

**SEQUENTIAL TEST FOR WARREN CREEK, THE
WARREN, CAVERSHAM, RG4 7TQ.**

DOCUMENT NUMBER: C3007-R3-REV-C

PREPARED BY



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1. INTRODUCTION

1.1. Appointment and Brief

Nimbus Engineering Consultants Ltd have provided this Sequential Test report to accompany the planning application for a new flood resilient home to replace an existing home which is at a high risk of flooding, on a different area of the plot between the creek and the river.

The planners have asked for a sequential test to show why other sites that have been allocated in the local plan for the Reading Borough Council area, which are within a Flood zone 1, are not suitable for this development.

Therefore, this report will review the Reading Borough Council site allocations, from the Reading Borough Local Plan, adopted 2019, of sites that have not been developed since the local plan came into place, and the allocated sites within these plans, in order to apply the sequential test to this site.

Furthermore, the planners have asked us to locate windfall sites and sites on the brownfield register within Reading Borough Council, which could be considered for the proposed development.

For the purposes of this report only sites with an estimated number of homes of up to 3 in the Reading Borough Local Plan, Adopted November 2019, were considered suitable for this one house development.

1.2. Limitations

The general limitations of this report are that:

- A number of data and information sources have been used to prepare this report. Whilst Nimbus Engineering believes them to be trustworthy, Nimbus Engineering is unable to guarantee the accuracy of data and information that has been provided by others;
- This report has been prepared using best data and information that was available at the time of writing.

2. SEQUENTIAL TEST

NPPF outlines the requirement for a sequential risk-based approach to be adopted for determining the suitability of land for development in flood risk areas (either through fluvial, coastal, sewer, groundwater and/or surface water flooding mechanisms). Central to this approach is the application of a Sequential Test to prioritise sites in order of flood risk probability and suitability for development.

The test is used to assess what land is available for development and direct development to areas of lowest risk in the first instance. Where development is proposed within either medium (Zone 2) or high (Zone 3) flood risk zones, NPPF requires that a Sequential Test is carried to demonstrate that there are no reasonable alternative development sites in areas of lower risk. However, development of sites within flood risk areas must take account of how development impacts can be mitigated as well as the probability of the flood risk.

The proposed development site is shown to lie within Flood Zone 3, where there is a high risk of flooding. Residential development is classed as 'more vulnerable', as described in the National Planning Policy Framework. 'More Vulnerable', development is allowable in this Flood Zone, subject to the Sequential and Exception Tests being passed, as shown on the table overleaf.

Warren Creek, The Warren, Caversham, RG4 7TQ

Nimbus Engineering Consultants Ltd

Sequential Test

November 2024

TABLE 1

Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception Test	✓	✓
Flood Zone 3a	Exception Test	✓	X	Exception Test	✓
Flood Zone 3b	Exception Test	✓	X	X	X

Key: ✓ Development is appropriate

X Development should not be permitted

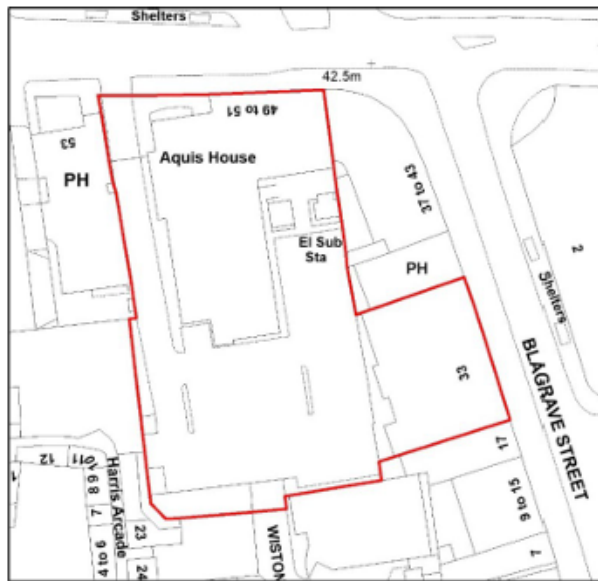
3. SITE ALLOCATIONS

We have reviewed the Reading Borough Local Plan, Adopted in November 2019, and there are no suitable sites available for less than 3 houses, in fact the majority of the sites are for much larger developments, and therefore definitely not suitable for this site. The following additional sites were provided to Reading Borough Council in 2023, as a part of the Local Plan Partial Update.

3.1. Site Cen1: Aquis House, 49-51 Forbury Road and 33 Blagrove Street

The site allocation for this area is shown overleaf:

Figure A2.1: Aquis House, 49-51 Forbury Road and 33 Blagrove Street (1:1,250)



Size (hectares): 0.42

Ward: Abbey

Easting: 471580. **Northing:** 173670

Current use: Offices and car parking

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Redevelopment of offices for mixed residential and office development of 10-15 storeys

Potential alternative option 1: Do not allocate

Potential alternative option 2: Redevelopment for mixed use residential and office at below tall building threshold level (12 storeys)

Potential alternative option 3: Redevelopment or change of use of 33 Blagrove Street only

Potential alternative option 4: Redevelopment or change of use of Aquis House only

Issues and constraints: Adjacent to listed buildings and partly within a conservation area. 33 Blagrove St is diagonally opposite the Grade II* listed Town Hall. Within area of archaeological potential. Potential noise issues from adjacent drinking establishments. Noise and air quality issues relating to presence of bus stops and coach station opposite. Surrounding character is of similar height and massing to the existing building (4-6 storeys). Electricity substation located onsite in the carpark behind Aquis House.

Other information: Within the town centre.

