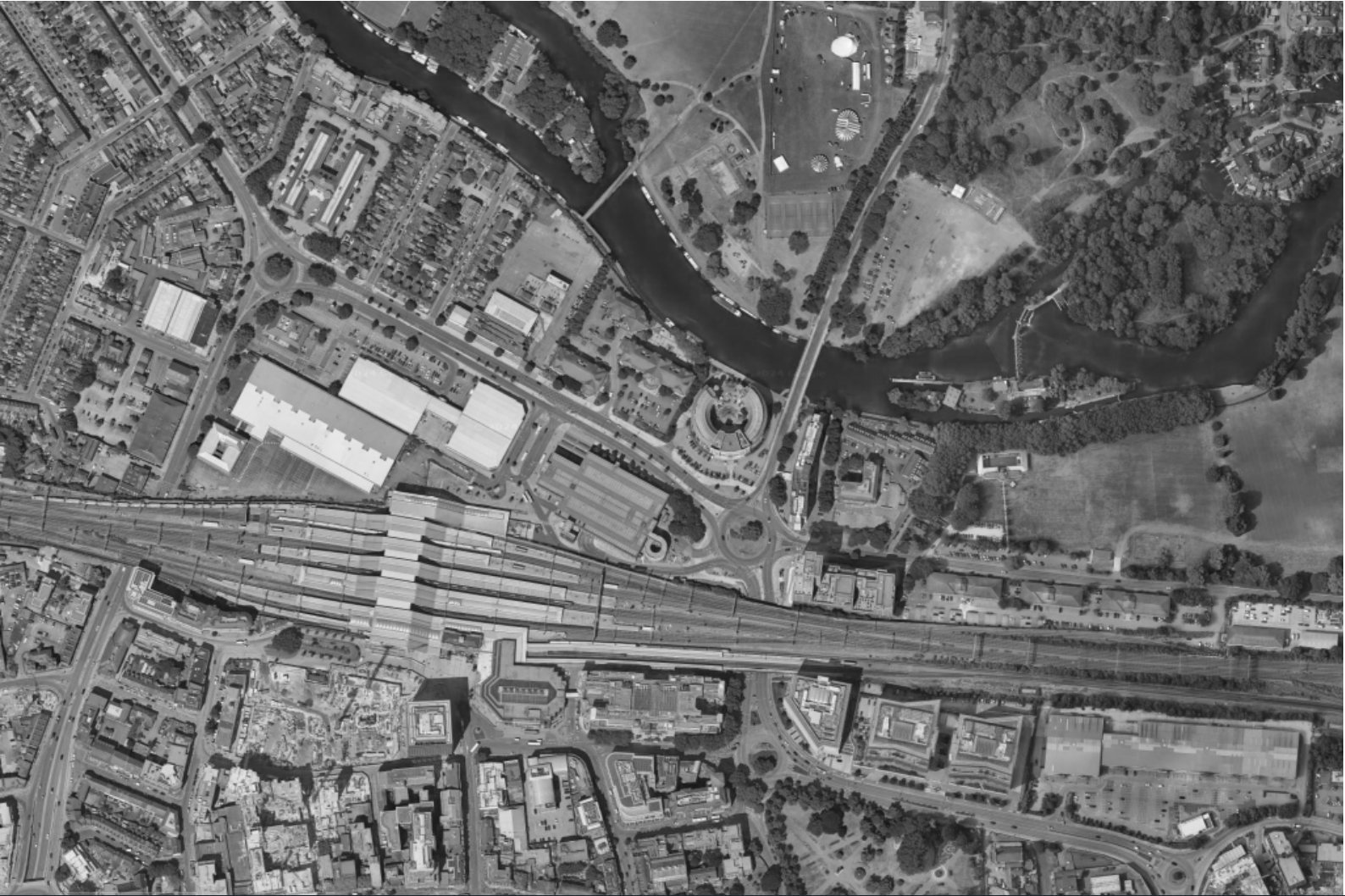




Waterfront Square, Norman Place, Reading

Flood Risk Sequential Test

July 2024

LUKEN  **BECK**

Management | Development | Planning

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EXECUTIVE SUMMARY

This sequential test has been prepared to accompany a planning application submitted by Packaged Living for the redevelopment of land at Norman Place, Reading with 254 new homes and flexible Class E floorspace at ground floor level.

The NPPF requires a sequential, risk-based approach to the location of residential development and to direct development to locations with the lowest flood risk from any source. Policy EN18 of the Reading Borough Local Plan (2019) accords with the main principles of NPPF in relation to the sequential test and states that *'development will be directed to areas at lowest risk of flooding in the first instance... and taking into account climate change. It will consider flooding from all sources, including fluvial, surface water, ground water and sewer flooding.'*

The site is accompanied by a Site Specific Flood Risk Assessment (SSFRA) that confirms that majority of the site is located within Flood Zone 1 'low probability', however a small area along the north boundary (and smaller encroachments on the south, east and west sides) are within Flood Zone 2 'Medium Probability'. Smaller areas on the north and east boundaries lies in Flood Zone 3 'High Probability'.

The development has been designed to locate the proposed new buildings entirely within flood zone 1 and the scheme includes betterment in terms of floodplain capacity through the proposed stepped/sloping transition from the site level to the adjacent towpath.

Due to the development characteristics and scheme design the SSFRA outlines that a sequential test is not required for these proposals. This report has however been prepared in accordance with relevant advice and guidance on the application of sequential tests to confirm the position in any event.

The area of search has been identified with regard to the Borough's spatial strategy and defined as the Reading Central Area, due the nature of the proposals and the site's sustainable location. Criteria has been applied to the consideration of sites within the search area to identify whether there are any reasonably, available and suitable alternative sites at a lower risk of flooding, including:

- Site and development size thresholds
- Policy designations
- Planning permission for development/ redevelopment
- Marketing, informed by advice from local agents Hollis and Hockley

A total of 74 sites have been assessed and no other reasonably available or deliverable alternative sites in a lower flood risk area within the defined area of search and which meet the search criteria have been identified. It is concluded therefore that the proposals are considered to pass the sequential test.

1. INTRODUCTION

- 1.1 This flood risk sequential test has been prepared by Luken Beck in support of a planning application by Packaged Living for the Waterfront Square development at Norman Place, Reading, which comprises the demolition of the existing buildings and construction of a residential-led development comprising 254 new homes and flexible Class E floorspace at ground floor level, with access from Norman Place and associated car parking, landscaping and works (site location identified outlined in red at Figure 1).

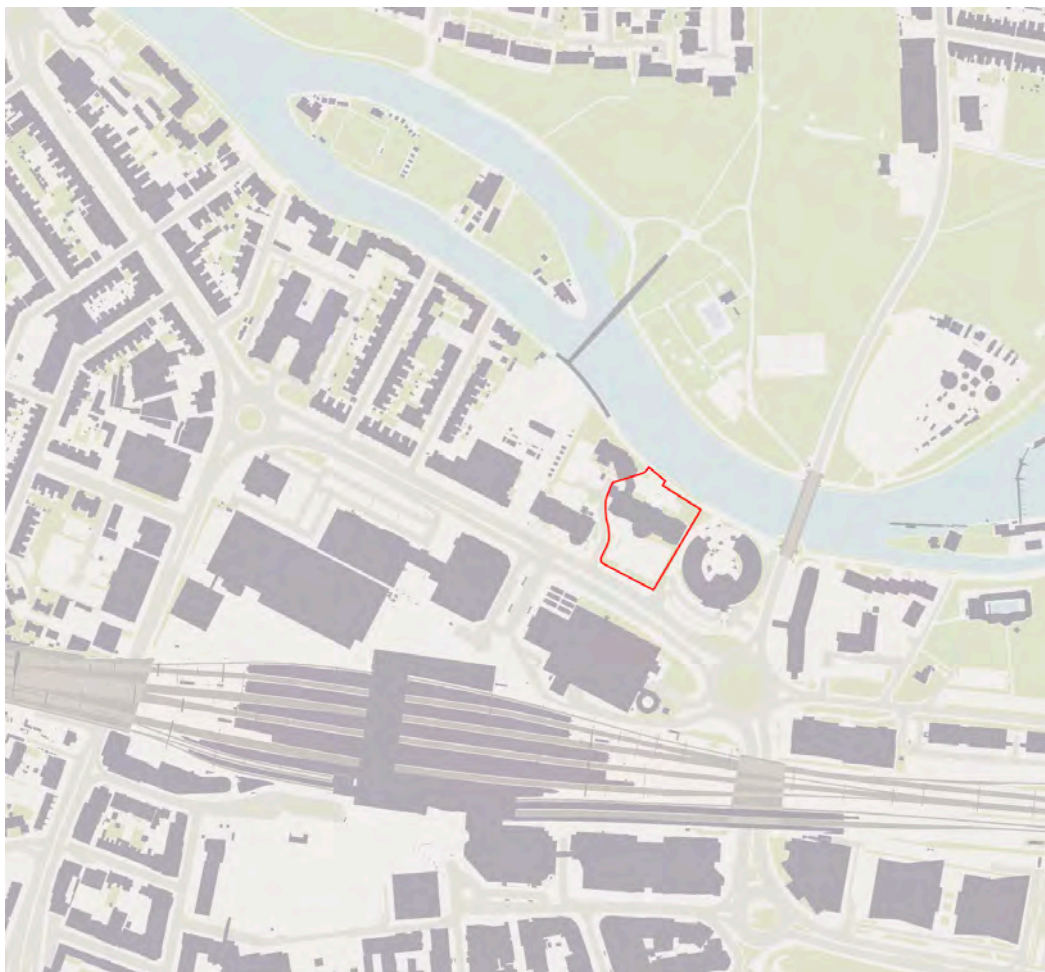


Figure 1: Site Location Plan

- 1.2 The National Planning Policy Framework (NPPF) requires that residential development takes a sequential, risk-based approach to the location of development and to direct development to locations with the lowest risk of flooding from any source. Policy EN18 of the Reading Borough Local Plan (adopted November 2019) accords with the main principles of NPPF in relation to the sequential test and states that *'development will be directed to areas at lowest risk of flooding in the first instance... and taking into account climate change. It will consider flooding from all sources, including fluvial, surface water, ground water and sewer flooding.'*

- 1.3 This sequential test has been prepared to establish whether the site meets the requirements of the NPPF, the Planning Practice Guidance (PPG) and the guidance provided by the Environment Agency in their document 'Demonstrating the flood risk Sequential Test for Planning Applications'.
- 1.4 As set out in the Site-Specific Flood Risk Assessment (SSFRA), the application site is principally located within Flood Zone 1 (low probability), however a small area along the north boundary (and smaller encroachments on the south, east and west sides) are within Flood Zone 2 'Medium Probability'. Smaller areas on the north and east boundaries lies in Flood Zone 3 'High Probability' (EA flood risk map at Figure 2). The proposed building is however located entirely within Flood Zone 1 and consequently demonstrates avoidance of any areas at risk (plans included at Appendix 1) and furthermore the overall scheme design includes betterment in floodplain capacity through the proposed stepped/sloping transition from the site level to the adjacent towpath. Consequently, the SSFRA outlines that a sequential test is not required, but this report has been prepared to confirm the position in any event.