Figure 1 - Allocated site

Although this site is located within a Flood zone 1, it is too large for the proposed development and is only suitable for a change of use from office to apartments.

3.2. Site Cen2: Reading Central Library, Abbey Square

The site allocation for this area is shown below:

Site Cen2: Reading Central Library, Abbey Square

Figure A2.2: Reading Central Library, Abbey Square (1:1,250)



Size (hectares): 0.1

Ward: Abbey

Easting: 471810. **Northing:** 173400

Current use: Library

Source of nominated site: Council-owned site

Development suggested by nominator: Proposal to move the Central Library to Bridge Street, which frees up the library site. Proposal would be for a residential-led development.

Alternative option 1: Do not allocate.

Alternative option 2: Commercial development including office and ground floor retail and related uses.

Issues and constraints: Northern part of site is part of the Reading Abbey scheduled ancient monument. Whole site is within area of archaeological potential. Adjacent to Market Place/London Street Conservation Area. The Holy Brook runs beneath the site and Flood Zone 3 affects the part of the site that straddles the brook. Defined Green Link along Holy Brook to the east. Within Air Quality Management Area. Northern part of site subject to potential contamination as a former warehouse site. Potential noise issues from busy Kings Road, including nearby bus stops. Kings Road is a defined cycle route.

Other information: Within the town centre. Within Reading Abbey Quarter policy boundary (CR15)

Figure 2 - Allocated site

Although this site is located within a Flood zone 1, it is too large for the proposed development and is only suitable for a change of use to commercial.

3.3. Site Cen3: John Lewis Depot, Mill Lane

The site allocation for this area is shown below:

Site Cen3: John Lewis Depot, Mill Lane

Figure A2.3: John Lewis Depot, Mill Lane (1:1,250)



Size (hectares): 0.37

Ward: Katesgrove

Easting: 471690. **Northing:** 171080

Current use: Warehouse

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Redevelopment of warehouse for around 200 build to rent dwellings.

Alternative option 1: Do not allocate

Alternative option 2: Retain as part of existing allocation CR14g (see below),

Alternative option 3: Residential development at more general town centre or edge of centre densities (75-125 dwellings)

Issues and constraints: Adjacent to conservation area, as well as listed buildings on London Street. Within area of archaeological potential. Presence of the Inner Distribution Road flyover and associated noise and air quality issues. Existing trees and hedgerows, particularly along Mill Lane. Any development at height is likely to result in overlooking of the cemetery/garden at the Reading Friend's Meeting House and possibly the shared garden at Townsend House. Electricity substation is located on-site.

Other information: Within the town centre. This site is part of the existing allocation CR14g, for an extension to the Oracle involving retail floorspace to the north of this site and relocation of the car park onto this site. This was a longstanding allocation that predated the 2019 Local Plan, but there are no indications that it will be implemented, and the context for new retail has changed substantially in recent years.

Figure 3 - Allocated site

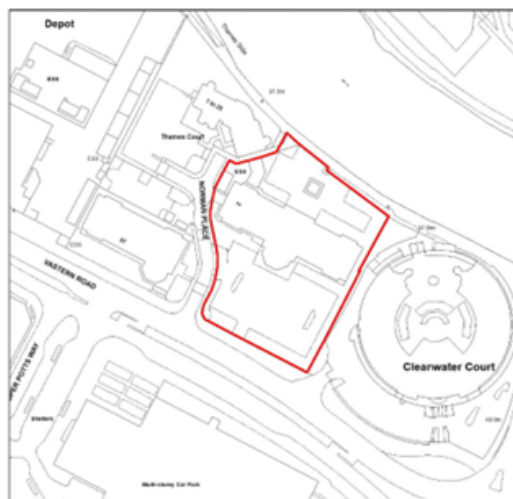
Although this site is located within a Flood zone 1, it is too large for the proposed development and is only suitable for a much larger development.

3.4. Cen5: 2 Norman Place

The site allocation for this area is shown below:

Site Cen5: 2 Norman Place

Figure A2.5: 2 Norman Place (1:2,500)



Size (hectares): 0.55

Ward: Thames

Easting: 471660. **Northing:** 174050

Current use: Offices

Source of nominated site: Developer submission to call for sites

Development suggested by nominator: Residential development of up to 240 homes.

Alternative option 1: Do not allocate

Alternative option 2: Residential development at more general town centre or edge of centre densities (110-185 dwellings)

Alternative option 3: Conversion to residential, estimated 70-80 dwellings

Issues and constraints: Fringes of site are within Flood Zone 2 and partly Flood Zone 3. Identified potential for contamination across whole site. Noise impacts from [IDR](#). Need to consider implications on Thames Valley Major Landscape Feature. Within Air Quality Management Area. There is an existing pedestrian link through Norman Place between Vastern Road and the River Thames. Loss of existing employment space would require justification. Close to existing residential block at Thames Court.

Other information: Within the town centre. Adjacent to existing allocation of the Station/River Major Opportunity Area (CR12).

Figure 4 - Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwellings. Therefore can be discounted as an option for a suitable alternative site.

3.5. Cen6: Reading Bridge House, George Street

The site allocation for this area is shown below:

Site Cen6: Reading Bridge House, George Street

Figure A2.6: Reading Bridge House, George Street (1:2,500)



Size (hectares): 0.4

Ward: Thames

Easting: 471800. **Northing:** 173970

Current use: Offices

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of 300-400 dwellings

Alternative option 1: Do not allocate, expected continuation in office use

Alternative option 2: Conversion of existing building to residential, estimated at around 200 dwellings

Alternative option 3: Residential development at general town centre densities, estimated at around 80-135 dwellings

Issues and constraints: Within Flood Zone 2. Trees subject to [Tree Preservation Order](#) surrounding the site. Identified potential for contamination across whole site. Potential noise impacts from [IDR](#). Need to consider implications on Thames Valley Major Landscape Feature. Within Air Quality Management Area. Loss of existing employment space would require justification. Narrow site and existing building, and the rise of Reading Bridge creates changes in levels. Within area of archaeological potential. The adjacent Reading Bridge is [locally listed](#).