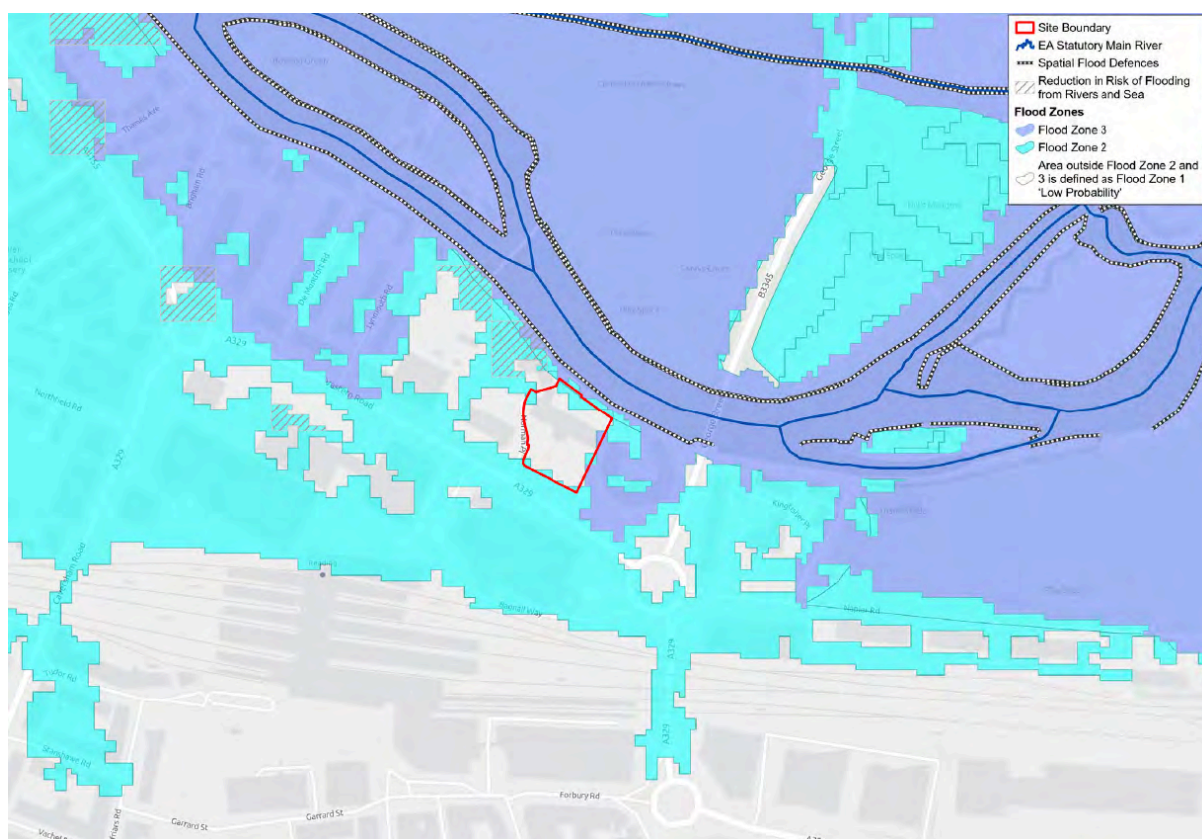


Figure 2: EA Flood Zone Map

- 1.5 In terms of flood risk from surface water flooding, the SSFRA confirms that the site in its existing condition is located at a 'Very Low' risk of surface water flooding, although an area in the southern car park is at a 'low risk' and areas to the south and east beyond the site boundary are shown at a greater risk (see Figure 3).



Figure 3: EA Flood Risk from Surface Water Map

- 1.6 The EA reservoir maps show two flooding scenarios, a 'dry-day' and a 'wet-day'. The 'dry-day' scenario predicts the flooding that would occur if the dam or reservoir failed when rivers are at normal levels. The 'wet day' scenario predicts how much worse the flooding might be if a river is already experiencing an extreme natural flood. The mapping confirms that the site is not at risk of reservoir breach during a 'dry day' scenario, however the site is at risk of flooding during a 'wet day' scenario (see Figure 4). It should be emphasised that the risk of flooding from a reservoir breach is very small as demonstrated in Figure 4, whereby an extensive area of Reading would be affected.

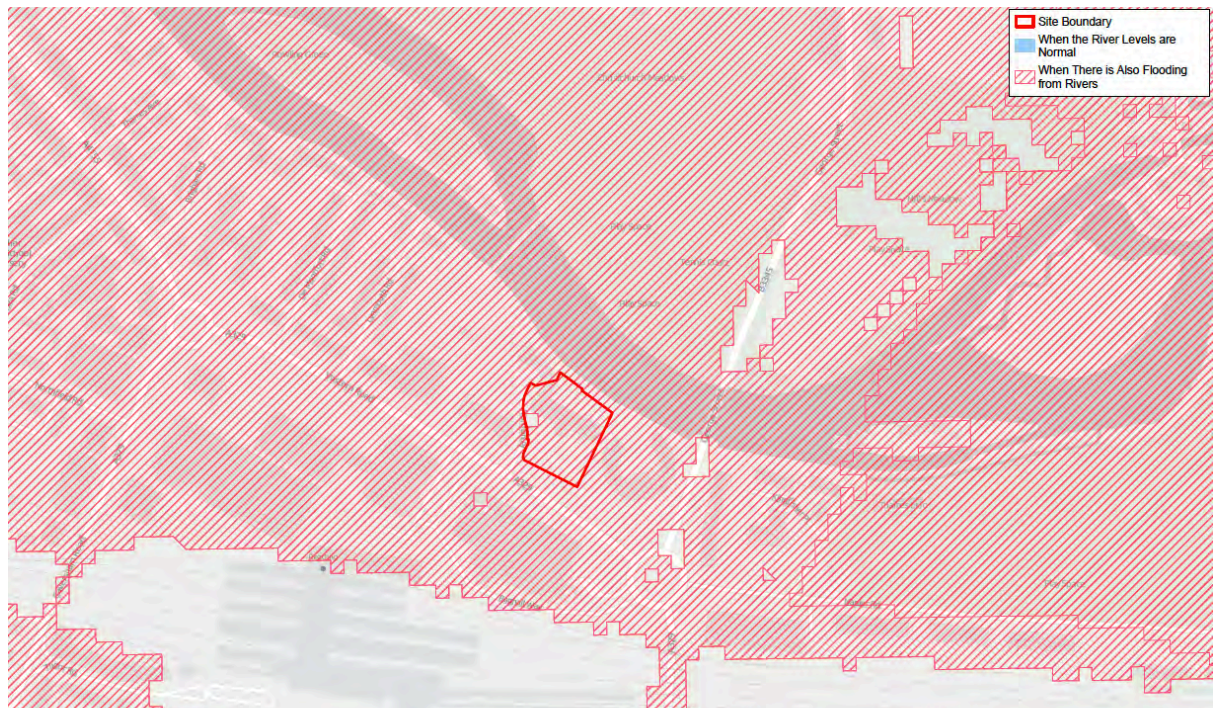


Figure 4: EA Risk of Flooding from Reservoirs Map

- 1.7 The EA 'Historic Flood Map' is a dataset showing the maximum extent of all individual recorded flood outlines from river, the sea and groundwater and shows areas of land that have previously been subject to flooding. The dataset confirms the site has no record of being impacted by historic flood events (see Figure 5).