Other information: Within the town centre. Adjacent to existing allocation of the Station/River Major Opportunity Area (CR12).

Figure 5 - Allocated Site

Although this site is located within a Flood zone 2, and it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.6. Cen7: Tesco Extra, Napier Road

The site allocation for this area is shown below:

Site Cen7: Tesco Extra, Napier Road

Figure A2.7: Tesco Extra, Napier Road (1:2,500)



Size (hectares): 0.88

Ward: Thames

Easting: 472660. **Northing:** 173920

Current use: Part of superstore car park

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of 150-200 dwellings.

Alternative option 1: Do not allocate.

Alternative option 2: Additional retail development.

Alternative option 3: Residential development at more typical urban densities, approximately 100 dwellings.

Issues and constraints: Whole of site is within Flood Zone 2. All trees within car park subject to [Tree Preservation Order](#). Potential impacts on Thames Valley Major Landscape Feature and adjoining areas of biodiversity importance. Part of site within Air Quality Management Area. An existing [Crossrail](#) Safeguarding Direction covers the site, and this appears to still be in effect even though Crossrail works in the area are complete and the land is not required.

Other information: Within the defined town centre.

Figure 6 - Allocated Site

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Sequential Test

November 2024

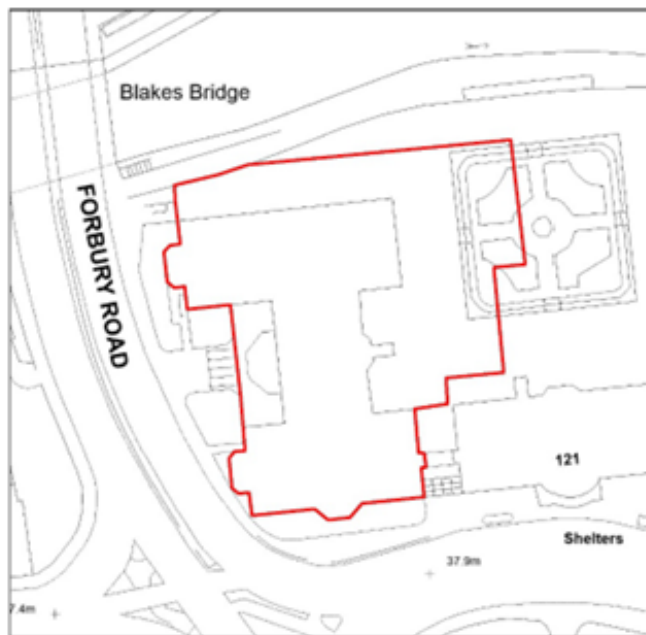
Although this site is located within a Flood zone 2, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.7. Cen8: Kennet Place, Kings Road

The site allocation for this area is shown below:

Site Cen8: Kennet Place, Kings Road

Figure A2.8: Kennet Place, Kings Road (1:1,250)



Size (hectares): 0.29

Ward: Thames

Easting: 472200. **Northing:** 173440

Current use: Offices.

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Conversion to approximately 70 apartments.

Potential alternative option 1: Do not allocate

Potential alternative option 2: Redevelopment for residential at typical town centre densities, approximately 60-100 dwellings.

Issues and constraints: Site subject to potential contamination. Noise from [IDR](#). Within Air Quality Management Area. Loss of employment space would require justification. Existing trees and hedges in the courtyard to the rear of the building. Nearby Grade II listed Prison and [locally listed](#) Huntley and Palmers Building and Kings Road Garden. Within area of archaeological potential.

Other information: Within the town centre.

Figure 7 - Allocated Site

Warren Creek, The Warren, Caversham, RG4 7TQ

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Although this site is located within a Flood zone 1, it is for a conversion to apartments.

Therefore can be discounted as an option for a suitable alternative site.

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3.8. Cen9: Sapphire Plaza, Watlington Street and Royal Court, Kings Road

The site allocation for this area is shown overleaf:

Site Cen9: Sapphire Plaza, Watlington Street and Royal Court, Kings Road

Figure A2.9: Sapphire Plaza, Watlington Street and Royal Court, Kings Road (1:2,500)



Size (hectares): 0.4

Ward: Abbey

Easting: 472260. **Northing:** 173330

Current use: Office, residential

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of 250-400 dwellings (215-365 net gain) and around 3,000 sq m of commercial space.

Potential alternative option 1: Do not allocate.

Potential alternative option 2: Residential development at general town centre densities of 80-135 dwellings (45-100 net gain).

Potential alternative option 3: Redevelopment of Sapphire Plaza for residential (approximately 50-85 dwellings) together with refurbishment of Royal Court.

Potential alternative option 4: Conversion of Sapphire Plaza to residential (approximately 70 dwellings) together with refurbishment of Royal Court.

Issues and constraints: Northern edge of the site is within Flood Zone 2. Adjacent to the Inner Distribution Road, with potential impacts in terms of road noise. Also within an Air Quality Management Area. There are potential contamination issues across the site. The suggested development would result in the loss of existing residential in Royal Court, amounting to 36 dwellings. There would also be a loss of employment floorspace at Sapphire Plaza, which would require justification.

Other information: Sapphire Plaza had received prior approval for a conversion to 85 dwellings, but this has now expired. Within the town centre.

Figure 8 - Allocated Site

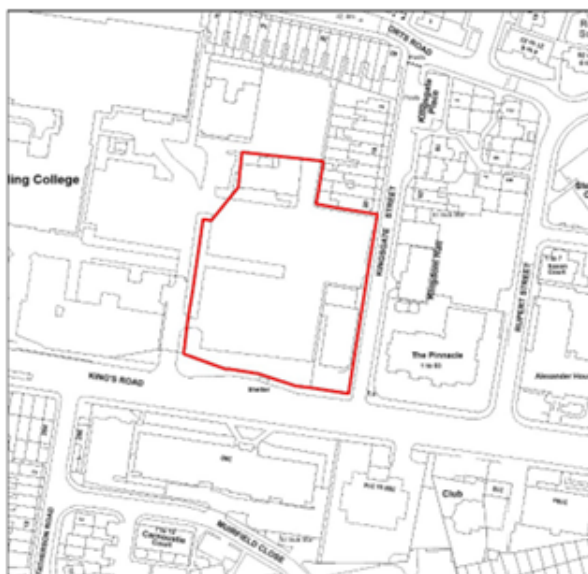
Although this site is located within a Flood zone 1, it is too large for the proposed development of a single dwellings, and is for mixed use. Therefore can be discounted as an option for a suitable alternative site.

3.9. Cen10: Part of Reading College, Kings Road

The site allocation for this area is shown below:

Site Cen10: Part of Reading College, Kings Road

Figure A2.10: Part of Reading College, Kings Road



Size (hectares): 0.51

Ward: Thames

Easting: 472820. **Northing:** 173280

Current use: Part of college, theatre, car park

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Mixed use or residential development with around 45 dwellings.

Alternative option 1: Do not allocate

Alternative option 2: Residential development of site excluding the part occupied by the theatre to ensure that this important use is not lost. This would result in a small reduction of the site to 0.44 ha.

Alternative option 3: Development for continued education use.

Issues and constraints: Trees within site are subject to [Tree Preservation Order](#). Loss of community and cultural use, with the Reading Rep Theatre in particular having recently opened. Within Air Quality Management Area. Impacts on existing car parking for the college, and potential access issues onto Kings Road.

Other information: Within the town centre.

Figure 9 - Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.10. Sou1: Reading Link Retail Park

The site allocation for this area is shown below:

Site ~~Sou1~~: Reading Link Retail Park

Figure A2.11: Reading Link Retail Park (1:5,000)



Size (hectares): 2.03

Ward: Coley

Easting: 471160. **Northing:** 172180

Current use: Retail park

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential and retail development for 200 homes and 2,300 sq m of retail use.

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development only (estimated similar number of dwellings)

Potential alternative option 3: Residential development only with particular focus on family housing (estimated 100 to 150 dwellings)

Issues and constraints: The very fringe of the site is within Flood Zone 2. Site affected by [Tree Preservation Orders](#), including a large number at the edge of the site. Part of site subject to potential contamination. Noise from the adjacent A33. Within Air Quality Management Area. Partly within area of archaeological potential.

Other information: A drive-through coffee shop has very recently been built on the site.

Figure 10- Allocated Site

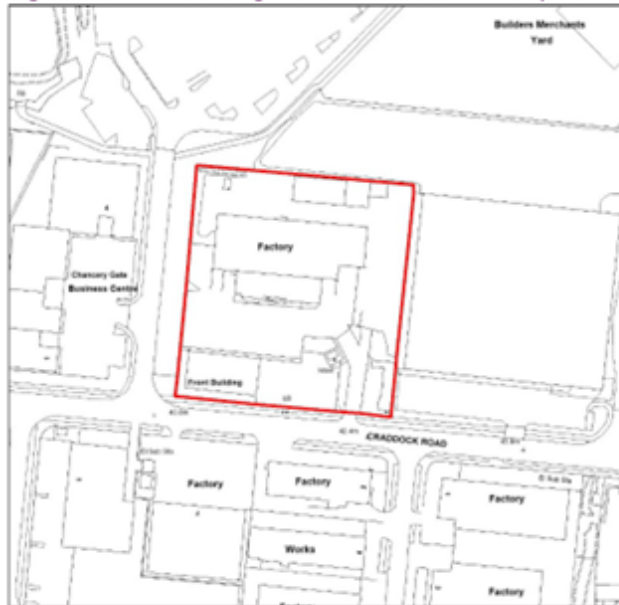
Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.11. Sou2: Tunbridge Jones, Cradock Road

The site allocation for this area is shown below:

Site Sou2: Tunbridge Jones, Cradock Road

Figure A2.12: Tunbridge Jones, Cradock Road (1:2,500)



Size (hectares): 0.69

Ward: Katesgrove

Easting: 471620. **Northing:** 171570

Current use: Industrial

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of 72-96 dwellings

Potential alternative option 1: Do not allocate

Potential alternative option 2: Development for employment uses.

Issues and constraints: Site is currently protected as part of a Core Employment Area, and is currently surrounded on all sides by commercial and industrial uses which would have significant amenity implications for any residents. Potential contamination across much of the site.

Other information: Adjacent to South of Island Road Major Opportunity Area (SR3).