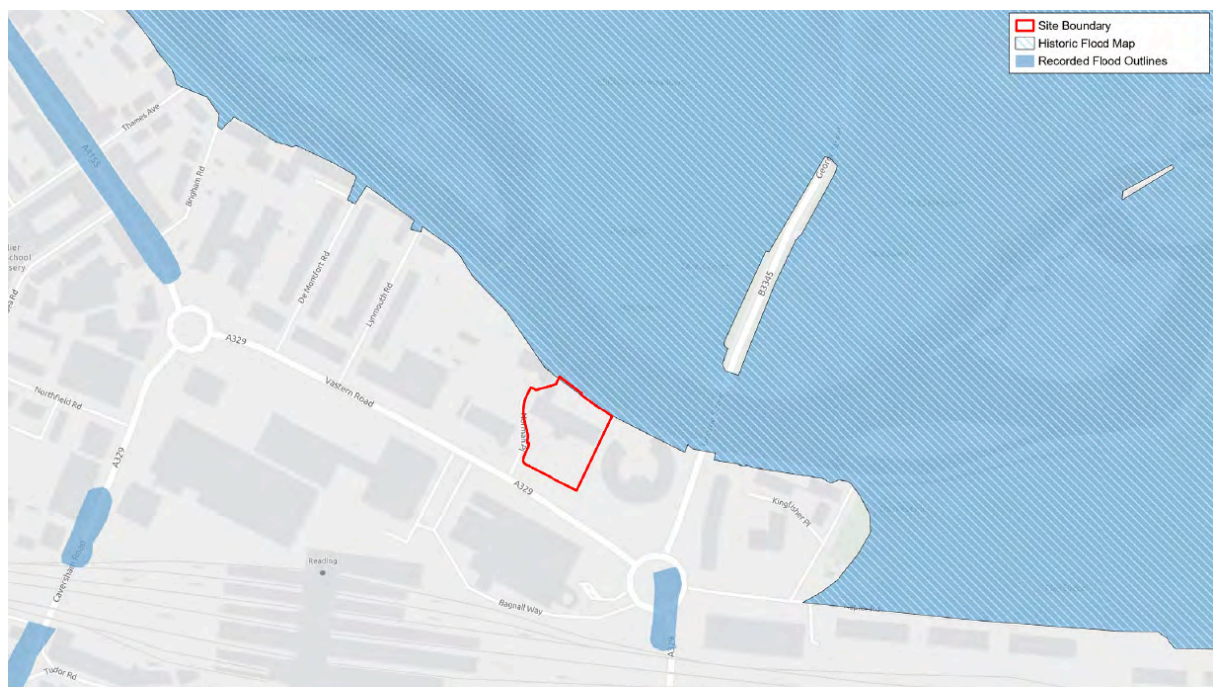


Figure 5: EA Historic Flood Map

- 1.8 In this report we set out the reasoned methodology, having regard to the characteristics of the application site, local and national planning policy, the Planning Practice Guidance and related information. A review is provided of reasonably available and comparative sites within a suitable area at a lower flood risk based on information available from multiple sources, including the Council's latest land availability appraisal, a review of land with planning permission for residential development and other land currently commercially available.
- 1.9 A conclusion is reached on whether there are any sites that are able to deliver the same density of residential development and commercial accommodation within a lower area of flood risk and would be a viable and deliverable alternative.

Applying this Sequential Test

- 1.10 The purpose of applying the sequential test is solely to consider the availability of alternative sites for residential development as part of the examination of flood risk. This document therefore complements the appraisal within the SSFRA submitted with this application but is a standalone sequential appraisal concerned with the identification of sites at a lower 'risk' of flooding than the application site.
- 1.11 NPPF (2023) seeks to avoid inappropriate development in areas at risk of flooding (paragraph 165) and that a sequential risk-based approach should be applied to the location of development in order to avoid, where possible, flood risk to people and property (paragraph 167).
- 1.12 The following key parts of the NPPF should be noted carefully in this case. Paragraphs 168, 169 and 170 of the NPPF sets out that:

"168. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding"

"169. If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3."

"170. The application of the exception test should be informed by a strategic or site specific flood risk assessment..."

- 1.13 The aims and objectives of the NPPF are replicated in the PPG, with this setting out that *"avoiding flood risk through the sequential test is the most effective way of addressing flood risk because*

it places the least reliance on measures like flood defences, flood warnings and property level resilience features” and that “application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so...” (Paragraph: 023 Reference ID: 7-023-20220825, revision date: 25 08 2022).

- 1.14 As the proposed building is located within Flood Zone 1, it would not be appropriate to review other sites in Flood Zone 2 or higher, and so this assessment reviews reasonably available sites in Flood Zone 1 (the lowest risk area).

- 2.1 The site is outlined in red in Figure 1 and its location and description are detailed in full in the other submitted documents supporting the application.
- 2.2 The proposals at ground floor level are identified on Figure 6 and comprises the demolition of existing building and redevelopment with a residential-led development comprising 254 new homes and flexible Class E floorspace at ground floor level, with access from Norman Place and associated car parking, landscaping and works. Areas at 'risk' of flooding remain outside the areas of built development.



Figure 6: Proposed Site Layout Plan

3. SEQUENTIAL TEST APPROACH

- 3.1 When undertaking the Sequential Test and comparing reasonably available sites in line with the aforementioned guidance with the application site, the Environment Agency advises that:

"...Site[s] should be compared in relation to flood risk Local Plan status; capacity; and constraints to delivery including availability, policy restrictions, physical problems or limitations, potential impacts of development, and future environmental conditions that would be experienced by the inhabitants of the development"

- 3.2 The approach and the key criteria used for comparison are detailed below:

Application of the Sequential Test

- 3.3 Planning Practice Guidance (PPG) entitled 'How should the Sequential Test be applied to planning applications' advises:

"For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives..." (Paragraph: 027 Reference ID: 7-027-20220825, Revision Date 25 08 2022).

- 3.4 The PPG also states that *"reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development... these could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development"* (paragraph: 028 Reference ID: 7-028-20220825, Revision Date 25 08 2022).

- 3.5 In terms of guidance on deciding whether an application passes the sequential test, the PPG states that *"relevant decision makers need to consider whether the test is passed, with reference to the information it holds on land availability. The planning authority will need to determine an appropriate area of search, based on the development type proposed and relevant spatial policies. The applicant will need to identify whether there are any other 'reasonably available' sites within the area of search, that have not already been identified by the planning authority in site allocations or relevant housing and/or economic land availability assessments, such as sites currently available on the open market. The applicant may also need to check on the current status of relevant sites to determine if they can be considered 'reasonably available'"* (Paragraph: 029 Reference ID: 7-029-20220825, Revision Date 25 08 2022).

Flood Risk Criteria

- 3.6 The Planning Practice Guidance advises when the Sequential Test is normally to be applied stating that:

"The Sequential Test should be applied to 'Major' and 'Non-major development' proposed in areas at risk of flooding, but it will not be required where... The site is in an area at low risk from all sources of flooding, unless the Strategic Flood Risk Assessment, or other information, indicates there may be a risk of flooding in the future"

(Paragraph: 027 Reference ID: 7-027-20220825, revision date: 25 08 2022)

- 3.7 As outlined above, the majority of the site falls within flood zone, small areas fall within flood zones 2 and 3, but the development has been designed to locate all proposed buildings within Flood Zone 1. Despite the SSFRA stating that a sequential test is not required, this report has been prepared to confirm the position.

- 3.8 The site has not already been previously assessed at any plan-making stage. Reading Borough Council prepared a Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) in 2017 and have been reviewed in the SSFRA. This shows:

- Historic Flooding - historic flood events have affected the north of Reading for 9 recorded flood events and the site has largely been unaffected.
- Flood Zone – This indicates that the site primarily falls within Flood Zone 1, with areas along the site boundary located in Flood Zone 2 and Flood Zone 3. However, the Flood Zones have been updated to take account of more recent EA River Thames and River Kennet modelling and therefore this SFRA map is superseded
- Surface Water – the information contained is consistent with the information included above.
- Reservoir Breach - The mapping confirms that any flooding as a result of a breach is limited to land to the south-east of Reading and the site is unaffected, and this dataset has been superseded by the information above
- Groundwater – the SFRA provides a high -level overview of areas susceptible to ground water flooding, taken from a national dataset and based on geological conditions across 1km grid squares. The site is shown in an area at 'between 25% and 50% susceptibility

Need for Development (Housing Capacity)

- 3.9 The overall position for new housing within the Borough has been considered, before assessing individual sites.
- 3.10 The Council's Housing and Economic Land Availability Assessment (November 2017) identifies a capacity to provide an additional 15,570 dwellings in the Borough between 2013 and 2036, which is a shortfall of 634 homes in the period to 2036.
- 3.11 The Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016) identifies Reading as having the largest population and number households in the Housing

Market Area, with the highest percentage of single person households, the second highest percentage of flats and 1 bedroom homes and the highest percentage of private rented sector (PRS) housing. The SHMA identifies a need for an additional 699 residential dwellings per year in Reading. This is summarised at Paragraph 3.1.4 of the Reading Borough Local Plan, that states *‘it is clear that continued high and medium density development in central Reading will play a key role in meeting the Borough’s needs as well as the needs of the Western HMA as a whole. As the most accessible location, as well as the retail and employment hub of the area, there is a clear need for the opportunities that exist in central Reading to continue to provide a significant amount of development’*.

- 3.12 The Council’s ‘Residential Planning Commitments at 31 March 2024’, published in April 2024 identifies a summary of housing figures for the Borough for the monitoring year 1 April 2023 and 31 March 2024:

Newly permitted dwellings	With permission but not started	Under construction	Total hard commitments outstanding (N/S+U/C)	Soft commitments	Total hard & soft	Completed	Lapsed
1,460	4,726	1,644	6,370	7,263	13,633	1,021	78

- 3.13 The Council’s latest position on housing land supply is set out in the Annual Monitoring Report 2022-2023 (December 2023) which identifies that the Council can demonstrate a 5.55 year supply (C3 dwellings only) for the period 2023/24-2027/28.
- 3.14 The comparison sites have been assessed to determine if there are any planning policy designations that would affect the delivery of housing in principle. Identified sites have been reviewed against adopted land use policies of Reading Borough Local Plan (adopted November 2019). These include Policy H1 (provision of housing) sets the Borough’s housing requirement of 15,847 new homes for the plan period 2013-2036 (averaging 689 homes per annum) and will work with other authorities in the housing market area to ensure delivery of the shortfall of 230 dwellings over the plan period and the spatial strategy (Section 3.2). This acknowledges that Reading is constrained in terms of spatial extent and growth *‘which inevitably means a considerable focus on the centre and south of Reading’* and a need to look within the existing urban area for opportunities, and to ensure efficient use of land. Central Reading is identified as the focus for meeting much of the identified development needs at a medium and high density.

Area of Search

- 3.15 The application of a sequential test firstly requires a geographical extent to be defined to identify the area of search for potential alternative sites. As outlined above, the PPG states that *“the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed”*.

- 3.16 The area of search has been derived by considering accessibility to key infrastructure and services and with regard to the spatial strategy set out at Section 3.2 of the Reading Borough Local Plan (adopted November 2019). The application proposes a high-rise high density residential scheme with apartments on a site that is located around 250m from Reading Rail Station and within the Reading Central Area. This is therefore a sustainable location and where the spatial strategy states will be the focus of development in the Borough, at medium-high densities.
- 3.17 Due to the proximity and nature of the development and the type of dwellings proposed, its proximity to the rail station and other facilities within the town centre and the priorities of the Council's spatial strategy for the location of new development, the area of search has been defined as the Reading central policy area (see Figure 7).