Figure 11 - Allocated Site

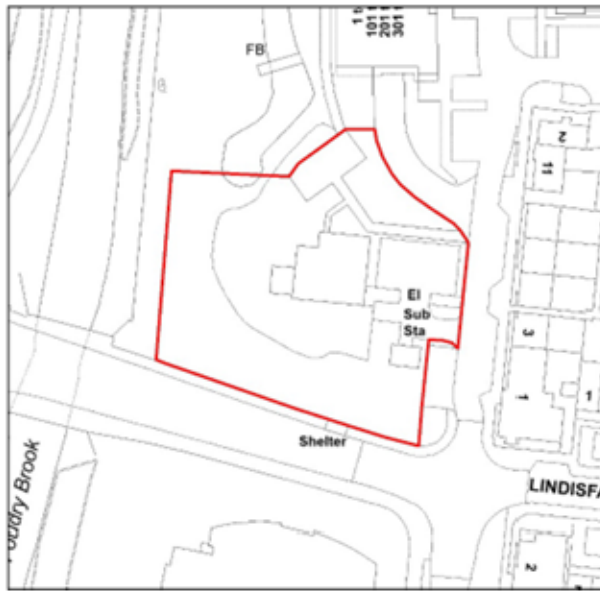
Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.12. Sou3: Former Sales and Marketing Suite, Drake Way

The site allocation for this area is shown below:

Site Sou3: Former Sales and Marketing Suite, Drake Way

Figure A2.13: Former Sales and Marketing Suite, Drake Way (1:1,250)



Ward: Whitley

Easting: 471190. **Northing:** 170770

Current use: Vacant former marketing building

Source of nominated site: Developer submission to call for sites

Development suggested by nominator: Residential development of 23 dwellings.

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development of 14 dwellings in line with expired permission.

Issues and constraints: Site subject to potential contamination associated with former sewage works use. Importance of retaining landscaped entrance to Kennet Island.

Other information: Planning permission was granted for 14 dwellings was granted but has since expired.

Figure 12 - Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.13. Sou4: Site at Green Park Village, Flagstaff Road

The site allocation for this area is shown below:

Site Sou4: Site at Green Park Village, Flagstaff Road

Figure A2.14: Site at Green Park Village, Flagstaff Road (1:2,500)



Size (hectares): 0.24

Ward: Whitley

Easting: 469600. **Northing:** 170100

Current use: Temporary construction compound

Source of nominated site: Developer submission to call for sites

Development suggested by nominator: Residential development of 50 dwellings including affordable housing

Potential alternative option 1: Do not allocate.

Potential alternative option 2: Development for office and commercial uses

Issues and constraints: Site is within Detailed Emergency Planning Zone for AWE Burghfield. Within Flood Zone 2, albeit that development for multi-storey car park has already been permitted.

Other information: Site was originally permitted for a multi-storey car park associated with the Green Park Station and interchange, but this is no longer required. Adjoins boundary with West Berkshire District Council.

Figure 13 - Allocated Site

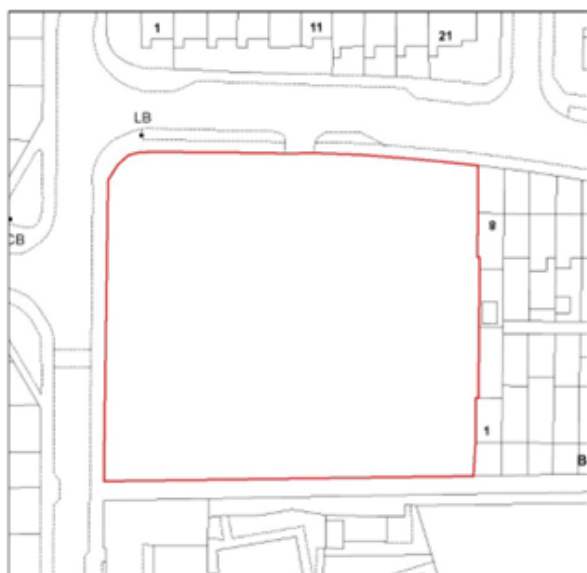
Although this site is located within a Flood zone 2, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.14. Sou5: 2 Hexham Road

The site allocation for this area is shown below:

Site Sou5: 2 Hexham Road

Figure A2.15: 2 Hexham Road (1:1,250)



Size (hectares): 0.46

Ward: Redlands

Easting: 472240. **Northing:** 171430

Current use: Cleared site

Source of nominated site: Council-owned site

Development suggested by nominator: Residential development

Potential alternative option 1: Do not allocate.

Potential alternative option 2: Development for community uses.

Issues and constraints: A number of significant trees on site. Public footpath along southern boundary of the site. Adjoins residential to the east.

Other information: Site of former care premises, now cleared.

Figure 14 - Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.15. Wes1: Land west of Milford Road

The site allocation for this area is shown below:

Site Wes1: Land west of Milford Road

Figure A2.16: Land west of Milford Road (1:2,500)



Size (hectares): 0.86

Ward: Thames

Easting: 470830. **Northing:** 174160

Current use: Industrial uses, former car park.

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of around 70 dwellings

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development of only vacant land, approximately 10-15 dwellings.

Potential alternative option 3: Redevelopment for employment uses

Issues and constraints: Site is currently protected as part of a Core Employment Area (other than unused former Cox & Wyman car park), and adjoins industrial uses which would have significant amenity implications for any residents. Units are suitable for small businesses. Within Flood Zone 2. Potential contamination across much of the site. Within Air Quality Management Area. Also adjoins residential uses to the south.

Other information: None

Figure 15 - Allocated Site

Although this site is located within a Flood zone 2, it is too large for the proposed development of one dwellings. Therefore can be discounted as an option for a suitable alternative site.

3.16. Wes1: Land west of Milford Road

The site allocation for this area is shown below:

Site Wes1: Land west of Milford Road

Figure A2.16: Land west of Milford Road (1:2,500)



Size (hectares): 0.86

Ward: Thames

Easting: 470830. **Northing:** 174160

Current use: Industrial uses, former car park.