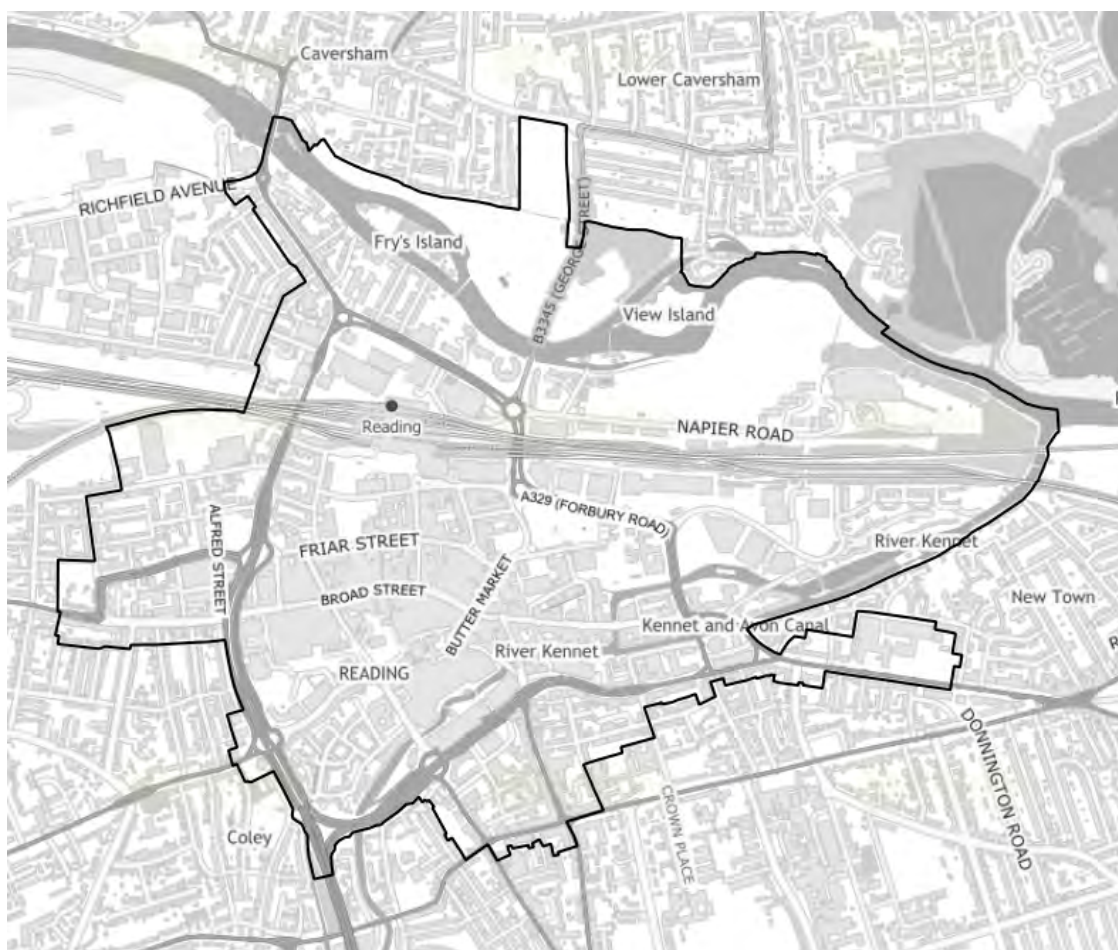


Figure 7: Area of Search

Site Parameters

- 3.18 Any potential site must also be of an adequate size to accommodate the proposed development, with its associated car and cycle parking provision. The Application site measures around 0.54 hectares and on this basis any alternative site would need to be at least 0.5 hectares and capable of accommodating at least 200 dwellings.

Identification of Sites

- 3.19 To identify potential alternatives to the application site to be assessed by the Sequential Test the following sources of evidence have been utilised:
- Planning permissions within search area granted in the last 3 years, for 200+ dwellings
 - Sites identified as deliverable or developable within the search area in the Reading Housing and Economic Land Availability Assessment (November 2017)
 - Sites allocated for development in the search area in the Reading Borough Local Plan (2019)
 - A search for 'Land' and 'Commercial Property' for sale on the Rightmove website on 22nd July 2024 (website address: www.rightmove.co.uk)
- 3.20 The assessment of the suitability and availability of sites has been informed by information from local agents, Hollis and Hockley.

4. ASSESSMENT OF ALTERNATIVE AVAILABLE SITES

- 4.1 Potentially suitable, available and developable sites are set out in Table 1 which are assessed against the location and site / surrounding criteria identified and discounts sites that:
- Have a policy designation for an alternative land use
 - Already have extant consent for residential development
 - Are not identified as either 'Deliverable' or 'Developable' in HELAA
 - Are located in Flood Zones 2 & 3
 - Cannot deliver a comparable number of housing units (more than 200)
 - Planning application submitted within the last 3 years for at least 200 dwellings
- 4.2 Table 1 includes HELAA sites that are located within the defined search area, identifying the overall HELAA conclusion on whether sites are suitable, available or deliverable for development, their site size and estimated dwelling capacity, to identify whether any sites meet the relevant search criteria. The table also identifies site designations/ allocations from the Reading Borough Local Plan (2019) of potentially suitable sites and any planning history where relevant, to conclude whether any sites of the sites are sequentially preferable to the application site. No sites have been identified as being sequentially preferable.
- 4.3 A search of planning applications 'approved' and 'submitted' within the search area for 200+ dwellings in the past 3 years was undertaken. This only identified 1 submitted and undetermined application (in addition to those already considered in Table 1) at the former Debenhams Department Store, West of Yield Hall Place for redevelopment with 218 build to rent residential units and commercial uses (221916). The site is located within Flood Zone 1, but as it does not have a current planning permission and is not allocated in the Local Plan or promoted for development in the HELAA then its suitability, deliverability or availability for residential purposes cannot be confirmed and as such is not considered to be a reasonable alternative to the application site. Furthermore, there is a substantial level of unresolved objection to this application, including from the Environment Agency who have stated adverse impacts to the River Kennet, including from over shading and at present the scheme is unacceptable. This further confirms that the site is not be considered as a suitable alternative for the proposed development at present.
- 4.4 A search of 'land' and 'commercial property' on the www.rightmove.co.uk website was undertaken on 22nd July 2024 within 1 mile radius of Reading Train Station. This also did not identify any sequentially preferable sites that meet the relevant search criteria (results included at Appendix 2.

Table 1: Assessment of Alternative Sites

Site Name / Address	EA Flood Zone	HELAA					Planning Policy	Site Allocations	Planning History	Sequentially Preferable, including reasoning for conclusion
		HELAA Ref	HELAA Size (ha)	HELAA Capacity	Delivery Period (years)	HELAA Conclusion				
Cattle Market	2	AB008	2.46	405	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), West Side Major Opportunity Area (CRI2a)	CRI2a – 330-490 dwellings & 10-15,000 sq.m retail. Refs to mitigation from FRA	N/a, already scoped out	NO Within higher flood risk zone
Great Knollys Street and Weldale Street	2	AB009	3.02	321	6-10 & 11-15	Suitable, available & potentially achievable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), West Side Major Opportunity Area (CRI2b)	CRI2b – indicative potential 280-510 dwellings	N/a, already scoped out	NO Within higher flood risk zone
Land at Regent Court, Great Knollys Street	2	AB078	0.021	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), West Side Major Opportunity Area (CRI2)	N/a	N/a, already scoped out	NO Within higher flood risk zone. Below site size threshold and identified as ‘unsuitable’ for residential development in HELAA
9-27 Greyfriars Road	2	AB020	0.17	N/a	Not within 15 years	Not available	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), Archaeology Potential (EN2)	N/a	N/a, already scoped out	NO Within higher flood risk zone. Below site size threshold and identified as ‘not available’ for residential development in HELAA
North of the Station	2	AB004	6.71	539	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), Archaeology Potential (EN2), Station Hill & Friars Walk Major Opportunity Area (CRI1e)	CRI1e – mixed-use high density, 640-960 dwellings & 50-80,000 sq.m office & 3-6,000 sq.m retail, leisure, hotel	N/a, already scoped out	NO Within higher flood risk zone
Shurgard Self Storage, 75-77 Caversham Road	2	AB081	0.57	51	6-10 & 11-15	Potentially suitable, available & achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0a), AQMA (EN15), Primary Shopping Area & Office Core (CRI), Station/River Major Opportunity Area (CRI1f)	CRI1f - residential and open space, with lower density to reflect low rise residential area. 75-115 dwellings	N/a, already scoped out	NO Within higher flood risk zone. Below development size threshold
115-117 Caversham Road	2	AB075	0.37	26	6-10 & 11-15	Potentially suitable, available & achievable	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area & Office Core (CRI), Station/River Major Opportunity Area (CRI1f)		N/a, already scoped out	NO Within higher flood risk zone. Below site and development size threshold
Great Brighams Mead	3	AB096	1.04	n/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15)	N/a	N/a, already scoped out	NO Within higher flood risk zone. Identified as ‘unsuitable’ for residential development in HELAA
Riverside	2/3	AB005	1.24	204	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Office Core (CRI), Station/River Major Opportunity Area (CRI1g)	CRI1g – 250-370 dwellings & 1-2,000 sq.m leisure. Refs to mitigation from FRA	N/a, already scoped out	NO Within higher flood risk zone
Brunel Arcade, Station Approach	1	AB067	0.58	138	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0a), AQMA (EN15), Primary Shopping Area & Office Core (CRI), Crossrail Safeguard Area (TR2), Station/River Major Opportunity Area (CRI1d)	CRI1d – 250-380 dwellings & 3-5,000 sq.m office, 1-2,000 sq.m retail & leisure		NO Below development size threshold. The site does not have the benefit of a current or pending planning permission for redevelopment, so cannot be considered as deliverable. The site is not on the market, so is not available for development
Apex Plaza, Forbury Road	1	AB068	0.93	183	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0a), AQMA (EN15), Office Core (CRI), Station/River Major Opportunity Area (CRI1d)		Despite allocation in 2019, the site is currently in office use and does not have planning permission or an	NO Currently in commercial use and

									application for residential redevelopment. The site has 19 leaseholders, as such land assembly is likely to be an issue. As such the site cannot be considered reasonably available or deliverable within a suitable time limit	does not have planning permission for redevelopment. Cannot be considered as available or deliverable for residential development
Napier Road Junction	3	AB006	0.49	284	1-5	Suitable, available and achievable	Central Area (CRI-10), Tall Buildings Cluster (CR10a), AQMA (EN15), Area of Archeology Potential (EN2), Office Core (CRI), Station/River Major Opportunity Area (CR11h)	CR11h – 200-300 dwellings & 2-3,000 sq.m retail/commercial. Refs to mitigation from FRA		NO Within higher flood risk zone
Napier Court	2	AB007	1.1	284	1-5	Suitable, available and achievable	Central Area (CRI-10), Tall Buildings Cluster (CR10a), AQMA (EN15), Area of Archeology Potential (EN2), Station/River Major Opportunity Area (CR11i)	CR11h – 210-310 dwellings. Refs to mitigation from FRA		NO Within higher flood risk zone. Not currently on the market, so not available for residential development
Energis House, Forbury Road	1	AB031	1.4	0 (emp site)	N/a	Suitable, available and achievable	Central Area (CRI-10), Tall Buildings Cluster (CR10a), AQMA (EN15), Office Core (CRI), East Side Major Opportunity Area (CRI3)	N/a		NO Identified for employment uses in HELAA
Forbury Retail Park	1	AB014	6.99	980	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), Tall Buildings Cluster (CR10a), AQMA (EN15), Archaeology Potential (EN2), East Side Major Opportunity Area (CRI3b)	CR13b – 1,230-1,840 dwellings	The Forbury Retail Park site (northern part of allocation) has a current undetermined outline application with outstanding objections for residential-led redevelopment, including up to 820 dwellings (230822). This is a substantial scheme, which exceeds the current proposals parameters to be considered reasonably comparable. The site is allocated and Policy H1 states additional sites are required to supplement the allocations and meet needs in full. As an outline application, it will take time for resolution of objections, approval of outline consent, land disposal and reserved matters and discharge of conditions to allow development to proceed, as such it is not considered reasonably available or achievable in the short term. The southern part of the allocation, south of Kenavon Drive does not have a planning consent or application and is controlled by a housing developer. As such it is not considered to be reasonably available or deliverable for development.	NO Site and development size not sufficiently comparable. Unresolved planning issues to confirm deliverability of site. The site is currently in active use for retail purposes with long unexpired leases and is not on the market, so cannot be considered as available for residential development
Network Rail Land, Napier Road	3	AB099	3.36	55	6-10 & 11-15	Potentially suitable, available & achievable	Central Area (CRI-10), AQMA (EN15), Major Transport Project (TR2a), Safegaurd Area for Crossrail (TR2), Area of Biodiversity Interest (EN12), Archaeology Potential (EN2)	N/a		NO Within higher flood risk zone
Tesco, Napier Road	3	AB082	5.52	N/a	Not within 15 years	Unsuitable	Central Area (CR-10), Area Safeguarded Area for Crossrail (TR2)	N/a		NO Within higher flood risk zone, identified as 'unsuitable' in HELAA for residential development.

Kings Meadow Pool, Kings Meadow Road	3	AB028	0.12	0 (leisure)	N/a	Suitable, available and achievable	Central Area (CRI-10), Major Landscape Feature (EN13)	N/a		NO Within higher flood risk zone. Below site size threshold and identified for leisure uses in HELAA
Caversham Lock Island	3	AB029	0.45	-1 (leisure)	N/a	Suitable & potentially available & achievable	Central Area (CRI-10), Major Landscape Feature (EN13), Allocation (CRI4m)	CRI4m – water compatible leisure or tourism uses		NO Within higher flood risk zone. Below site size threshold and identified for leisure uses in HELAA
View Island	3	CA005	1.62	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), Major Landscape Feature (EN13), Local Green Space and POS	N/a		NO Within higher flood risk zone. Identified as ‘unsuitable’ for residential development in HELAA
Central Swimming Pool, Battle Street	1	AB057	0.57	87	6-10 & 11-15	Achievable and potentially suitable & available	Central Area (CRI-10), AQMA (EN15), Allocation CRI4a	CRI4a – development following relocation, 80-120 dwellings		NO Below development size threshold
159 Oxford Road	1	AB064	0.033	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Conservation Area (EN3)	N/a		NO Site size below threshold and identified as ‘unsuitable’ for residential development in HELAA
149-153 Oxford Road	1	AB059	0.1	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Conservation Area (EN3)	N/a		NO Site size below threshold and identified as ‘unsuitable’ for residential development in HELAA
143-145 Oxford Road	1	AB018	0.14	N/a	N/a	Potentially suitable, not available	Central Area (CRI-10), AQMA (EN15), Conservation Area (EN3)	N/a		NO Site size below threshold and identified as ‘unavailable’ for residential development in HELAA
108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	1	AB017	1.12	186	6-10 & 11-15	Suitable & potentially available & achievable	Central Area (CRI-10), AQMA (EN15), West Side Major Opportunity Area (CRI2c)	CRI2c – 180-260 dwellings, ref to heritage assets and low rise development The HELAA site is in multiple ownership, making land assembly complex for comprehensive development. The north-west part is developer controlled (Abri) and have secured consent for redevelopment with 54 flats (210349), as such this part of the site is not reasonably available. Prior approval in May 2019 for 58 units in southern part of the site (190419), completion period now expired. Later application refused for 120 units (210639) – as such no permission in place. Comprehensive redevelopment of for the quantum of development anticipated is unlikely, however with no permission there can be no certainty over delivery and consequently the site cannot be considered reasonably available or deliverable.		NO Below development size threshold. Site is not on the market and is not available for residential development. No planning permission for redevelopment and so cannot be considered as deliverable for residential development
The Butler PH, Chatham Street	1	AB072	0.11	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), West Side Major Opportunity Area (CRI2)	N/a		NO Site size below threshold and

										identified as 'unsuitable' for residential development in HELAA
Chatham Street	1	AB010	3.04	N/a	Not within 15 years	Suitable, potentially available, unachievable	Central Area (CRI-10), AQMA (EN15), Tall Buildings Cluster (CRI0b), Central Area, Primary Shopping Area & Office Core (CRI), West Side Major Opportunity Area (CRI2)	N/a		NO identified as 'unachievable' for residential development in HELAA
Former Reading Family Centre, North Street	1	AB019	0.23	17	1-5	Suitable, available and achievable	Central Area (CRI-10), AQMA (EN15), Allocation CRI4b	CRI4b – 15-22 dwellings		NO Below site and development size threshold
Primark, 32-42 West Street	1	AB054	0.41	0 (emp)	N/a	Suitable, available and achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0b), AQMA (EN15), Primary Shopping Area, Office Core, Core Area (CRI), Archaeology Potential (EN2)	N/a		NO Identified for employment uses in HELAA and below site size threshold
38-40 Oxford Road & 3-7 Cheapside	1	AB060	0.3	N/a	N/a	Unsuitable	Central Area (CRI-10), Tall Buildings Cluster (CRI0b), AQMA (EN15), Primary Shopping Area, Office Core, Core Area (CRI), Archaeology Potential (EN2)	N/a		NO Site size below threshold and identified as 'unsuitable' for residential development in HELAA
Broad Street Mall	1	AB011	2.75	200	6-10 & 11-15	Suitable, available, potentially achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0b), AQMA (EN15), Primary Shopping Area, Office Core, Core Area (CRI), West Side Major Opportunity Area (CRI2d)	CRI2d – continued retail and leisure use, with potential for 280-420 dwellings	The wider HELAA site is in multi-freehold ownership with multiple leaseholders. Land assembly for comprehensive redevelopment is likely to be complex, to consider this site as available or deliverable alternative. The western part of the HELAA site is controlled by two student living companies, partly in hotel use and with prior approval granted in 2013 for 115 apartments to the south west (I3I302). Due to land ownership and the lack of any extant consent for redevelopment then it cannot be considered as available or deliverable for the proposed development. The Broad Street Mall site has a complex planning history and consent was most recently granted in 2021 which included residential and retail uses (I82I37). A later application has been submitted by McLaren (Broad Street Mall) Ltd for a mixed -use development including 664 dwellings and other uses (240I73); this references technical, operational and legislative difficulties being the reason for that development not progressing. This however is a substantial scheme, which exceeds the current proposals parameters to be considered a reasonably comparable. Furthermore, it is controlled by developers and consequently cannot be considered reasonably available.	NO Site not on the market and in developer control, not available for development