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of around 70 dwellings

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development of only vacant land, approximately 10-15 dwellings.

Potential alternative option 3: Redevelopment for employment uses

Issues and constraints: Site is currently protected as part of a Core Employment Area (other than unused former Cox & Wyman car park), and adjoins industrial uses which would have significant amenity implications for any residents. Units are suitable for small businesses. Within Flood Zone 2. Potential contamination across much of the site. Within Air Quality Management Area. Also adjoins residential uses to the south.

Other information: None

Figure 16 - Allocated Site

Although this site is located within a Flood zone 2, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.17. Wes2: 72 Berkeley Avenue

The site allocation for this area is shown below:

Site Wes2: 72 Berkeley Avenue

Figure A2.17: 72 Berkeley Avenue (1:1,250)



Size (hectares): 0.33

Ward: Coley

Easting: 470500. **Northing:** 172560

Current use: Nursery

Source of nominated site: Agent submission to call for sites

Development suggested by nominator: Residential use

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential conversion only (estimated at 10-12 dwellings)

Potential alternative option 3: Residential redevelopment (estimated at 25-35 dwellings)

Potential alternative option 4: Conversion plus additional development (estimated at 20-30 dwellings)

Issues and constraints: A number of trees subject to [Tree Preservation Order](#) are on site. The building is in an existing community use and the loss of this use would therefore need to be justified. The existing building is likely to be considered a non-designated heritage asset.

Other information: The suggestion is that this site would become available once a nursery has opened at Yeomanry House (which is allocated in the existing Local Plan as WR3e), but this has not yet taken place.

Figure 17- Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.18. Wes3: Land at 132-134 Bath Road

The site allocation for this area is shown below:

Site Wes3: Land at 132-134 Bath Road

Figure A2.18: Land at 132-134 Bath Road (1:2,500)



Size (hectares): 0.51

Ward: Southcote

Easting: 468320. **Northing:** 172220

Current use: Industrial, car dealership and workshops

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator (1): Residential development only (estimated 44 dwellings)

Development suggested by nominator (2): Mixed use commercial and residential

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development at typical suburban densities (approximately 20-25 dwellings)

Potential alternative option 3: Redevelopment for employment uses.

Issues and constraints: Much of site subject to potential contamination. Within Air Quality Management Area. Loss of employment space would require justification. There is some vacant land within the site, but the existing narrow access would restrict its potential, so a more comprehensive development of the whole site may be necessary. Significant tree cover along the boundary, in particular the northern boundary. Telegraph pole and post box in front of the point where access would be required.

Other information: None

Figure 18- Allocated Site

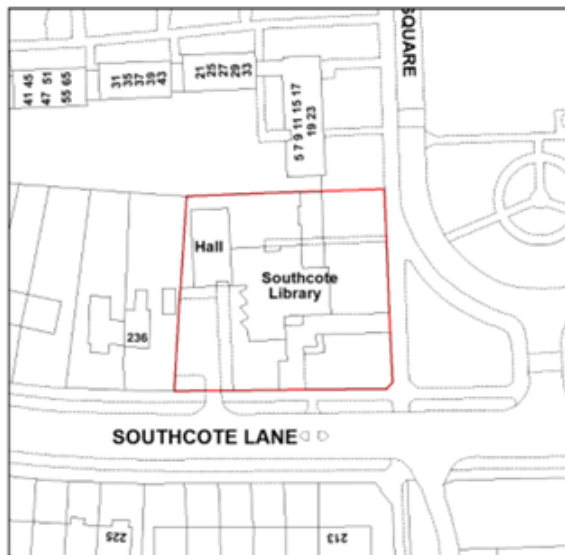
Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.19. Wes4: Southcote Library, 234 Southcote Lane

The site allocation for this area is shown below:

Site Wes4: Southcote Library, 234 Southcote Lane

Figure A2.19: Southcote Library, Southcote Lane (1:1,250)



Size (hectares): 0.17

Ward: Southcote

Easting: 468770. **Northing:** 171880.

Current use: Former library and community hall

Source of nominated site: Council-owned site.

Development suggested by nominator: Residential development

Potential alternative option 1: Do not allocate.

Potential alternative option 2: Development for community uses

Issues and constraints: Some trees and bushes on site. Loss of community use would require justification. Adjoins residential properties to west and north.

Other information: None.

Figure 19 - Allocated Site

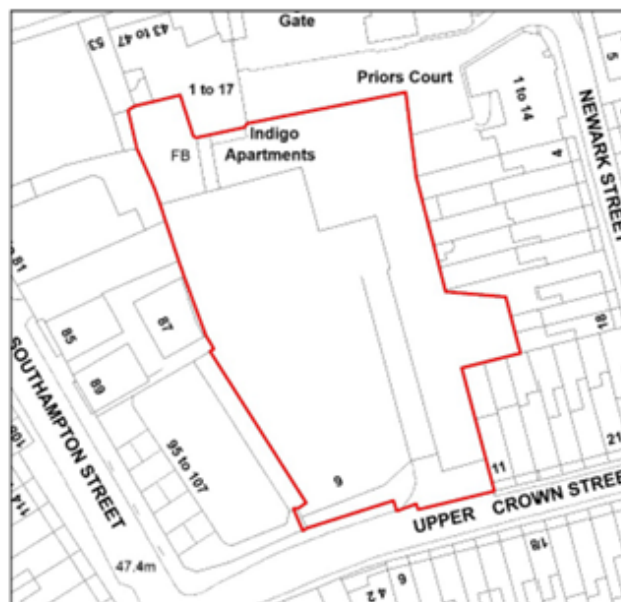
Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

3.20. Eas1: Land at 9 Upper Crown Street

The site allocation for this area is shown below:

Site Eas1: Land at 9 Upper Crown Street

Figure A2.20: Land at 9 Upper Crown Street (1:1,250)



Size (hectares): 0.35

Ward: Katesgrove

Easting: 471770. **Northing:** 172780

Current use: Car park

Source of nominated site: Landowner submission to call for sites

Development suggested by nominator: Residential development of around 46 dwellings.