Hosier Street	1	AB012	3.41	615	6-10 & 11-15	Suitable, available, potentially achievable	Central Area (CRI-10), Tall Buildings Cluster (CRI0b), AQMA (ENI5), Archaeology Potential (EN2), Office Core, Core Area (CRI), West Side Major Opportunity Area (CRI2e)	CRI2e – potential for 500-750 dwellings & 4-6,000 sq.m of retail & leisure	Despite allocation in 2019, the site does not have planning permission or an application for residential redevelopment. The wider site remains in municipal use and announcements were made in early 2024 that McLaren Living have been selected as the developer for the former civic offices site to deliver a build to rent scheme: https://www.readingchronicle.co.uk/news/24069954.update-plans-600-flats-built-reading/ . As such the site cannot be considered reasonably available or deliverable to be an alternative.	NO The site is in developer control, not available for development.
1-3 Greyfriars Road	1	AB079	0.026	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (ENI5), Archaeology Potential (EN2), Office Core (CRI), Terraced Housing in Central Reading (CR9d)	N/a		NO Site size below threshold and identified as ‘unsuitable’ for residential development in HELAA
9-27 Greyfriars Road	2	AB020	0.17	N/a	Not within 15 years	Suitable & unavailable	Central Area (CRI-10), AQMA (ENI5), Archaeology Potential (EN2), Office Core & Core Area (CRI)	N/a		NO Within higher flood risk zone. Site size below threshold and identified as ‘unsuitable’ for residential development in HELAA
Friars Walk and Greyfriars Road (reduced site)	1	AB002	0.37	77	6-10 & 11-15	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (ENI5), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2), Station/River Major Opportunity Area (CRI1b)	CRI1b – mixed-use retail, leisure & residential; 90-140 dwellings		NO Below site and development size threshold
Station Hill (wider site)	1	AB003	2.87	451	1-5	Suitable, available & achievable	Central Area (CRI-10), AQMA (ENI5), Primary Shopping Area, Office Core & Core Area (CRI), Tall Buildings Cluster (CRI0a), Archaeology Potential (EN2), Station/River Major Opportunity Area (CRI1c)	CRI1c – mixed-use high density development; 380-570- dwellings & 80-100,000 sq.m retail, office and leisure	The main part of the HELAA site has a complex planning history, with hybrid consent granted in July 2021 for the site’s redevelopment (I92032). The site is controlled by a developer and under construction. The site is not therefore available. Current application for a residual area at 35-39 Friar Street for 103 dwellings, which is not of a sufficient size to be a reasonable alternative (220933).	NO Site is in developer control, so not available for development
Friar Street and Station Road	1	AB001	1.36	224	6-10 & 11-15	Suitable, available & achievable	Central Area (CRI-10), AQMA (ENI5), Primary Shopping Area, Office Core & Core Area (CRI), Tall Buildings Cluster (CRI0a), Archaeology Potential (EN2), Station/River Major Opportunity Area (CRI1a)	CRI1a – mixed use development, 150-270 dwellings and office, retail and leisure	The site is in multiple ownership, with various freeholder and leaseholders, making land assembly complex. The site also does not have planning permission or an application for residential redevelopment. As such the site cannot be considered reasonably available or deliverable for development in the short term.	NO Complex landownership, no planning consent to confirm deliverability and not on the market to confirm availability
17-23 Queen Victoria Street	1	AB061	0.05	12	1-5	Suitable, available & potentially achievable	Central Area (CRI-10), AQMA (ENI5), Primary Shopping Area, Office Core & Core Area (CRI), Tall Buildings Cluster (CRI0a), Archaeology Potential (EN2), Allocation CRI4c	CRI4c – office to residential change of use – 10-16 dwellings		NO Below site and development size threshold
15-18 Friar Street, 2-16 Station Road and Friars Walk	1	AB097	0.37	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (ENI5), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology	N/a		NO Below site and development

							Potential (EN2), North of Friar Street and East of Station Road (CRI6)			size threshold. Identified as 'unsuitable' for residential development in HELAA
37-43 Blagrove Street	1	AB069	0.04	N/a	Not within 15 years	Suitable & not available	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2), Conservation Area (EN2)	N/a		NO Below site and development size threshold. Identified as 'unavailable' for residential development in HELAA
7 Blagrove Street	1	AB074	0.015	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2), Conservation Area (EN2), Abbey Quarter (CRI5)	N/a		NO Below site and development size threshold. Identified as 'unsuitable' for residential development in HELAA
160-163 Friar Street	1	AB094	0.06	25	1-5	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2)	N/a		NO Below site and development size threshold
173-175 Friar Street	1	AB032	0.14	34	1-5	Suitable, available & achievable	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2), Allocation CRI4d	CRI4d - Change of use of listed building, 36-54 dwellings		NO Below site and development size threshold
Tangent House, 16 Forbury Road	1	AB102	0.05	N/a	Not within 15 years	Potentially suitable, availability unknown	Central Area (CRI-10), AQMA (EN15), Primary Shopping Area, Office Core & Core Area (CRI), Archaeology Potential (EN2), Abbey Quarter (CRI5)	N/a		NO Below site size threshold. Not on the market, so not available for development
Napier Court	2	AB007	1.1	154	6-10 & 11-15	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), Archaeology Potential (EN2), Station/ River Major Opportunity Area (CRI1i)	CRI1i – 210-310 dwellings. Refs to mitigation from FRA		NO Within higher flood risk zone
2-8 The Forbury and 19-22 Market Place	1	AB021	0.07	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), Core & Office Core (CRI), Archaeology Potential & Conservation Area (EN2), Abbey Quarter (CRI5)	N/a		NO Below site and development size threshold. Identified as 'unsuitable' for residential development in HELAA
27-32 Market Place	1	AB053	0.04	14	1-5	Suitable, available & achievable	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), Core & Office Core (CRI), Archaeology Potential & Conservation Area (EN2), Abbey Quarter (CRI5), Allocated CRI4d	CRI4d – change of use of listed building to 36-54 dwellings		NO Below site and development size threshold
3-10 Market Place, Abbey Hall & Abbey Square	1	AB022	0.29	N/a	Not within 15 years	Suitable, availability unknown	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), Core & Office Core (CRI), Archaeology Potential & Conservation Area (EN2), Abbey Quarter (CRI5), Allocated CRI4e	CRI4e – retail and residential development, 46-70 dwellings		NO Below site size threshold. Not on the market and availability unconfirmed in HELAA
1-5 King Street	1	AB062	0.08	16	6-10 & 11-15	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), Core & Office Core (CRI), Archaeology Potential & Conservation Area (EN2), Abbey Quarter (CRI5), Allocation CRI4f	CRI4f – change of use of listed building, 16-24 dwellings		NO Below site and development size threshold
Jacksons Corner, 1-9 Kings Road	1	AB039	0.98	26	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), Core & Office Core (CRI), Archaeology Potential & Conservation Area (EN2), Abbey Quarter (CRI5)	N/a		NO Below development size threshold. No planning permission to confirm suitability and not on the market to confirm availability
The Oracle Shopping Centre, Yield Hall Place	1	AB052	0.04	N/a	Not within 15 years	Suitable, available, achievability unknown	Central Area (CRI-10), AQMA (EN15), Designated Primary Frontage (CR7), & Core (CRI), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site size threshold. Not on the market and availability for residential development unconfirmed in HELAA
The Anchorage, 34 Bridge Street	1	AB025	0.15	N/a	Not within 15 years	Suitable, not available	Central Area (CRI-10), AQMA (EN15), Core (CRI), Archaeology Potential (EN2)	N/a		NO Below site size threshold. Not on

										the market and availability for residential development unconfirmed in HELAA
The Oracle Extension, Bridge Street and Letcombe Street	1	AB026	1.67	N/a	Not within 15 years	Suitable, availability unknown	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2), Allocation CRI4g	CRI4g – retail/town centre uses. Ref to flood risk issues		NO No planning permission to confirm deliverability. Not on the market and availability for residential development unconfirmed in HELAA, so cannot be considered as available
Corner of Crown Street and Southampton Street	1	KA002	0.08	14	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Allocation CRI4j	CRI4j – 13-19 dwellings		NO Below site and development size threshold
34-36 Crown Street	1	KA007	0.034	14	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2)	N/a		NO Below site and development size threshold
Corner of Crown Street and Silver Street	1	KA003	0.38	76	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Allocation CRI4k	CRI4k – development of residential/ residential care, 36-70 dwellings		NO Below site and development size threshold
Enterprise House, 89-97 London Street	1	KA008	0.15	8	6-10 & 11-15	Suitable, achievable, potentially available	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2), Allocation CRI4i	CRI4i – change of use of listed building, 8-12 dwellings		NO Below site and development size threshold
75-77 London Street	1	KA012	0.18	N/a	Not within 15 years	Suitable, not available	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site size threshold. Not on the market and confirmed as not available in HELAA
9 Southern Court, South Street	1	KA034	0.04	14	105	Suitable, potentially available & achievable		N/a		NO Below site and development size threshold
21 South Street	1	KA004	0.14	N/a	Not within 15 years	Potentially suitable, not available	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2)	N/a		NO Below site size threshold. Not on the market and confirmed as not available in HELAA
Car Park, East Street	1	KA033	0.13	12	6-10 & 11-15	Potentially suitable, available & achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site and development size threshold
25-31 London Street	1	KA001	0.1	N/a	Not within 15 years	Suitable, not available	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site size threshold. Not on the market and confirmed as not available in HELAA
Building 2, New Century Place, East Street	1	KA032	0.17	52	1-5	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site and development size threshold
Building 1, New Century Place, East Street	1	KA031	0.13	68	1-5	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential & Conservation Area (EN2)	N/a		NO Below site and development size threshold
Reading Central Library, Abbey Square	3	AB024	0.1	N/a	Not within 15 years	Unsuitable	Central Area (CRI-10), AQMA (EN15), Tall Buildings Cluster (CRI0c), Core, Office Core (CRI), Abbey Quarter (CRI5), Archaeology Potential (EN2)	N/a		NO Within higher flood risk zone. Below site size threshold
Energis House, Forbury Road	1	AB031	1.4	N/a (emp)	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Core Office (CRI), East Side Major Opportunity Area (CRI3), Archaeology Potential (EN2)	N/a		NO Identified for employment uses in HELAA
Reading Prison	1	AB013	1.44	72	6-10 & 11-15	Suitable, available, potentially achievable	Central Area (CRI-10), AQMA (EN15), Office Core (CRI), Abbey Quarter (CRI5), SAM (EN1), Archaeology Potential	CRI3a – reuse of listed building for a compatible use, possibly 65-90		NO Below development size

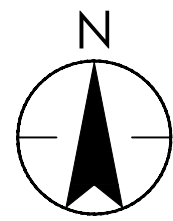
							(EN2), East side Major Development Area (CRI3a)	dwelling		threshold, re-use of listed building. Not on the market and recently sold to educational user, so not available.
60 Queens Road	1	AB036	0.22	N/a	Not within 15 years	Suitable, not available	Central Area (CRI-10), AQMA (EN15)	N/a		NO Below site size threshold. Not on the market and confirmed as not available in HELAA
3-4 Wesley Gate, Queens Road	1	AB095	0.07	13	1-5	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15)	N/a		NO Below site and development size threshold
Clarendon House 59-75 Queens Road	1	AB098	0.21	44	1-5	Suitable, potentially available & achievable	Central Area (CRI-10), AQMA (EN15)	N/a		NO Below site and development size threshold
Kings Point, 120 Kings Road	1	AB043	0.15	103	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Tall Buildings Cluster (CRI10c), Central Core (CRI)	N/a		NO Below site and development size threshold
Former Gas Works Building, Gas Works Road	3	AB056	0.064	18	1-5	Suitable, available & potentially achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2)	N/a		NO Within higher flood risk zone. Below site and development size threshold
Forbury Business Park and Kenavon Drive	3	AB015	2.89	140	1-5	Suitable, available, achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2), East side Major Opportunity Area (CRI3c)	CRI3c – Largely residential, 190-285 dwellings		NO Within higher flood risk zone. Below development size threshold
Gas Holder	2	AB016	0.71	46	6-10 & 11-15	Suitable, available, potentially achievable	Central Area (CRI-10), AQMA (EN15), Archaeology Potential (EN2), East side Major Opportunity Area (CRI3d)	CRI3d – Residential development, 46-70 dwellings. Ecological sensitivity of river		NO Within higher flood risk zone. Below site and development size threshold

5. CONCLUSIONS

- 5.1 This report sets out the background, methodology, and findings of the assessment undertaken to consider the availability of any suitable and deliverable alternative sites at a lower risk flood to the application site at Norman Place, Reading on flood risk grounds.
- 5.2 As set out above, the majority of the application site is located within Flood Zone 1 (low risk) and the accompanying SSFRA confirms that the proposed building is located entirely within Flood Zone 1 and consequently demonstrates avoidance of any areas at risk through the development design and furthermore the overall scheme design includes betterment in floodplain capacity through the proposed stepped/sloping transition from the site level to the adjacent towpath. The SSFRA therefore outlines that a sequential test is not required, but this report has nevertheless been prepared to consider such matters in any event.
- 5.3 The sequential assessment has reviewed relevant and necessary public data sources that have, and will, guide development opportunities within the defined area of search, which is appropriate to provide a sufficient and representative local catchment, housing demand and market and informed through market advice from local agents Hollis Hockley. Consideration has been given to a range of sites to examine if they are reasonably available and satisfy the assessment criteria detailed in Chapter 3 of this report.
- 5.4 Paragraph 027 (Ref. ID: 7-027-20220825) of the Planning Practice Guidance advocates that when applying the Sequential Test to individual applications, a pragmatic approach on the availability of alternatives should be taken.
- 5.5 A total of 74 sites have been assessed and the findings are included in Table 1, which demonstrates that that no other reasonably available or deliverable alternative sites in a lower flood risk area within the defined area of search and which meet the search criteria have been identified. For the above reasons the proposals are considered to pass the sequential test.

APPENDIX 1

Flood Risk Maps



1

2

3

4

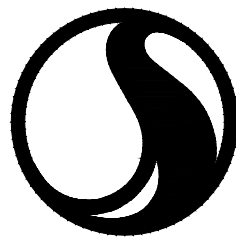
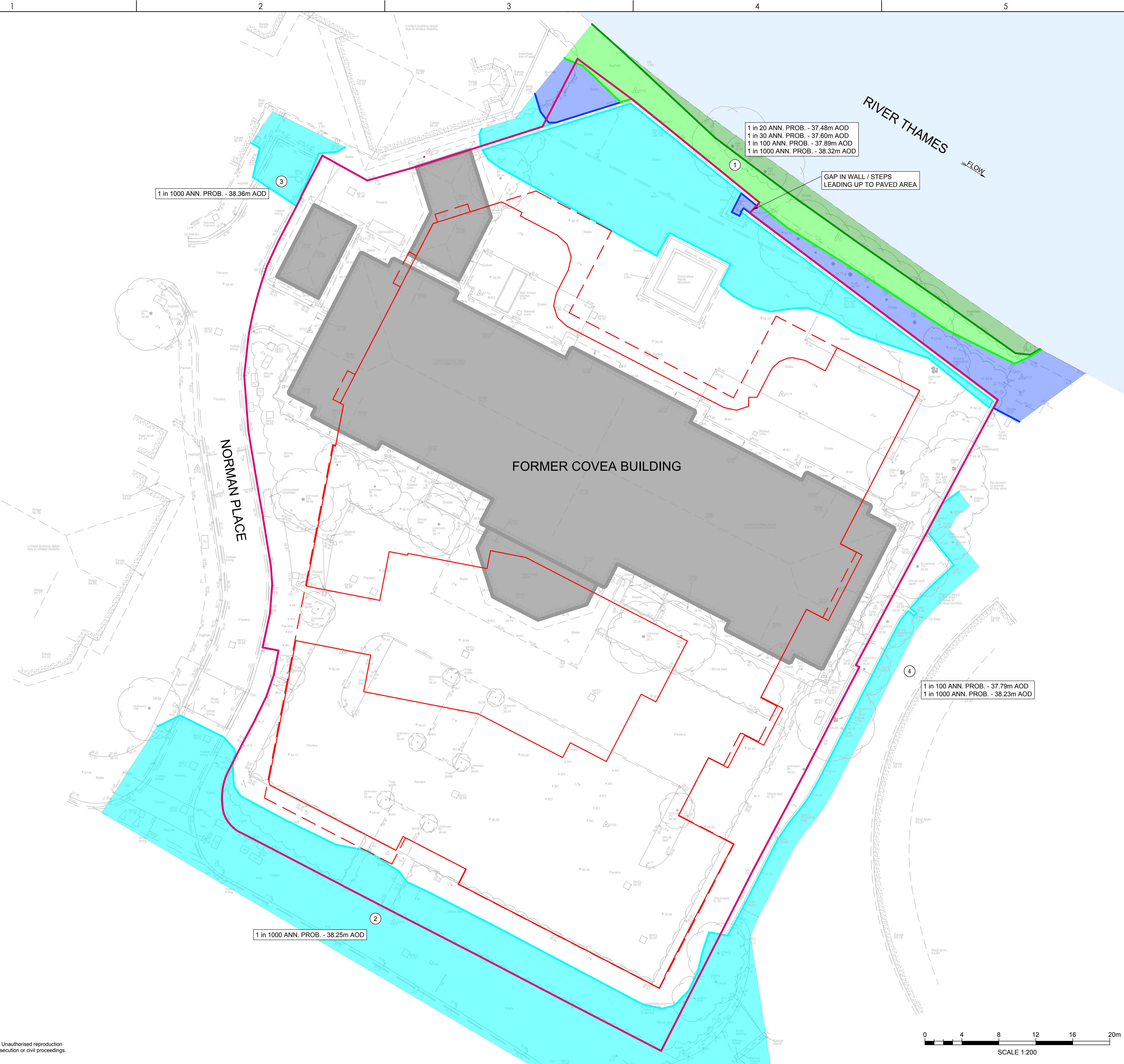
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D

C

B

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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

- TOPOGRAPHIC SURVEY FROM DRAWING 60630BDS-01A BY SURVEY SOLUTIONS DATED 13.02.2024.
- MODELLED FLOOD DATA EXTRACTED FROM THE THAMES 2019 1D-2D HYDRAULIC MODEL PROVIDED AS PRODUCT 5/6/7 DATA BY THE ENVIRONMENT AGENCY IN THE EMAIL OF 21.07.2023 (EA REFERENCE THM316018).
- MASTERPLAN TAKEN FROM DRAWING A4012-ASA-XX-GF-DR-A-0200 REV P014, BY ASSAEL ARCHITECTURE, DATED 2024.06.26.
- 1 IN 20 ANNUAL PROBABILITY FLOODPLAIN DEFINES FLOOD ZONE 3B FUNCTIONAL FLOODPLAIN LAND WHERE WATER HAS TO FLOW OR BE STORED IN TIMES OF FLOOD. THIS IS DEFINED IN THE READING BOROUGH COUNCIL STRATEGIC FLOOD RISK ASSESSMENT (SFRA) JUNE 2017 (SFRA SECTION 10.1). THE PPG DEFINES THE FUNCTIONAL FLOODPLAIN AS LAND WHERE WATER FROM RIVERS OR THE SEA HAS TO FLOW OR BE STORED IN TIMES OF FLOOD BUT WILL NORMALLY COMPRISE LAND HAVING A 3.3% OR GREATER ANNUAL PROBABILITY OF FLOODING. AS SUCH, THE 1 IN 30 ANNUAL PROBABILITY LEVELS HAVE BEEN PROVIDED TO PROVIDE A PRECAUTIONARY ASSESSMENT OF FLOOD ZONE 3B SUBJECT TO FUTURE AMENDMENTS TO LOCAL PLANNING POLICY.
- AS THE SITE IS NOT AN AREA PROTECTED BY FLOOD DEFENCES, THE 1 IN 100 ANNUAL PROBABILITY FLOOD EXTENT IS EQUIVALENT TO FLOOD ZONE 3A HIGH PROBABILITY (LAND AT A 1 IN 1000 (1%) OR GREATER ANNUAL PROBABILITY OF RIVER FLOODING).
- AS THE SITE IS NOT AN AREA PROTECTED BY FLOOD DEFENCES, THE EXTREME 1 IN 1000 ANNUAL PROBABILITY FLOOD EXTENT IS EQUIVALENT TO FLOOD ZONE 2 MEDIUM PROBABILITY (LAND HAVING BETWEEN A 1 IN 100 (1%) AND 1 IN 1000 (0.1%) ANNUAL PROBABILITY OF RIVER FLOODING).