Potential alternative option 1: Do not allocate

Potential alternative option 2: Residential development at typical urban densities of approximately 25-40 dwellings.

Issues and constraints: To the rear of a significant amount of existing residential. Potential contamination across much of site. Within Air Quality Management Area. Would likely result in significant overlooking of nearby residential gardens.

Other information: Planning application (211614) for development for 46 dwellings was refused and dismissed at appeal.

Figure 20 - Allocated Site

Although this site is located within a Flood zone 1, it is too large for the proposed development of one dwelling. Therefore can be discounted as an option for a suitable alternative site.

Development of the above sites for only 1 dwelling could fundamentally frustrate the local and national policy objectives to make efficient use of all available brownfield settlement sites where available, to meet housing needs.

4. WINDFALL SITES

Further to the request from the planners, the following sites consist of a review of the land for sale, based on findings from the internet, in order to apply the sequential test to windfall sites.

In order to find these sites, the following key words/phrases were inputted into the google search engine:

- Development Land for Sale Reading
- Development Land for Sale Reading, residential use
- Land for sale Reading

The above searches resulted in links to the following websites:

[Land For Sale In Reading | OnTheMarket](#)

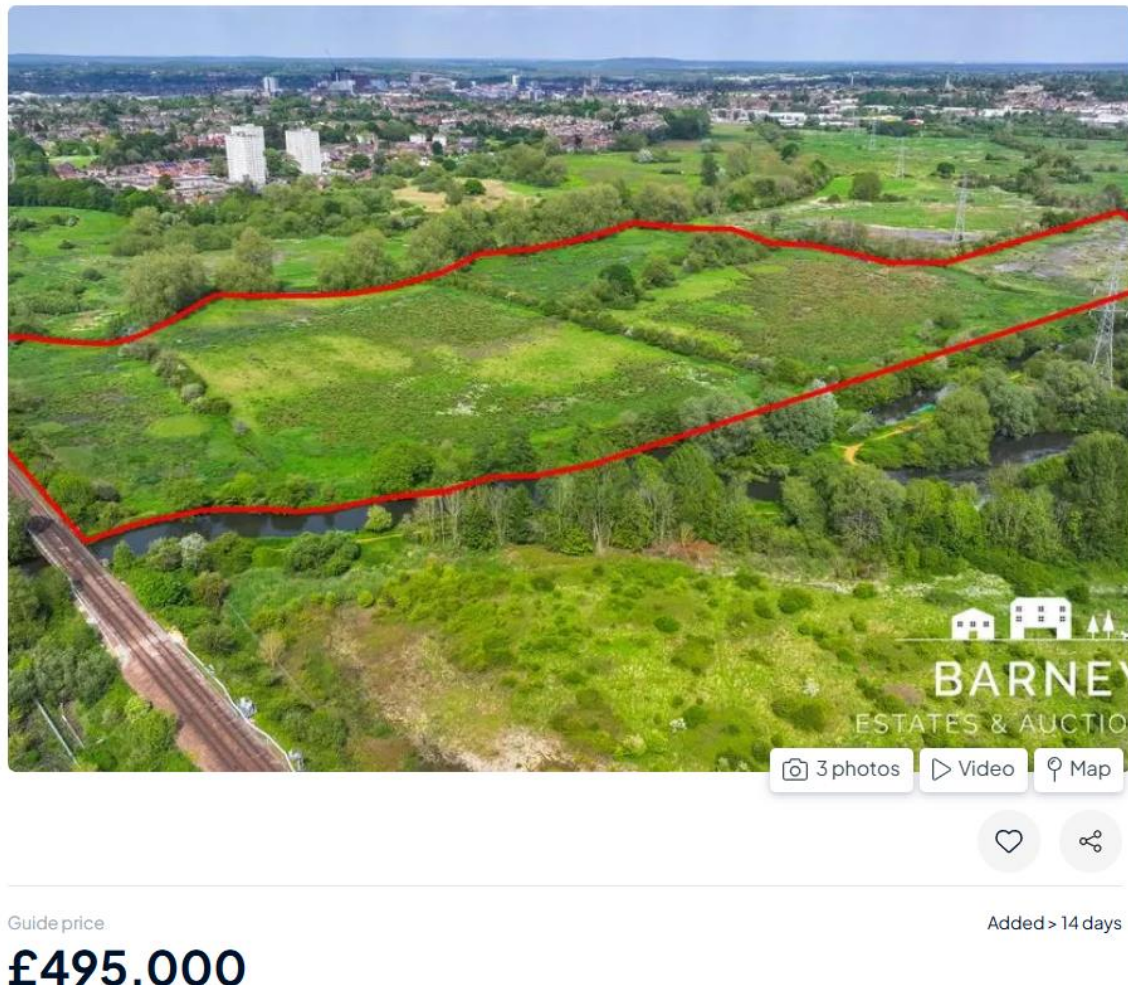
[Development land for sale in Reading | Savills](#)

[Land and farms for sale in Reading - Zoopla](#)

[Land for sale in Reading | Rightmove](#)

The windfall sites available are discussed in section 4.1 to 4.4.

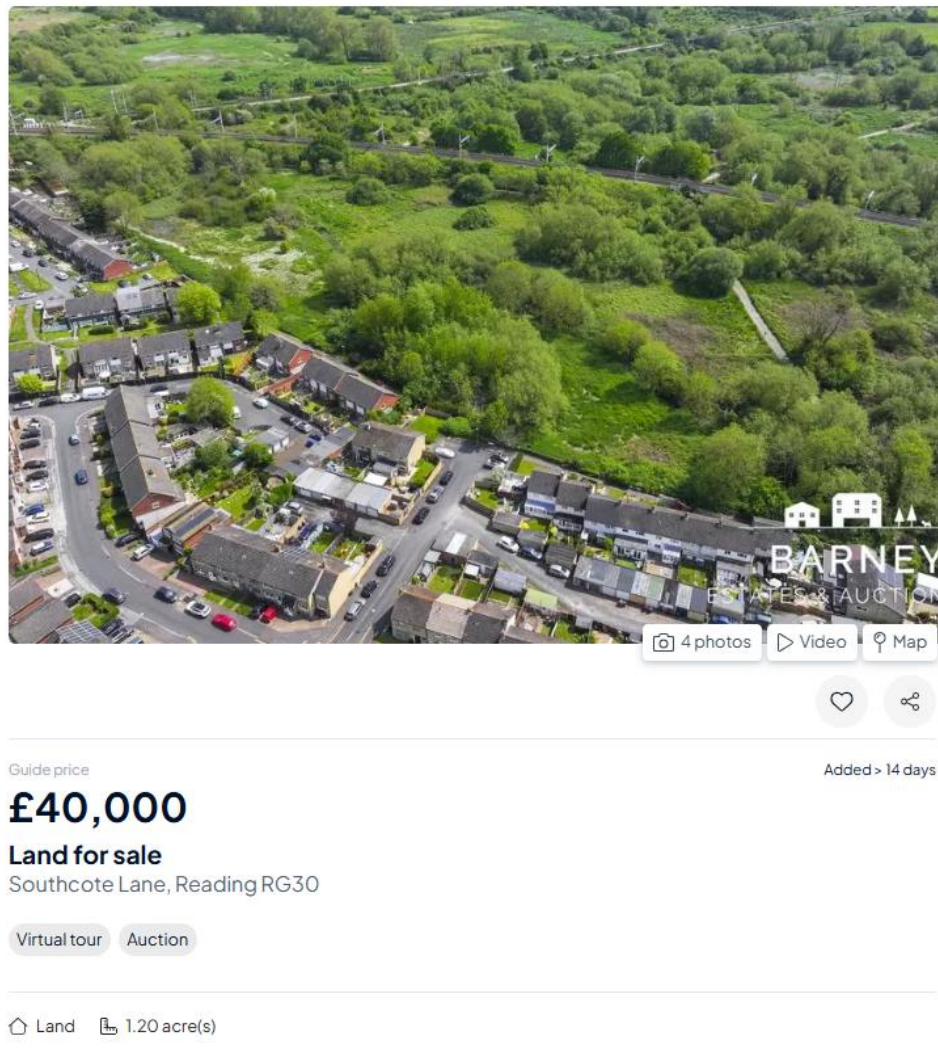
4.1. Southcote Lane, Reading RG30



This proposed development site located within a Flood zone 3 and is not suitable for 1 dwelling. The site is also traversed by high voltage power lines, known to be detrimental to health.

[Southcote Lane, Reading RG30 Land for sale - £495,000 \(onthemarket.com\)](https://onthemarket.com/property/land-for-sale/southcote-lane-reading-rd30-land-for-sale-495000)

4.2. Southcote Lane, Reading RG30



As well as being located in a Flood zone 3, this land is on the market for just £40k highlighting that there is no planning permission and very little likelihood of securing planning permission. Therefore, this is at best a leisure plot.

Southcote Lane, Reading RG30 Land for sale - £40,000 (onthemarket.com)

4.3. Southcote Lane, Reading RG30



BARNEY
ESTATES & AUCTIONS

4 photos Video Map

Guide price
£25,000
Land for sale
Southcote Lane, Reading RG30

Added > 14 days

Virtual tour Auction

Land 2.00 acre(s)

As well as being located in a Flood zone 3, this land is on the market for just £25k highlighting that there is no planning permission and very little likelihood of securing planning permission. Therefore, this is at best a leisure plot.

[Southcote Lane, Reading RG30 Land for sale - £25,000 \(onthemarket.com\)](#)

4.4. Land At Oxford Road Tilehurst, Reading, Berkshire RG31



£100,000

Added > 14 days

Land for sale

Land At Oxford Road Tilehurst, Reading, Berkshire RG31

This site is located in an air quality monitoring area and area of identified biodiversity interest under Policy EN12 of the Local Plan. Further, the site is covered in woodland. It is highly unlikely to be deemed suitable for residential development for these policy reasons.

[Land At Oxford Road Tilehurst... Land for sale - £100,000 \(onthemarket.com\)](#)

5. BROWNFIELD REGISTER

There are no suitable sites on the brownfield register as these are for over 5 dwellings.

6. CONCLUSIONS

A sequential test has been carried out on all allocated sites, windfall sites and sites on the brownfield register as requested by Reading Borough Council, we can confirm that there are no other available sites within a Flood zone 1 that can accommodate the development proposals. For this reason, the Sequential Test has passed.

The brownfield register has no site available for less than 5 dwellings, therefore not suitable, and development of these sites for only 1 dwelling would fundamentally frustrate the local and national policy objectives to make efficient use of available brownfield settlement sites where available to meet housing needs.