KEY:

- SITE BOUNDARY
- FLOOD NODES
- 1 IN 20 ANNUAL PROBABILITY FLOOD
- 1 IN 30 ANNUAL PROBABILITY FLOOD
- 1 IN 100 ANNUAL PROBABILITY FLOOD
- 1 IN 1000 ANNUAL PROBABILITY FLOOD
- EXISTING BUILDING
- RIVER CHANNEL
- PROPOSED BUILDING GROUND LEVEL FOOTPRINT
- PROPOSED BUILDING FIRST FLOOR OUTLINE

P05	UPDATED SITE BOUNDARY	SR	RF	2024.07.22
P04	UPDATED PROPOSED BUILDING FOOTPRINT	GD	RR	2024.07.03
C	UPDATED PROPOSED BUILDING FOOTPRINT	RAB	RF	2024.06.12
B	EXTENDED TOPO SURVEY AND FLOOD EXTENTS	RAB	RF	2024.02.22
A	FOR INFORMATION	RAB	RF	2023.11.03
P01	FIRST ISSUE	RAB	RF	2023.10.04
Issued/Revision		By	Appd	YYYY.MM.DD

Issue Status

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above.
Use of this document for any other purpose is not permitted.

Client/Project Logo



Client/Project

PACKAGED LIVING

COVEA BUILDING, NORMAN PLACE,
READING

Title

FLOOD EXTENTS - PRESENT DAY

Project No.

332610561

A1 Scale

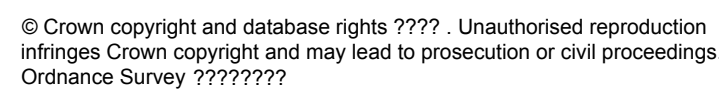
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Revision

P05

Drawing No.

332610561-STN-GEN-SW-DR-W-0001



APPENDIX 2

Rightmove.co.uk Search Results (22nd July 2024)

1/3 FEATURED PROPERTY



POA

43 London Street, Reading

Land for sale

0.55 miles from station

The property provides immediate access to Reading town centre and all its facilities. Reading train station forms part of the Crossrail High Speed Link to London (Paddington) and the west. The town has...

Marketed by Kempton Carr (Maidenhead) Limited,...



POA

38,606 sq. ft.

Reading Central Library, Reading Central Library, ...



Land for sale

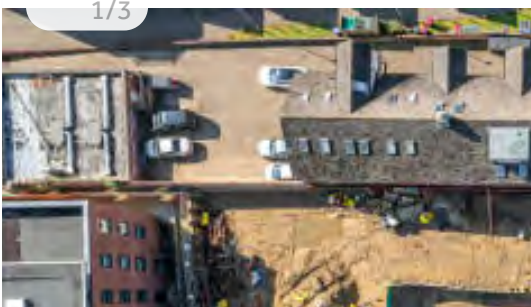
0.33 miles from station

- Development/Conversion Opportunity in Central Reading;
- The current building totals approximately 3,588 sq.m

Marketed by Savills, Reading



Save



POA

43 London Street, Reading



Land for sale

0.55 miles from station

The property provides immediate access to Reading town centre and all its facilities. Reading train station forms part of

Marketed by Kempton Carr (Maidenhead) Limited, Maiden...



Save



2

£1,850,000 Offers Over
17,222 sq. ft.

Caversham Road, Reading, Berkshire, RG1



37 bedroom residential development for sale

0.21 miles from station

Planning permission in place for partial demolition of retail

COMMERCIAL

Marketed by **ESTATE OFFICE INVESTMENTS LIMITED, Lon...**



Save



1/9

£540,000 Guide Price

The Jolly Anglers, Kennet Side, Reading, Berkshir...



Pub for sale

0.90 miles from station

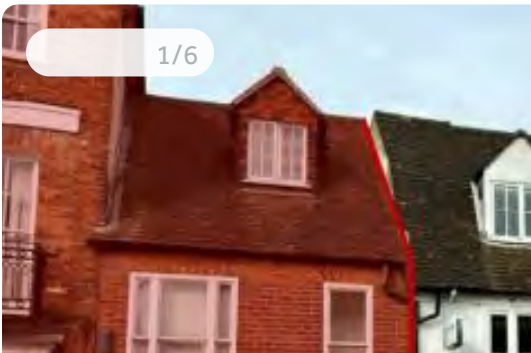
Freehold. Situated on the Kennet tow path. On the

COMMERCIAL

Marketed by **Christie & Co, Pubs & Restaurants**



Save



1/6

£300,000 From
1,305 sq. ft.

50A London Street, Reading, Berkshire, South Eas...



Office for sale

0.47 miles from station

A mid-terrace self-contained building providing office

COMMERCIAL

Marketed by **Lambert Smith Hampton, Reading**



Save

1/16

POA
6,530 sq. ft.

Corn Stores, 10 Forbury Road, Reading, RG1 1SB



Pub for sale

0.14 miles from station

Prominent Grade II Listed licensed restaurant in Reading

COMMERCIAL

Marketed by **Savills, Margaret Street - Licensed Leisure**



Save



1/9

LA-123119 - Corn Stores, 10 Forbury Road, Reading



Restaurant for sale

0.13 miles from station

Freehold Restaurants, Grade II listed restaurant centrally

COMMERCIAL

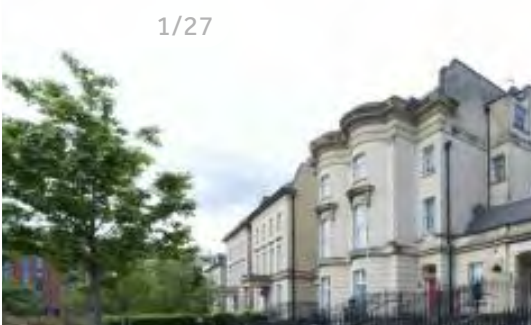
Marketed by Fleurets Limited, London

POA



Save

Additional commercial listings



1/27

Kings Road, Reading



Residential development for sale

0.69 miles from station

*** INVESTMENT FOR SALE *** Two freehold income

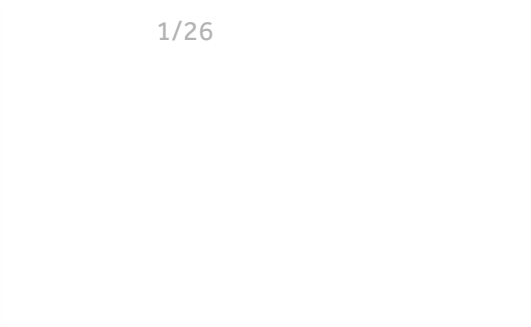
COMMERCIAL

Marketed by Goldschmidt & Howland, Hampstead - Sales

£7,500,000



Save



1/26

Kings Road, Reading



Residential development for sale

0.69 miles from station

*** INVESTMENT FOR SALE *** A freehold income

COMMERCIAL

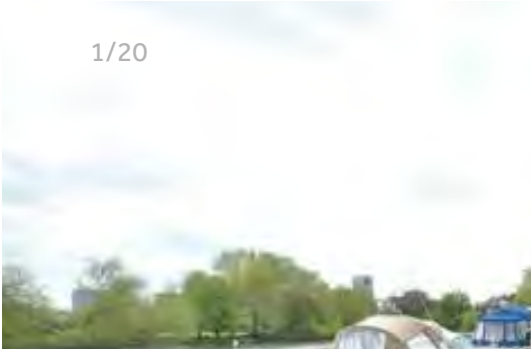
Marketed by Goldschmidt & Howland, Hampstead - Sales

£5,500,000



Save

1/20



The Moorings, Caversham

Land for sale

0.67 miles from station

A LEISURE PLOT on the River Thames with mooring that includes a PRIVATE SLIPWAY, cabin with plumbing & power

Marketed by Farmer & Dyer, Caversham

📞

✉️

📌 Save

1/6



The Battle Inn, 2 Bedford Road, Reading, Berkshire...

Pub for sale

0.54 miles from station

**For Sale By Public Auction 31st July 2024 09:30 AM To

COMMERCIAL

Marketed by Auction House London, Hampstead

📞

✉️

📌 Save

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1/3 FEATURED PROPERTY



POA

43 London Street, Reading

Land for sale

0.55 miles from station

The property provides immediate access to Reading town centre and all its facilities. Reading train station forms part of the Crossrail High Speed Link to London (Paddington) and the west. The town has...

Marketed by **Kempton Carr (Maidenhead) Limited,...**



POA

38,606 sq. ft.

Reading Central Library, Reading Central Library, ...



Land for sale

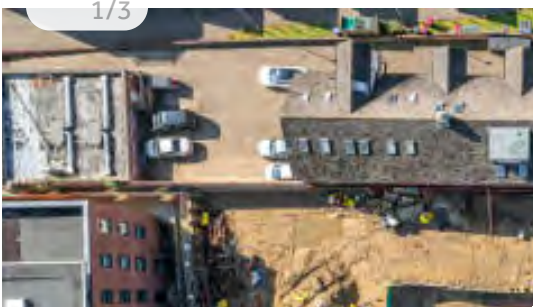
0.33 miles from station

- Development/Conversion Opportunity in Central Reading;
- The current building totals approximately 3,588 sq.m

Marketed by **Savills, Reading**



Save



POA

43 London Street, Reading



Land for sale

0.55 miles from station

The property provides immediate access to Reading town centre and all its facilities. Reading train station forms part of

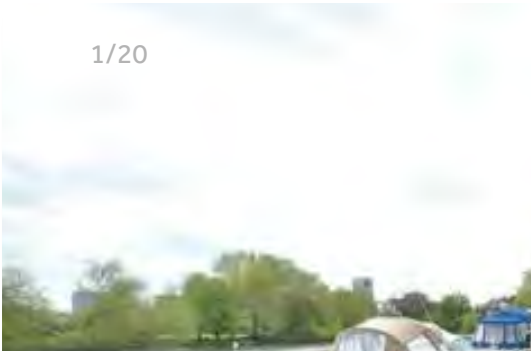
Marketed by **Kempton Carr (Maidenhead) Limited, Maiden...**



Save

Additional commercial listings

1/20



£475,000

The Moorings, Caversham

Land for sale

0.67 miles from station

A LEISURE PLOT on the River Thames with mooring that includes a PRIVATE SLIPWAY, cabin with plumbing & power

Marketed by **Farmer & Dyer, Caversham**



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